



NOMAD

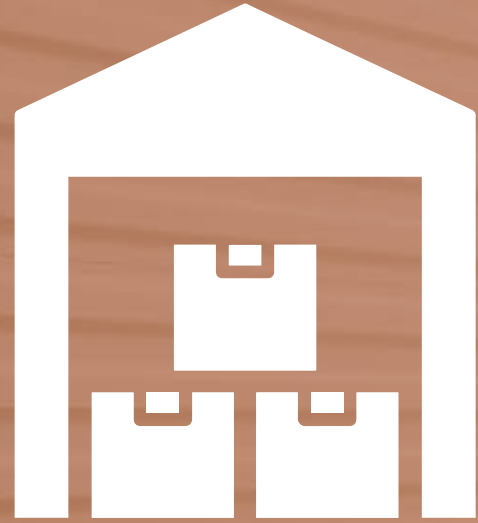
CAPITAL

EL FUNDO

NOMAD CAPITAL GROWTH FUND 1

Building a tribe of Real Estate Nomads

*Confidential Investment Opportunity - Not for Solicitation or Distribution Regulation d, Rule 506 (b) converting to (c)
This offering is limited to Accredited Investors.



SELF STORAGE
CONVERSION



HIGH GROWTH
MARKET



VALUE ADD
WITH CASHFLOW

Acquisition, Construction and Management of ~4-6
developmental storage conversions for \$30M

DISCLAIMER

General Disclaimer

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SECTION 01

ABOUT US

Our Team and Previous Deals



ABOUT US

Nomad Capital was founded by father and son team Erik and Levi Hemingway. Erik and his wife Rachel set out to **travel the world** as a family while living off **real estate proceeds**. That trip sparked the idea of having a **nomadic lifestyle financed by passive real estate investments**. After 3.5 years of sailing the Mediterranean and Atlantic, they returned home with a newfound passion for helping others achieve financial freedom through real estate investing.

Nomad Capital bridges the gap between **investors' lifestyles and their dreams**. We provide a platform for investors to build passive income streams that can support their nomadic passions. Whether you're looking to travel the world, start your own business, or simply retire early, Nomad Capital can help you **achieve your financial goals**.

Join the Nomad movement and start your journey to financial freedom today!



LEADERSHIP TEAM



ERIK HEMINGWAY
Co-Founder
& Visionary



LEVI HEMINGWAY
Co-Founder
& Construction



DRAKE MASSA
Acquisitions
& Capital Markets



CLINT HARRIS
Investor Relations



NEIL HENDERSON
Investor Relations

The Nomad team has over 40 years of commercial and residential construction experience, 30 years of self-storage experience, and has developed over \$130 million in self storage AUM. We are passionate about helping others achieve financial and location independence through real estate investing.



OUR TEAM



ERIK HEMINGWAY
CO-FOUNDER



LEVI HEMINGWAY
CO-FOUNDER



DREW LEWIS
FINANCIAL CONTROLLER



JOSH BLACKHAM
ASSET MANAGEMENT



CLINT HARRIS
INVESTOR RELATIONS



RYAN BONO
DIRECTOR OF CONSTRUCTION



NATHAN IANDOLI
ADMINISTRATIVE ASSISTANT



JOSH MUNDY
ASSET MANAGEMENT



NEIL HENDERSON
INVESTOR RELATIONS



JOHN SERVA
PROJECT MANAGER



DRAKE MASSA
DIRECTOR OF ACQUISITIONS



HANNAH BONO
DIRECTOR OF MARKETING



HEATHER MILLER
OFFICE MANAGER &
INVESTOR RELATIONS



JORDON HARVEY
LOCAL SITE SUPERVISOR



CAMERON PLEASANT
ASSISTANT PROJECT
MANAGER



KYLE QUITTSCHREIDER
ASSISTANT CONSTRUCTION
COORDINATOR

PROPERTY MANAGEMENT

Keith Cox | Ben Poole | Donna Seavey | Teena Fields | Josh Wise | Barbara Miller | Anita Smith | Jennifer Roberts



ABOUT US

Our vertical integration allows us to have control over all aspects of the project lifecycle while passing along massive savings to our investors.



In-house Acquisition

Underwriting | Due Diligence | Capital Raising & Financing



In-house Construction

25+ Years of Experience | Unlimited License



In-house Management

5,000+ Units | 17+ Years of Self-Storage Experience



SECTION 02

EXECUTIVE SUMMARY

About “El Fundo”



EL FUNDO OFFERING SUMMARY



Big Box Retail &
Mill Conversions



Southeast US



Targeted
19-22% IRR



4-6 Properties



Climate-Controlled
Storage



Targeted 10YR Hold
5YR Cash Return

Real estate investing involves many risks, variables, and uncertainties. Sponsor makes no representations or warranties that any investor will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results.



CONVERSION EXAMPLE



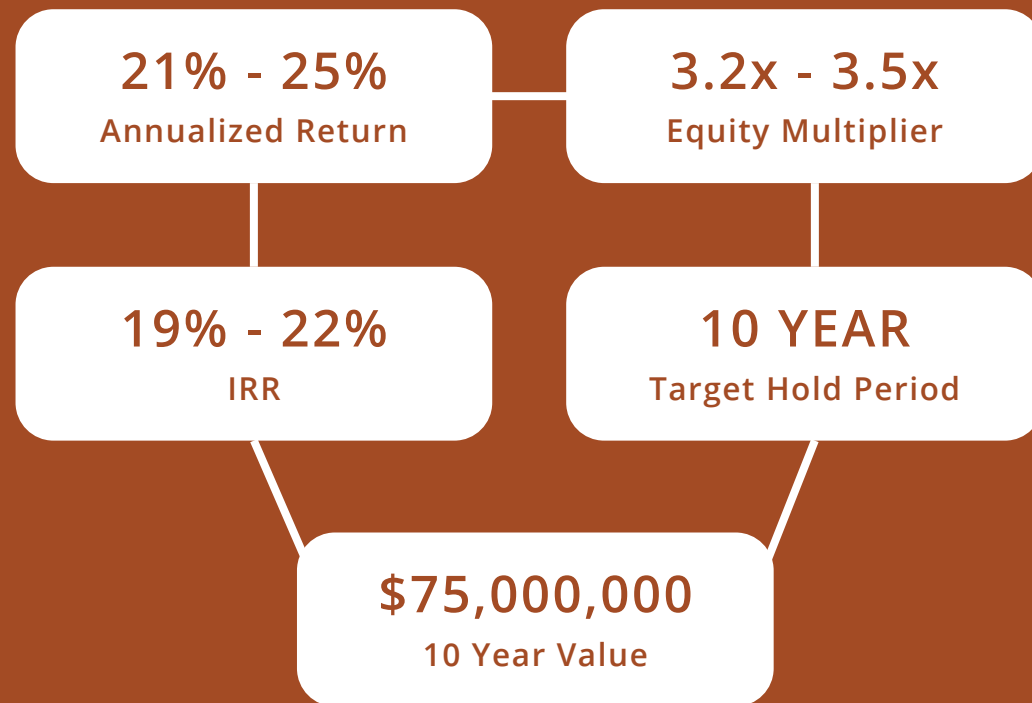
Before:



After:



TARGET RETURNS



Development
Focus



High Growth
Cashflow & Value



Climate Control
Storage

EL FUNDO

Nomad Capital Growth Fund 1

"El Fondo" will be Nomad Capital's first fund with its goal to bridge the gap between investors' nomadic dreams and reality! The Fund is similar to every past Nomad Capital deal, except this time, you will be investing into **4-6 deals** at a time to diversify your portfolio and mitigate the risk! Think of it as a growth mutual fund but in **Commercial Real Estate Development!** This will be a hybrid fund as we have already closed on the first property and are under contract on the second.

The funds focus and thesis will still be **heavy value-add development and conversion** with the possibility to add existing facilities with expansion opportunities. The first two identified properties are only 30 minutes away from each other which will add to our already strong portfolio in the 'Triad' area in North Carolina!

Being that Nomad Capitals' backbone is our in-house construction company, **Elm Builders**, each of these properties will experience heavy value-add by means of a conversion **generating massive cashflows** at a fraction of the initial or replacement cost. As an investor, you will experience the same treatment in the fund as our previous deals, except with **more ownership in more properties!**

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CITY STORAGE TIMELINE



DEVELOPMENT

Acquisition

Construction

OPERATIONS

Marketing Campaign

FINANCIALS

Start Filling Up Units

Cashflow Positive

Distributions Begin



EL FUNDO OFFERING SUMMARY



Equity Target Raise: \$10M

Class A+: \$1,000,000 Minimum

Preferred Return	8%
10 Year Return	\$3,280,000 - \$3,650,000
Target IRR	19%-25%
Target Equity Multiple	3.36x-3.71x

Class A: \$250K Minimum

Preferred Return	8%
10 Year Return	\$820,000 - \$912,500
Target IRR	18%-24%
Target Equity Multiple	3.26x-3.65x

Class B: \$50K Minimum

Preferred Return	6%
10 Year Return	\$151,706 - \$168,000
Target IRR	17%-22%
Target Equity Multiple	3.03x-3.35x

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PROPERTY 1 SUMMARY



CITY STORAGE KERNERSVILLE

92,000 sqft mill conversion generating 500 storage units with existing cash-flowing retail

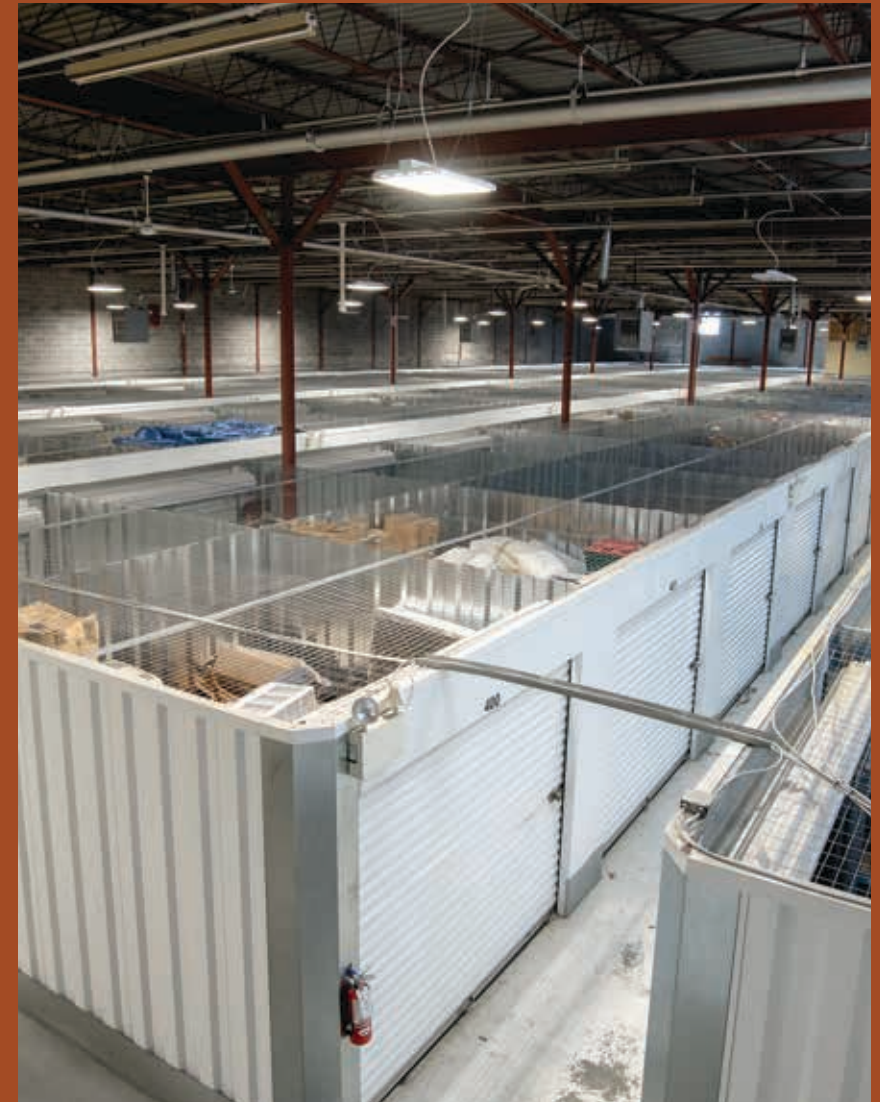
Existing self-storage facilities in the area have high rents and limited availability.

The feasibility study shows a 24-month lease-up period with a \$12m valuation in year 3.

Our high-quality storage units are in high demand while offering competitive pricing.



OFFERING SUMMARY



EL FUNDO FINANCIALS

*Depending on refinance rate - Full Proforma upon requested.

	Year 2	Year 5	Year 10
Gross Potential Income	\$1,318,000	\$1,930,000	\$2,464,000
Occupancy	38%	94%	95%
Revenue	\$791,000	\$1,763,000	\$2,274,000
Expenses	\$311,000	\$356,000	\$403,000
Debt	\$489,000	\$838,000*	\$1,123,000*
Cash Flows	(\$9,000)	\$569,000	\$748,000

This projection is based on the first two properties in El Fundo

The Proforma shown above is intended for illustrative purposes only to facilitate analysis and are not guaranteed by Sponsors. These forecasts are based on real estate trends (including occupancy and rent trends), and Sponsor's calculated estimates, and they involve risks, variables and uncertainties. Sponsors make no representations or warranties that any investor will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results. Please review the financial disclaimers on page 4.



EL FUNDO EXIT PLAN

We have multiple exit plans, with our primary being a cash event (refinance) of the asset after stabilization in Year 5 with the projected Net Operating Income being nearly \$805,600 and a Sale after Year 10 with a projected NOI of \$1,071,000.

We expect to return our investors' initial investment at a cash event in Year 5 while still keeping investors in the deal collecting cashflow and additional capital from the sale at or around Year 10.

Cap. Rate	Property Value 5YR	Property Value 10YR
5%	\$28,141,000	\$37,420,000
5.5%	\$25,582,000	\$34,018,000
6%	\$23,451,000	\$31,183,000
7%	\$20,100,000	\$26,728,000
8%	\$17,588,000	\$23,387,000
Remaining Loan Amount	(\$7,167,000)	(\$14,388,000)*

This projection is based on the first two properties in El Fondo

*Depending on refinance rate and amount

Exit Cap is Sponsors' best estimate, but no-one can predict what Cap Rates will be at exit. Actual Cap rates will likely be different and could be higher or lower.

Higher Exit Cap would result in lower sales price and lower investor returns.



EXIT STRATEGIES

At Nomad Capital we often look at things with a long term vision, however, this doesn't always mean holding everything long term. Our job is to listen to the market and make the best decisions for our investors. Some of the exit strategies to consider depending on where we are in the market cycle include the following.

REFI AND HOLD/SELL

- Lease the facility to stabilization, perform a cash-out refi around year 5, hold the facility long-term with a potential exit after year 10.

SELL AT STABILIZATION

- When the facility reaches 85% occupancy or greater.

SELL AT CERTIFICATE OF OCCUPANCY

- When construction is complete and the facility is ready to open for business.



EL FUNDO PROJECTIONS - CLASS A+ \$1,000,000

Projections for an equity investment of \$1,000,000 are outlined below.

Equity investors will receive the benefit of reporting tax losses for the 2024 tax year. Nomad estimates the partnership will realize approximately \$1,367,000 to \$3,475,000 in bonus depreciation for the 2024 tax year.

Y1	Y2	Y3	Y4	Y5	Y6-10 Cashflow	Y10	Performance Summary	
Cash Flow	Cash Flow	Cash Flow	Cash Flow	Cash Flow & Return of Capital	Cash Flow	Sale	IRR	Equity Multiple
\$0	\$0	\$216,000	\$120,000	\$1,499,600	\$268,700	\$1,501,300	21.6%	3.53x

Unit Equity	9.58%
2024 Estimated Tax Loss	\$80,000-\$200,000
Total Operating Return	\$628,800
Total Return from Sale & Refi	\$2,905,200
Total Return	353%
Target Equity Multiple	3.53x

This projection is based on the first two properties in El Fundo

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EL FUNDO SENSITIVITY ANALYSIS - CLASS A+

For all of Nomad's opportunities we analyze the best case, and, more importantly, the worst case scenario within a range of variable volatility.

Under Performance

Initial Investment	(\$1,000,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$159,800
Cash Flow Year 4	\$92,200
Cash Flow Year 5	\$1,050,000
Cash Flow Year 10	\$1,179,700
Total Return w/sale	\$2,629,500
IRR	14.54%

Expected Performance

Initial Investment	(\$1,000,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$216,000
Cash Flow Year 4	\$120,000
Cash Flow Year 5	\$1,499,600
Cash Flow Year 10	\$1,501,000
Total Return w/sale	\$3,534,000
IRR	21.6%

Over Performance

Initial Investment	(\$1,000,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$266,400
Cash Flow Year 4	\$153,600
Cash Flow Year 5	\$1,867,900
Cash Flow Year 10	\$1,966,200
Total Return w/sale	\$4,500,500
IRR	25.42%

This projection is based on the first two properties in El Fundo

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EL FUNDO PROJECTIONS - CLASS A \$250K

Projections for an equity investment of \$250,000 are outlined below.

Equity investors will receive the benefit of reporting tax losses for the 2024 tax year. Nomad estimates the partnership will realize approximately \$1,367,000 to \$3,475,000 in bonus depreciation for the 2024 tax year.

Y1	Y2	Y3	Y4	Y5	Y6-10 Cashflow	Y10	Performance Summary	
Cash Flow	Cash Flow	Cash Flow	Cash Flow	Cash Flow & Return of Capital	Cash Flow	Sale	IRR	Equity Multiple
\$0	\$0	\$51,500	\$29,000	\$357,000	\$64,000	\$357,000	20.6%	3.37x

Unit Equity	2.29%
2024 Estimated Tax Loss	\$24,000-\$50,000
Total Operating Return	\$167,000
Total Return from Sale & Refi	\$675,000
Total Return	337%
Target Equity Multiple	3.37x

This projection is based on the first two properties in El Fundo

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EL FUNDO SENSITIVITY ANALYSIS - CLASS A

For all of Nomad's opportunities we analyze the best case, and, more importantly, the worst case scenario within a range of variable volatility.

Under Performance

Initial Investment	(\$250,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$39,000
Cash Flow Year 4	\$21,500
Cash Flow Year 5	\$250,000
Cash Flow Year 10	\$281,000
Total Return w/sale	\$626,000
IRR	14.55%

Expected Performance

Initial Investment	(\$250,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$51,500
Cash Flow Year 4	\$29,000
Cash Flow Year 5	\$357,000
Cash Flow Year 10	\$375,000
Total Return w/sale	\$842,000
IRR	20.6%

Over Performance

Initial Investment	(\$250,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$64,300
Cash Flow Year 4	\$36,000
Cash Flow Year 5	\$446,000
Cash Flow Year 10	\$468,000
Total Return w/sale	\$1,073,000
IRR	25.47%

This projection is based on the first two properties in El Fundo

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EL FUNDO PROJECTIONS - CLASS B \$50K MIN

Projections for an equity investment of \$50,000 are outlined below.

Equity investors will receive the benefit of reporting tax losses for the 2024 tax year. Nomad estimates the partnership will realize approximately \$1,367,000 to \$3,475,000 in bonus depreciation for the 2024 tax year.

Y1	Y2	Y3	Y4	Y5	Y6-10 Cashflow	Y10	Performance Summary	
Cash Flow	Cash Flow	Cash Flow	Cash Flow	Cash Flow & Return of Capital	Cash Flow	Sale	IRR	Equity Multiple
\$0	\$0	\$0	\$9,600	\$74,000	\$12,300	\$69,000	19.1%	3.23x

Unit Equity	0.44%
2024 Estimated Tax Loss	\$4,000-\$10,000
Total Operating Return	\$30,000
Total Return from Sale & Refi	\$132,000
Total Return	323%
Target Equity Multiple	3.23x

This projection is based on the first two properties in El Fundo

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EL FUNDO SENSITIVITY ANALYSIS - CLASS B

For all of Nomad's opportunities we analyze the best case, and, more importantly, the worst case scenario within a range of variable volatility.

Under Performance

Initial Investment	(\$50,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$0
Cash Flow Year 4	\$7,200
Cash Flow Year 5	\$50,000
Cash Flow Year 10	\$54,000
Total Return w/sale	\$118,000
IRR	13.07%

Expected Performance

Initial Investment	(\$50,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$0
Cash Flow Year 4	\$9,600
Cash Flow Year 5	\$74,000
Cash Flow Year 10	\$72,100
Total Return w/sale	\$162,000
IRR	19.1%

Over Performance

Initial Investment	(\$50,000)
Cash Flow Year 2	\$0
Cash Flow Year 3	\$0
Cash Flow Year 4	\$12,000
Cash Flow Year 5	\$93,000
Cash Flow Year 10	\$90,100
Total Return w/sale	\$206,000
IRR	23.77%

This projection is based on the first two properties in El Fundo

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EL FUNDO FINANCING OVERVIEW

Total Capital Raised	Total Projects	Total Financing
\$10,000,000	\$30,000,000	\$18,000,000
Acquisition Fees: 3% Disposition/Refi Fees: 1%	Property & Asset Management Fee: 5%	Interest Rate: 6.5%-8.5% 25 Year Term: 65% LTC

Member Structure

A New LLC will be created with EL FUNDO and our investors for each property. Nomad Capital will be the Managing Member. Each investor will be a Member. As the Managing Member, Nomad Capital will have the final decision on the exiting position of the company. *The preferred return will start accruing once funds are deployed, or 90 days from deposit, whichever comes first. The first property closed in the middle of September 2023.

*Please review the PPM for further details

Fees paid to Sponsor and/or its Affiliates



INVESTMENT OVERVIEW



PROPERTY 2 SUMMARY



CITY STORAGE LEXINGTON

26,060 net rentable sf warehouse conversion, generating 250 storage units, with existing cash flow of \$17,500 per month through a new 10 yr lease signed by the on-site brewery.

Market is severely underserved with only 1 climate controlled storage in the area that is full with high rates. Currently there are 4.9 sf of storage per capita, with only 0.5 sf being climate controlled

Feasibility study shows a 24 month lease up period with a \$5.1 million valuation in year 3 for the storage alone, total 3 year valuation \$8.6 million including the brewery

Lexington is beginning a massive revitalization program positioned for significant growth where this building is located.



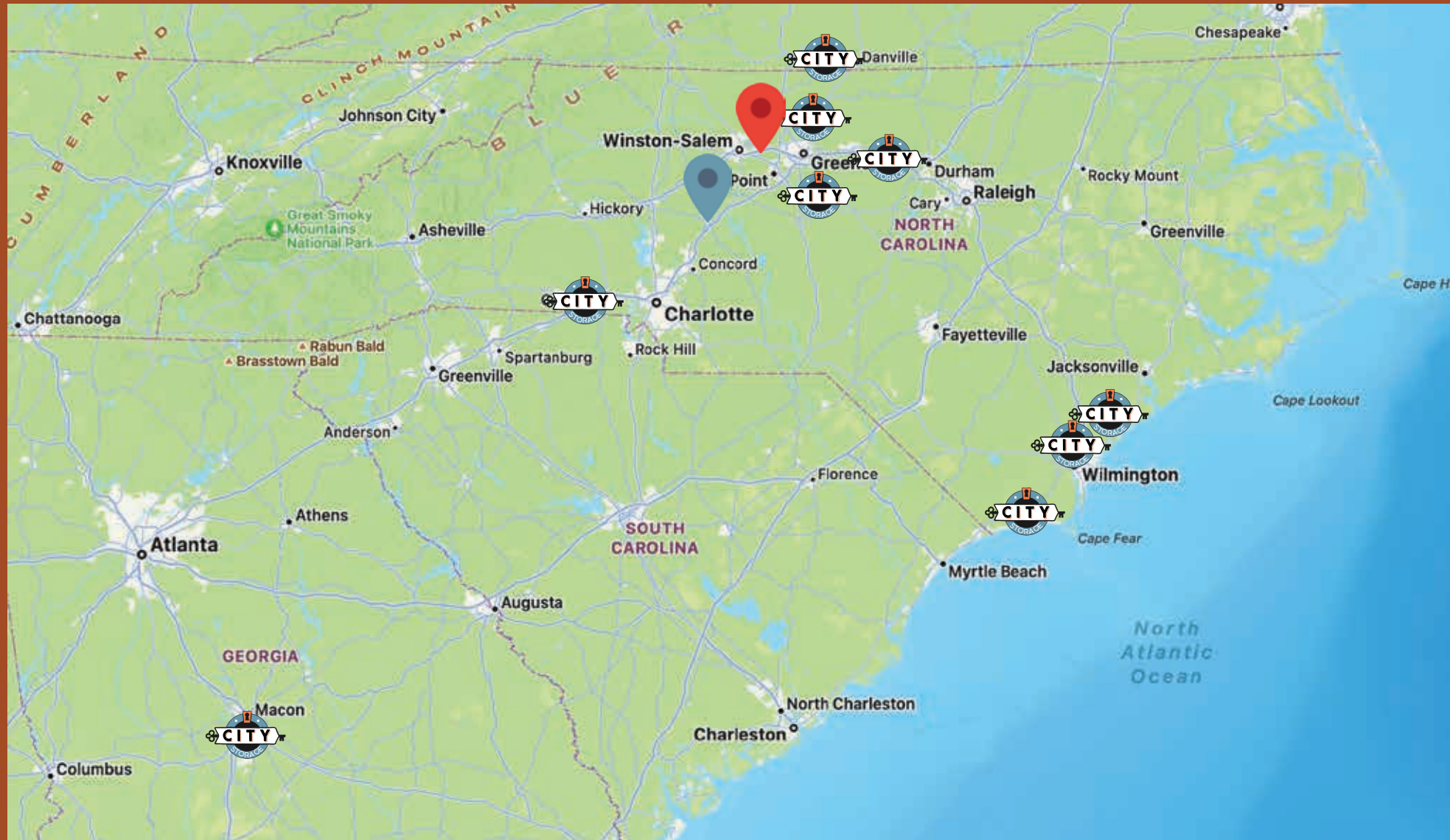
SECTION 03

MARKET OVERVIEW

About the Area



OUR NEARBY LOCATIONS



City Storage Kernersville
1st Property



City Storage Lexington
2nd Property



- City Storage Reidsville
- City Storage 421
- City Storage Danville
- City Storage Burlington
- City Storage North & South
- City Storage Gastonia
- City Storage Macon
- City Storage Holden



ABOUT THE AREA

CHARLOTTE, NC

#5 Largest
City in US
Based on Population

#13 Top 100
Places to Live
Livability

#20 Job
Growth
Forbes

#7 Best Places for
Business and Careers
Forbes

RALEIGH, NC

#4 Largest
City in US
Based on GDP Growth
Kenan Institute

#6 Top 100
Places to Live
US NEWS RE

#22 Job
Growth
Forbes

#3 Best Places for
Business and Careers
Forbes

WINSTON-SALEM, NC

#36 Best Places
to Retire
US NEWS RE

#41 Top 100
Places to Live
US NEWS RE

#69 Best Places for
Business & Careers
Forbes

#5 Best Places to
live in NC
US NEWS RE

GREENSBORO, NC

#45 Fastest
Growing City
Based on GDP Growth
Kenan Institute

#90 Top 100
Places to Live
US NEWS RE

#2 Top U.S.
Multifamily Growth
Arbor

#6 Best Places to
live in NC
US NEWS RE



SECTION 04

TRACK RECORD

Portfolio Overview



PREVIOUS PROJECTS



KACHINA MINI STORAGE

- Ground Up Development: 2006
- Stabilized in 2009
- 37,685 NRSF
- All in Cost: \$2,200,000
- 2022 NOI: \$460,000
- Current Value: \$7,700,000



CITY STORAGE 421

- Acquired existing facility: 2019
- Stabilized Value: \$7,250,000
- 46,000 NRSF
- Purchase & Expansion: \$3,500,000
- Expansion Opened: May 1st



PREVIOUS PROJECTS



CITY STORAGE NORTH

- Warehouse Conversion: 2016
- Stabilized in 2018
- 24,000 NRSF
- All in Cost: \$1,700,000
- 2022 NOI: \$335,000
- Current Value: \$5,583,000



CITY STORAGE SOUTH

- Acquired existing facility: 2017
- Climate Control Conversion: 2018
- 21,000 NRSF
- All in Cost: \$1,200,000
- 2022 NOI: \$160,000
- Current Value: \$2,667,000



PREVIOUS PROJECTS

CITY STORAGE REIDSVILLE

- 489 Climate-controlled Units
- 87,000 sq ft Existing
- 60,000 Net Rentable
- Kmart Conversion
- \$3.6 Million Project
- \$8.8 Million 5-Year Proforma Value



PREVIOUS PROJECTS

CITY STORAGE HOLDEN

- 288 Units + 142 Expansion
- 65,500 sq ft
- Existing Facility + Expansion
- \$6.8 Million Project
- \$11.2 Million 5-Year Proforma Value
- Currently 75% Occupied



PREVIOUS PROJECTS

CITY STORAGE DANVILLE

- 725 Climate Controlled Units
- 97,500 sq ft Existing
- 74,000 Net Rentable
- Kmart Conversion
- \$5.5 Million Project
- \$13.4 Million 5-Year Proforma Value



PREVIOUS PROJECTS

CITY STORAGE MACON

- 500 Climate Controlled Units
- 62,100 sq ft Existing
- 46,500 Net Rentable
- Grocery Store Conversion
- \$3.9 Million Project
- \$13.3 Million 5-Year Proforma Value



PREVIOUS PROJECTS

CITY STORAGE GASTONIA

- 500+ Climate Controlled Units
- 70,200 sq ft Existing
- 50,000+ Net Rentable
- Warehouse Conversion
- \$5.1 Million Project
- \$14.3 Million 5-Year Proforma Value



*Any performance data shared by Nomad Capital represents past performance and past performance does not guarantee future results. Neither Nomad Capital nor any of its funds are required by law to follow any standard methodology when calculating and representing performance date and the performance of any such funds may not be directly comparable to the performance of other private or registered funds



PREVIOUS PROJECTS

CITY STORAGE BURLINGTON

- 525 Climate Controlled Units
- 65,000 sq ft Existing
- 45,000+ Net Rentable
- Hosiery & Textile Factory Conversion
- \$5 Million Project
- \$13.4 Million 5-Year Proforma Value



SECTION 05

STORAGE ADVANTAGES

Why Should You Invest?



INDUSTRY OVERVIEW

BENEFITS OF SELF-STORAGE INVESTMENT

11.1% of all households currently rent a self-storage facility. That is an estimated 14.6 million households.

Source: MJ Partners Self-Storage Update, January 2023
www.sparefoot.com

87%

NATIONAL AVERAGE OCCUPANCY

Source: Storable.com
www.sparefoot.com

54.1B

\$54.1 BILLION INDUSTRY
Fastest growing commercial real estate industry

Source: Global Self Storage Industry Research Report 2023, Competitive Landscape, Market

51K+

NATION WIDE FACILITIES

Source: Self-Storage Almanac, 2023
www.sparefoot.com



INDUSTRY OVERVIEW

REIT PERFORMANCE 2007-2009

REIT Sector	%Change
S&P 500	- 22.0%
Mortgage	- 19.5%
Retail	- 12.3%
Office	- 8.2%
Multifamily	- 6.7%
Residential	- 6.4%
Self-Storage	- 3.8%

REIT = Real Estate Investment Trust
Source: NAREIT

REIT PERFORMANCE 1994-2021

REIT Sector	%Change
Self-Storage	18.8%
Industrial	15.8%
Residential	14.4%
Office	12.1%
Retail	12.1%
S&P 500	10.8%
Lodging & Resorts	9.3%

Source: NAREIT

INFLATION RISKS IMPACT CRE?

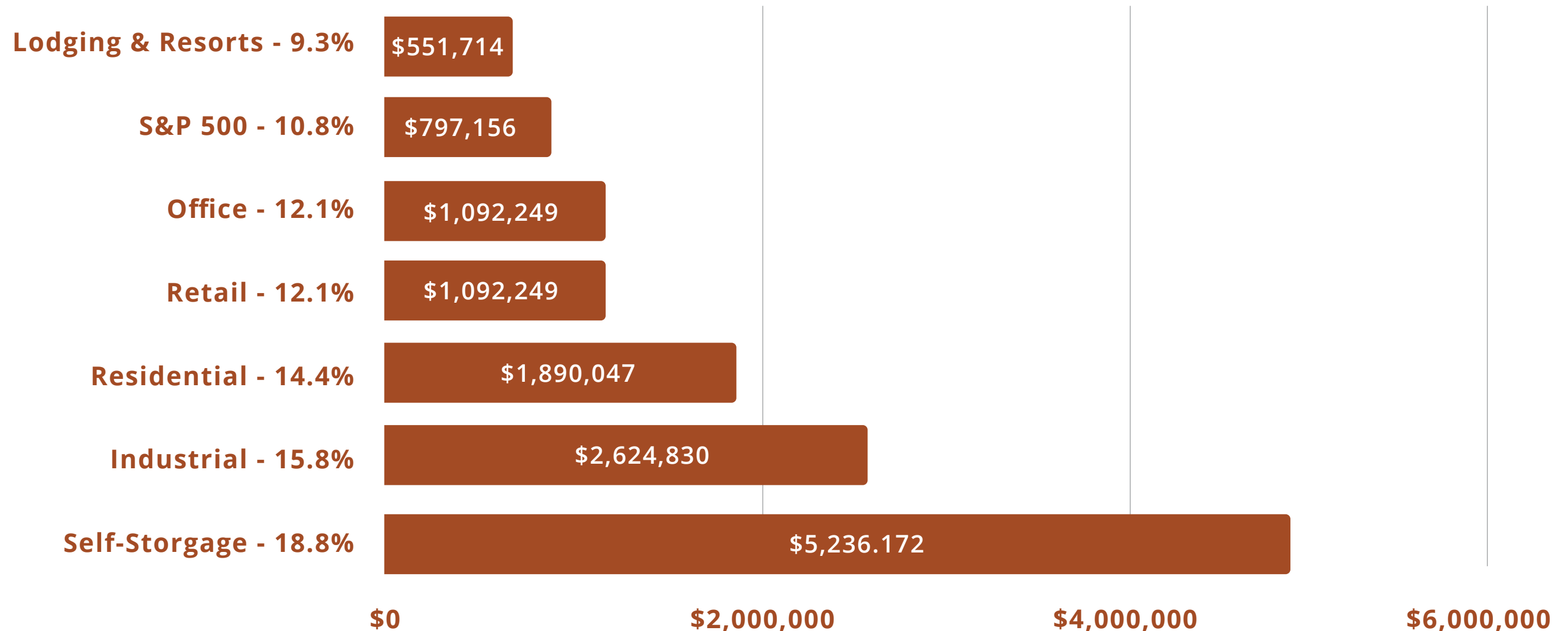


CRE = Commercial Real Estate
Source: Marcus & Millichap



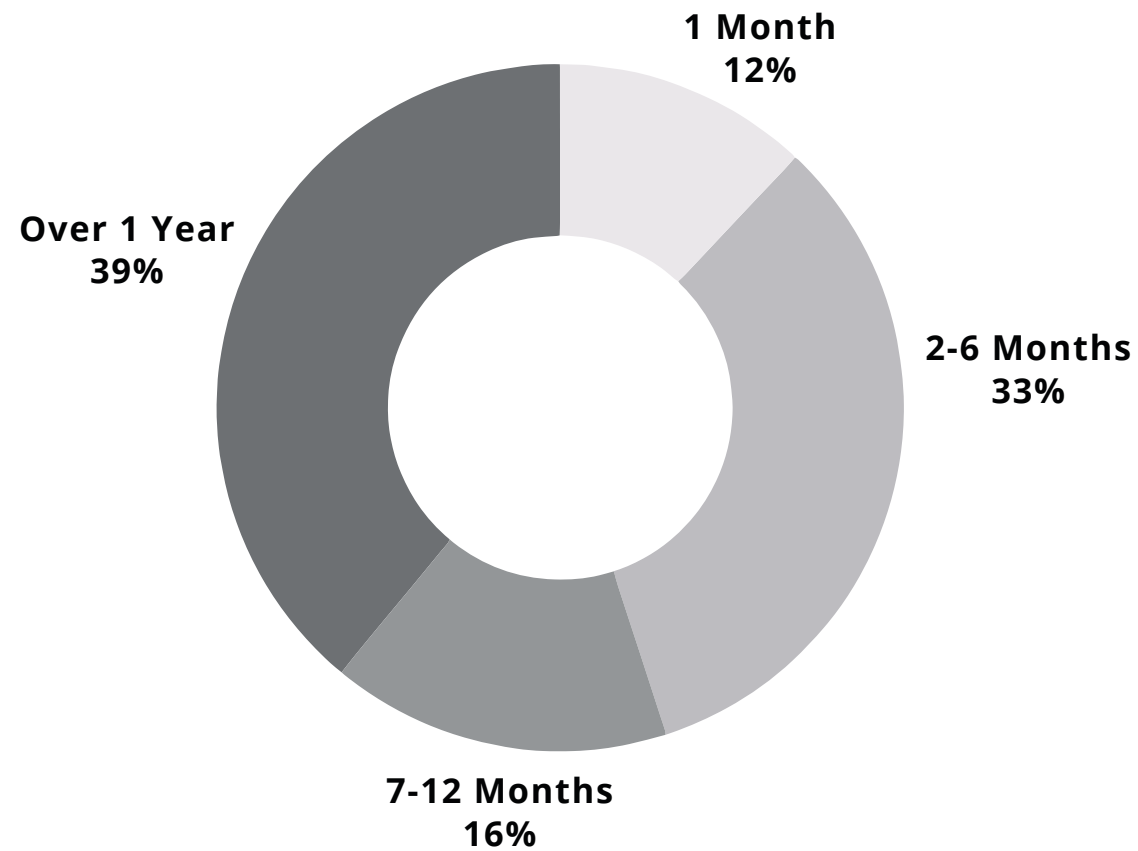
INDUSTRY OVERVIEW

Total Return on \$50,000 Investment from 1994-2021*



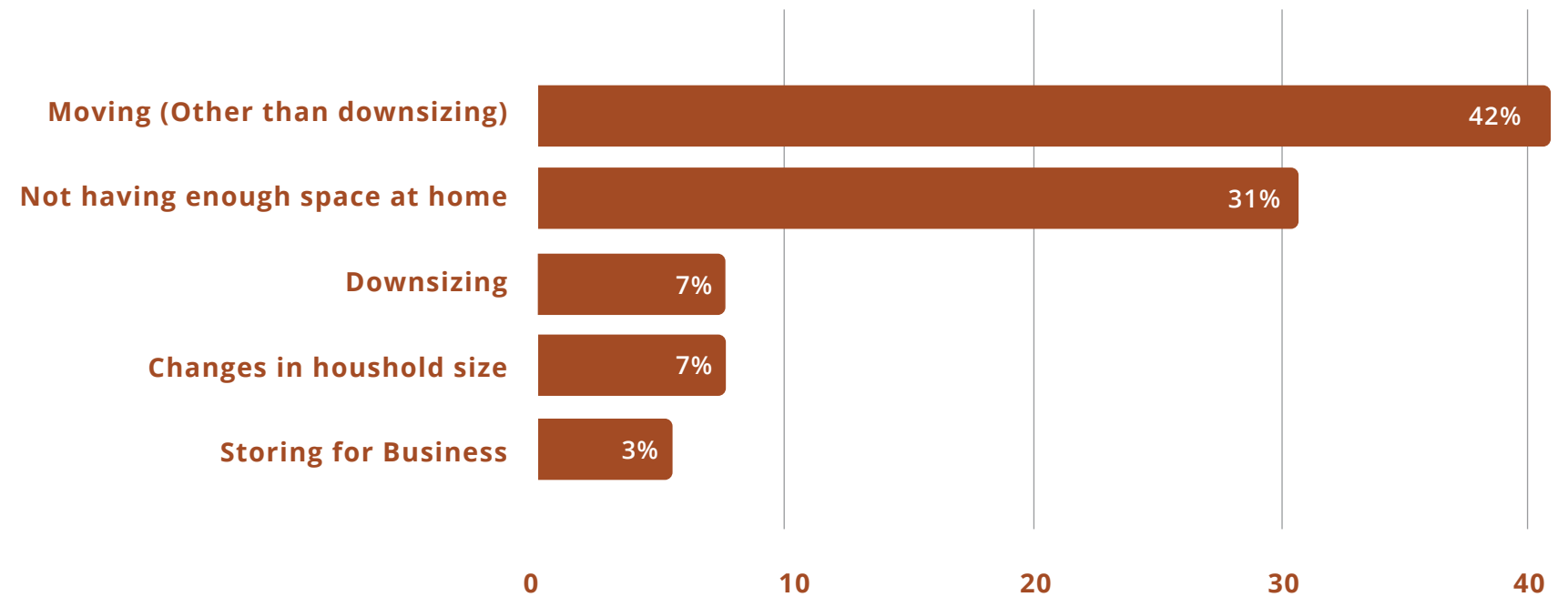
INDUSTRY OVERVIEW

NATIONAL AVERAGE OCCUPANCY DURATION



Source:www.storagecafe.com

NATIONAL AVERAGE CUSTOMER PROFILE



Source:www.rentcafe.com



EMERGING TRENDS

GENERATIONAL DIFFERENCES:

Storage as an extension of the closet

COMMERCIAL TENANTS:

Closed and shuttered businesses

“LIFESTYLE” RENTERS:

Storing kayaks vs. Christmas lights

STORAGE FACILITIES:

Used as hyper-local distribution centers



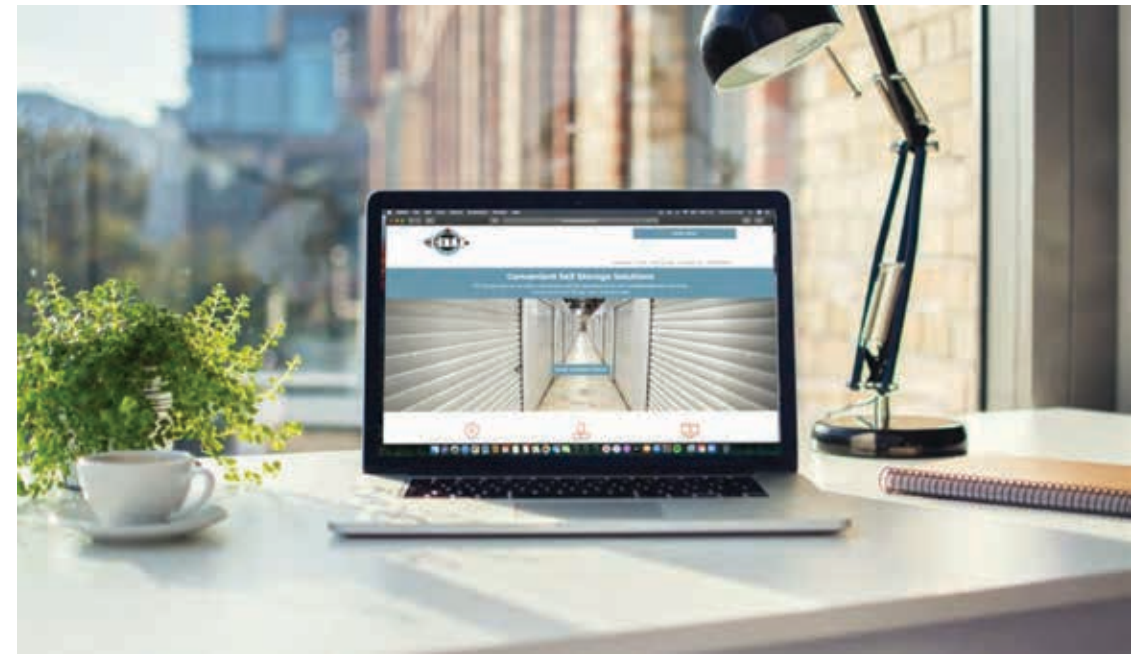
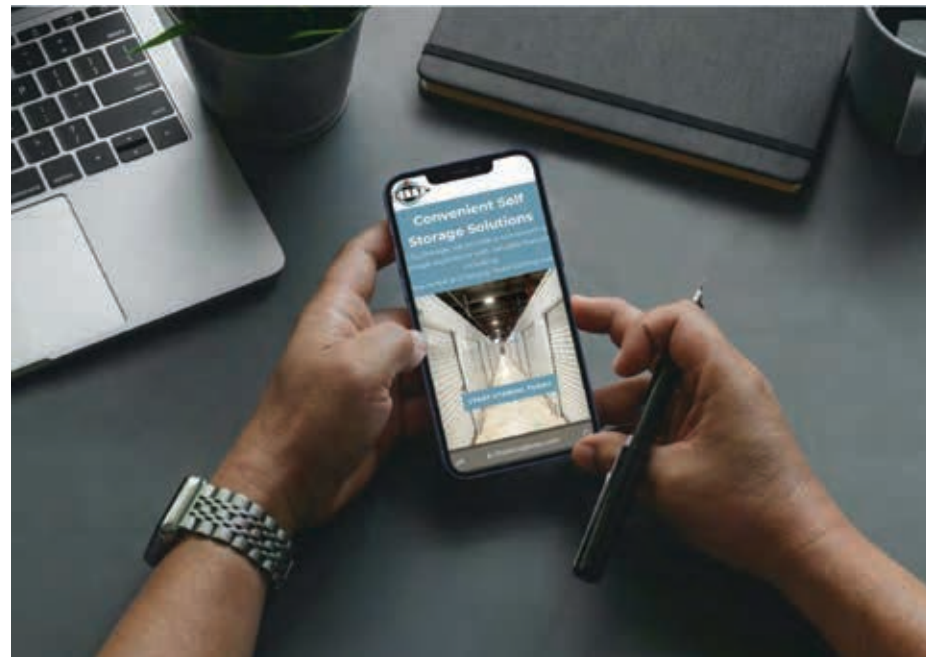
PROPERTY MANAGEMENT

600,000

Net Rentable Square
Feet Under Management

Hybrid management
with **in-person** and
remote facilities

Self Storage
management
since **2006**



INVESTING WITH RETIREMENT ACCOUNTS

SELF-DIRECTED RETIREMENT ACCOUNTS

We are able to receive funds from self-directed retirement accounts.

If you have questions about how to set up an SD-IRA or Solo-401k don't hesitate to reach out to us and we will connect you with one of our preferred partners.



NEXT STEPS

- Log into your investor portal at **nomadcapital.investnext.com**
- Perform **due diligence** and **consult financial advisors**
- Make a **soft commitment** on the **investor portal**
- **(When Available) Complete and sign Subscription Booklet, PPM, Operating Agreement, W9, and review the funding instructions.**





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THANK YOU!