



JUBILEE OPPORTUNITY FUND

Earn fixed monthly income backed by real homes in South Alabama.

Positioned around recurring monthly income, real hard-asset backing, diversified project exposure, and terms you can actually plan around.

10-14%

ANNUALIZED FIXED INTEREST

Monthly

RECURRING INCOME AVAILABLE

\$50K

MINIMUM INVESTMENT

1-3 Yr

DEFINED TERMS

What matters most

- Fixed recurring income with monthly or quarterly payment options.
- Pool of residential properties as the real estate collateral base.
- Multiple projects, multiple properties, one passive structure.
- Irby Capital administration and investor reporting.

Request fund details

251-444-0050 |

invest@irbycapital.com





The structure

How capital flows from your investment through to recurring income.

1

Invest

Commit \$50,000+ into the Jubilee Opportunity Fund through Irby Capital.

2

Deploy

Capital is diversified across build-to-sell and build-to-rent residential projects.

3

Collect

Receive fixed recurring income with principal returned at term end.

Fund terms and rates

| TERM / SIZE | 1 YEAR | 2 YEAR | 3 YEAR |
|----------------------------|-------------------------------------|--------|--------|
| \$50,000 – \$199,999 | 10% | 11% | 12% |
| \$200,000 – \$499,999 | 11% | 12% | 13% |
| \$500,000+ | 12% | 13% | 14% |
| PAYMENTS | Monthly or quarterly | | |
| COLLATERAL | Pool of residential properties | | |
| ADMINISTRATION | Irby Capital | | |
| RETIREMENT ACCOUNTS | Self-directed IRA / 401(k) eligible | | |



Managed by Irby Capital

Jared Irby — 20+ years in real estate, finance, and construction. 2,500+ residential transactions. Invests alongside fund investors.

BUILD-TO-SELL

New homes built for sale with repeatable construction cycles.

BUILD-TO-RENT

Rental homes adding cash flow and portfolio diversification.

LAND DEVELOPMENT

Lot acquisition and site development for future construction.

FIX & FLIP

Existing homes renovated and resold for short-cycle returns.

Request the full fund overview

Current rate tiers, offering documents, and eligibility details available on request.

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IRBY CAPITAL

[Get more info](#)

Important Disclosures: This page does not constitute an offer to sell or a solicitation of an offer to buy any security. An offer can only be made by means of the Fund's Private Placement Memorandum and related subscription documents. Investment in Jubilee Opportunity Fund LLC involves risk, including the potential loss of principal. The Notes bear fixed interest rates as specified in each investor's individual Promissory Note; however, the Fund's ability to make interest payments and return principal depends on the performance of the Fund's underlying real estate investments. There is no guarantee that the Fund will be able to meet its payment obligations. The Notes are illiquid and there is no public market for them. Any illustrative scenarios showing potential earnings are based on the assumption that all payments are made as scheduled. Past performance is not indicative of future results. This offering is made pursuant to Rule 506(c) of Regulation D and is available only to verified accredited investors. Neither the SEC nor any state securities regulator has approved or disapproved these securities or passed upon the accuracy of any information provided. Prospective investors should consult with their own legal, tax, and financial advisors before making any investment decision. The Fund is administered by Irby Ventures LLC (d/b/a Irby Capital LLC). Construction is managed by BPCH Builders LLC (d/b/a Blueprint Community Homes). These are separate legal entities under common ownership. Not FDIC insured. No bank guarantee.