



# AURELIUS CAPITAL GROUP

## PARTNER ONBOARDING PACK

*Institutional Origination & Strategic Introductions*

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### DOCUMENT 1: PARTNER OVERVIEW (FRONT PAGE)

#### Who We Are

Aurelius Capital Group (“ACG”) is an independent origination and strategic introduction firm focused exclusively on income-producing commercial real estate.

We operate as a **non-custodial, non-issuing intermediary**, sourcing and screening transaction-ready assets and introducing them to regulated tokenization platforms and capital structuring partners.

#### What We Do

- Originate and pre-screen commercial real estate assets
- Eliminate non-institutional opportunities before partner review
- Introduce assets selectively and strategically
- Support early-stage structuring alignment

#### What We Do Not Do

- No custody of funds or assets
- No issuance of tokens or securities
- No investment, legal, or tax advice
- No retail solicitation

**All regulated activity is performed by licensed counterparties.**

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## DOCUMENT 2: ASSET SCREENING SOP (SUMMARY VERSION)

*(This is the condensed partner-facing version of the full SOP you approved)*

### ACG 5-Stage Screening Framework

Stage	Purpose	Outcome
Intake & Eligibility	Eliminate non-qualifying assets	~50% rejected
Ownership & Legal	Confirm authority & clarity	Structural readiness
Financial Review	Validate cash flow & operations	Economic credibility
Tokenization Suitability	Assess structuring feasibility	Execution viability
Partner Readiness	Protect partner time	Targeted introduction

### Core Screening Principles

- Institutional readiness
- Clean ownership
- Real cash flow
- Execution clarity
- Reputational protection

*If an asset does not make a partner's life easier, it is not introduced.*

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# DOCUMENT 3: FEE SCHEDULE & COMPENSATION FRAMEWORK

## Compensation Structure

- **Success-based only**
- No retainers or upfront fees
- Paid only upon successful transaction

## Cash Success Fee

- **2.0% – 4.0%** of transaction value
- Fee determined by complexity, readiness, and execution speed

## Optional Long-Term Alignment

- **0.5% – 2.0%** non-controlling equity or token allocation
- Agreed in writing prior to closing

## Illustrative Economics

### \$2.0M Asset

- Cash fee (2.5%): \$50,000
  - Token allocation (1.0%): \$20,000
  - **Total economic value:** \$70,000
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## DOCUMENT 4: FEE & PAYMENT PROCESS FLOWCHART

### Transaction Flow

None

Asset Sourced by ACG



ACG Screening & Approval



Mandate / Engagement Confirmed



Fee Structure Agreed in Writing



Targeted Partner Introduction



Partner Due Diligence & Structuring



Transaction Execution



Cash Success Fee Paid at Close



Optional Token / Equity Issued



Post-Transaction Review

**No transaction = no fee.**

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## **DOCUMENT 5: MANDATE & COMPENSATION CLAUSE (INSERTABLE)**

### **Success-Based Compensation**

ACG is compensated exclusively upon the occurrence of a Successful Transaction resulting in liquidity or capitalization attributable to its introduction.

### **Payment Trigger**

Cash success fees are due at closing or concurrent with capital disbursement.

### **Optional Alignment**

Non-controlling equity or token participation may be retained subject to mutual written agreement.

### **Regulatory Clarity**

ACG does not custody funds, issue securities, or provide regulated advisory services.

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## **DOCUMENT 6: PARTNER ENGAGEMENT EXPECTATIONS**

### **What ACG Expects From Partners**

- Clear asset criteria
- Timely diligence feedback
- Defined structuring parameters
- Professional execution standards

### **What Partners Can Expect From ACG**

- Curated deal flow
  - No broadcast submissions
  - Clean, decision-ready assets
  - Long-term alignment
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## DOCUMENT 7: WHY PARTNERS WORK WITH ACG

- Reduced sourcing burden
- Lower diligence waste
- Faster execution timelines
- Aligned incentives
- Zero regulatory contamination


*We would rather reject ten assets than send one that wastes a partner's time.*

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## DOCUMENT 8: CONTACT & NEXT STEPS

### Aurelius Capital Group

Institutional Origination & Strategic Introductions

 [contact@aureliuscapitalgroup.com](mailto:contact@aureliuscapitalgroup.com)

### Next Steps

1. Introductory call
  2. Criteria alignment
  3. Mandate execution
  4. First asset introduction
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## HOW TO USE THIS (IMPORTANT)

You now have a **complete, modular onboarding pack**.

You can:

- Send **Documents 1–4** for initial interest
  - Add **Documents 5–6** once a partner is serious
  - Keep **Document 7** for closing confidence
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