

Investment Vehicle Structure

ARCSA Real Estate Fund LP | Private Real Estate | Fix-and-Flip Strategy | South Florida

FUND OVERVIEW

\$50M USD Target Raise	21% Annual Target Net Return	7 + 1 Years Fund Term	South Florida Geography
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KEY TERMS

General Partner	ARCSA Capital GP LLC (Delaware / Cayman)	Management Fee	2% annual on committed capital (quarterly)
Management Co.	ARCSA Capital Management LLC (Florida)	Carried Interest	20% over 21% preferred return
Structure	LP (US Fund Delaware + Cayman Parallel Fund)	Preferred Return	21% cumulative annual
Min. Investment	\$500,000 USD (flexible at GP discretion)	GP Clawback	Yes — protects LP if target not met
Subscription	12 months (extendable to 24 months)	Reporting	Quarterly financials + annual audited

FUND STRUCTURE



INVESTMENT STRATEGY

- ◆ **Fix-and-Flip Focus**
Acquire, renovate and sell single-family residential properties in Miami-Dade, Broward, and Palm Beach counties.
- ◆ **Short Investment Cycle**
Target 3–6 month holding period per property. The cycle repeats 3–4 times per year, maximizing capital velocity.
- ◆ **Reinvestment Engine**
All sale proceeds are reinvested into new acquisitions, compounding returns throughout the fund's life.
- ◆ **Data-Driven Sourcing**
Proprietary deal flow leveraging the GP's network, micro-zone analysis and deep market intelligence.

DISTRIBUTION WATERFALL

- 1 **Return of Capital**
100% to LPs until all contributed capital is returned.
- 2 **Preferred Return (21%)**
100% to LPs until 21% cumulative annual return is achieved.
- 3 **GP Catch-Up**
100% to GP until GP receives 20% of total profits distributed.
- 4 **Carried Interest Split**
80% to LPs / 20% to GP on all remaining profits.

INVESTOR PROTECTIONS

- ✓ **GP Clawback Provision** — GP must return carried interest if 21% cumulative return is not achieved at fund termination.
- ✓ **Independent Fund Administrator** — NAV Consulting Inc. provides third-party fund administration and NAV calculation.
- ✓ **Independent Auditor** — EisnerAmper appointed for annual audited financial statements of the Cayman Fund.
- ✓ **Quarterly Reporting** — Financial statements, capital account statements and GP letter delivered every quarter.