ARCSA | CAPITAL

ARCSA REAL ESTATE FUND LP

ARCSA REAL ESTATE PARALLEL FUND LP

Institutional Investor Presentation

$50M	21%	200+	45%
Target Raise	Net Annual Target	Properties Completed	Avg. 2025 Project Return

Private Equity Real Estate | Residential Value-Add | South Florida

Confidential

This presentation is provided by ARCSA Capital GP LLC for informational purposes only and does not constitute an offer to sell or solicitation to buy any securities or investment products. A private offering of interests will only be made pursuant to the Fund's confidential Private Placement Memorandum (PPM), Limited Partnership Agreement (LPA), and Subscription Documents, which will be furnished to qualified investors upon request.

All financial information, projections, and return targets contained herein are hypothetical and for illustrative purposes only. Past performance is not indicative of future results. Actual returns may differ materially from targeted or projected returns. An investment in the Fund involves significant risks, including the potential loss of the entire investment.

Prospective investors should conduct their own independent due diligence, consult with their own financial, legal, and tax advisors, and carefully review all offering documents before making any investment decision.

This presentation is confidential and may not be reproduced, redistributed, or disclosed without prior written consent of the General Partner.

Agenda

1. **Executive Summary**
   Fund overview and investment thesis
2. **Market Opportunity**
   South Florida real estate dynamics
3. **Invesment Strategy**
   Value-add model and micro-zone approach
4. **Invesment Lifecycle**
   Acquisition to exit, 90–120 day cycle
5. **Value Creation**
   Before/after case study
6. **Track Record**
   Historical project performance data
7. **Fund Structure & Terms**
   Parameters, fees, and waterfall
8. **Risk Management**
   Protections and risk mitigation
9. **GP Advantages**
   Team, track record, and competitive edge
10. **Next Steps**
    How to invest and contact information

Executive Summary

ARCSA Real Estate Fund LP

ARCSA Real Estate Fund LP is a private equity real estate fund focused on the acquisition, renovation, and resale of single-family residential properties in South Florida. The Fund leverages a proprietary micro-zone investment thesis to identify high-value opportunities in the region's most dynamic neighborhoods.

The Fund targets a net annual cumulative return of 21% for investors through rapid investment cycles of 90–120 days, repeated 3–4 times per year. Capital is continuously reinvested, compounding returns across multiple property cycles throughout the Fund's 7+1 year term.

Asset-Backed

Every dollar invested is tied to tangible single family residential properties

Rapid Cycles

90–120 day investment cycles allow continuous monitoring and compounding

Investor Protection

21% preferred return + clawback clause ensures GP alignment

Strategic Focus

Micro-zone thesis in South Florida's highest demand neighborhoods

Target Raise	Min. Investment	Fund Term	Geography	Strategy
$50M	$500K	7+1 Years	South Florida	Residential Value-Add

Executive Summary

ARCSA Real Estate Fund LP

ARCSA Real Estate Fund LP is a private equity real estate fund focused on the acquisition, renovation, and resale of single-family residential properties in South Florida. The Fund leverages a proprietary micro-zone investment thesis to identify high-value opportunities in the region's most dynamic neighborhoods.

The Fund targets a net annual cumulative return of 21% for investors through rapid investment cycles of 120 days, repeated 2-3 times per year. Capital is continuously reinvested (2-3), compounding returns across multiple property cycles throughout the Fund's 7+1 year term.

Asset-Backed

Every dollar invested is tied to tangible single family residential properties

Rapid Cycles

120 day investment cycles allow continuous monitoring and compounding

Investor Protection

21% preferred return + clawback clause ensures GP alignment

Strategic Focus

Micro-zone thesis in South Florida's highest demand neighborhoods

Target Raise	Min. Investment	Fund Term
$50M	**$500K**	**7+1 Years**

Geography
South Florida

Strategy
Residential Value-Add

Why South Florida

South Florida is not a single market — each zip code has its own profitability DNA.

Proven Resilience

Miami-Dade, Broward, and Palm Beach corridors concentrate domestic migration, international demand, and constant liquidity regardless of national trends.

Micro-Zone Precision

We select streets, not cities. Coral Gables, Boca Ratón, Fort Lauderdale, and Aventura offer validated margins and short days-on-market.

Own Cycle Dynamics

Case-Shiller Miami Index (Apr 2025: 442.86) shows South Florida operates independently from national trends, maintaining positive dynamics.

Geography: Miami-Dade | Broward | Palm Beach

Market Fundamentals

$1.76T
Florida GDP (Q1 2025)
4 th largest U.S economy

23.4m
Population (2025)
3 rd most populous state

+1.4m
Projected Growth by 2030
~ 900 new residents/day

0%
State Income Tax
No estate or inheritance tax

Housing Market Snapshot

Median Sale Price (Q4 2025)	**$413,000**	-0.5% YoY
Closed Sales, SFH (2025)	**255,012**	+0.9% YoY
Dollar Volume SFH (2025)	**$154.6B**	+2.0% YoY
Months of Supply	**5.2 months**	Below balanced
Intl Buyer Volume	**$10.4B**	+46% YoY

Sources: Florida Realtors® (2025), ATTOM Data Solutions, NAR, Realtor.com, Tax Foundation

Value-Add Economics

$105k	Avg. gross profit per flip (Miami)
30.4%	Average ROI per project
25.6%	Flips as % of Miami transactions
#1	Highest flip concentration in FL

Why Now

A convergence of macro and micro factors creates an optimal entry window for disciplined capital.

01

Distressed Seller Activity Increasing

Rising insurance costs, property taxes, and sustained high rates are forcing individual owners and small landlords to liquidate at steep discounts. Florida leads the nation in foreclosure filings.

02

Price Dislocation Persists

Market inefficiencies and extended days-on-market (82 avg.) create value-entry points for institutional capital to acquire and reposition prime assets at below-market pricing.

03

Tight Inventory, High Demand

Florida remains one of the most in-demand housing markets in the U.S. NAR forecasts +14% increase in home sales nationwide. Pending SFH sales up 5 consecutive months.

04

Capital Recirculation Advantage

Short-cycle strategy (3–6 months) insulates from long-term market risk. Capital returns and reinvests 3–4x per year, compounding returns while maintaining velocity.

Invesment Strategy

Residential Value-Add: Acquire, renovate, and sell single-family properties at institutional scale.

01

Acquire

Target single-family homes priced 20-25% below market value due to physical distress, deferred maintenance, or non-institutional ownership.

02

Renovate

Design-forward renovations, sustainability upgrades, and modern amenities. Stabilize and enhance asset value through controlled capex.

03

Exit

Assets sold for profit or refinanced when stabilized. Capital and returns distributed to investors. Target hold: 120 days.

04

Reinvest

Proceeds reinvested into new acquisitions. Up to 2-3 cycles per year, compounding capital and broadening the portfolio.

100% Project Success Rate (2025)	24 Completed Projects in 2025	45% Average Project Return	>90% Off-Market Deal Flow

Investment Lifecycle

Each property follows a disciplined 90-120 day cycle from acquisition to sale, with capital reinvested into the next opportunity

Weeks 1–2

Due Diligence & Acquisition

Property sourcing, market analysis, negotiation, and closing. Off-market deal flow through GP's proprietary network.

Weeks 3–10

Renovation & Value Add

Strategic improvements: kitchen, baths, flooring, exteriors. Design-forward renovations with sustainability upgrades.

Weeks 10–12

Marketing & Sale

Professional staging, listing, showings, and closing. Exit optimized for maximum sale price and minimum DOM.

Weeks 13+

Reinvestment Cycle

Proceeds deployed into next property opportunity. Capital works 2-3x per year, compounding returns continuously.

The reinvestment model compounds returns : capital works 2–3x per year, not once

Value Creation In Action

BEFORE

Typical acquisition targets include:

- **Outdated and worn interiors**
- **Old-fashioned kitchens and appliances**
- **Basic, unattractive bathrooms**
- **Dated bedrooms lacking market appeal**
- **Distressed or deferred maintenance**

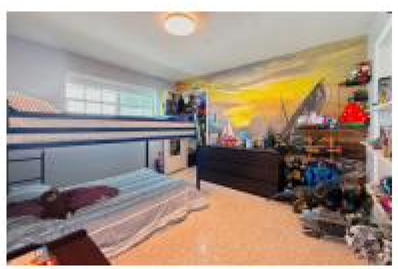
Sourced off-market, through foreclosures, pocket-listings, and the GP's proprietary deal network.

AFTER

Strategic improvements deliver:

- **Modern cabinetry, appliances, and finishes**
- **Upgraded flooring, paint, and lighting**
- **Redesigned bathrooms with modern fixtures**
- **Move-in-ready, market-competitive spaces**
- **Enhanced curb appeal and exterior improvements**

Every renovation is designed to maximize sale price and minimize days on market.



Track Record – Base model scenario

	1	2	3	4	5	6	7
Investment	10.000.000	20.000.000	30.000.000	40.000.000	50.000.000	50.000.000	50.000.000
Annual return	2.100.000	4.200.000	6.300.000	8.400.000	10.500.000	10.500.000	10.500.000
Properties needed to achieve minimum return	7	14	21	29	36	36	36
Additional properties to achieve target return	7	14	21	29	36	36	36
Total properties	14	29	43	57	71	71	71
Total profit	4.200.000	8.400.000	12.600.000	16.800.000	21.000.000	21.000.000	21.000.000
Gross return on investment	42,00%	42,00%	42,00%	42,00%	42,00%	42,00%	42,00%
Income to cover operation & GP Promote	2.100.000	4.200.000	6.300.000	8.400.000	10.500.000	10.500.000	10.500.000

Purchase Price	1.150.000
Rehab Cost %	28%
Rehab cost	322.000,00
Total property cost	1.472.000,00
Property profit %	20%
Project Profit	294.400,00

Track Record - Properties information

Nombre	Market Value	Purchase cost	Rehab	Total cost	Sale Price	Net income	Margin net income	IRR
2625 NW 10th St Pompano Beach, FL 33069	325.000 - 350.000	213.013	53.512	266.525	350.000	83.475	31,3%	22,90%
1120 SE 9th Ave Pompano Beach, FL 33060	1.200.000 - 1.300.000	806.706	179.461	986.167	1.260.000	273.833	27,8%	38,01%
2 Dunbar Rd Palm Beach Gardens, FL 33418	1.200.000-1.400.000	827.906	153.600	981.506	1.300.000	318.494	32,4%	33,45%
866 NE 72nd St, Miami, FL 33138	1.900.000 - 2.100.000	1.065.488	428.403	1.493.891	1.950.000	456.109	30,5%	50,52%
13225 SW 83rd Ct, Pinecrest, FL 33156	1.500.000 - 1.699.000	1.103.384	293.690	1.397.074	1.690.000	292.926	21,0%	30,41%
1490 NE 108th St, Miami, FL 33161	1.245.000-1.375.000	860.048	222.539	1.082.587	1.350.000	267.413	24,7%	46,17%
446 Navarre Ave, Coral Gables, FL 33134	2.500.000 - 2.850.000	1.505.257	698.127	2.203.384	2.600.000	396.616	18,0%	13,67%
1601 Seabreeze Blvd, Fort Lauderdale, FL 33316	1.500.000 - 1.700.000	970.632	342.459	1.313.092	1.550.000	236.908	18,0%	35,77%
10825 SW 80th Ave, Miami, FL	2.200.000-2.370.000	1.427.170	524.520	1.951.690	2.300.000	348.310	17,8%	47,81%
2333 NE 19TH Ave Wilton Manors, Fl 33305	1.500.000 - 1.600.000	802.583	468.564	1.271.147	1.500.000	228.853	18,0%	58,01%
1230 Pizarro St, Coral Gables, FL 33134	1.300.000 - 1.395.000	884.573	259.509	1.144.082	1.300.000	155.918	13,6%	34,79%
2280 SE 10th Ct Pompano Beach, FL 33062	1.550.000 - 1.650.000	1.092.729	314.023	1.406.752	1.600.000	193.248	13,7%	44,22%
6600 SW 144th St Coral Gables, FL 33158	1.850.000 - 1.950.000	1.344.472	282.069	1.626.540	1.850.000	223.460	13,7%	55,77%
817 Lorca St Miami, FL 33134	1.050.000 - 1.150.000	723.509	219.916	943.425	1.100.000	156.575	16,6%	44,29%
1202 Breakers West Blvd, West Palm Beach, FL 33411	2.900.000 - 3.250.000	1.921.232	518.759	2.439.991	2.900.000	460.009	18,9%	36,26%
10420 SW 64th St, Miami, FL 33173	4.500.000 - 4.800.000	2.581.487	1.231.065	3.812.551	4.500.000	687.449	18,0%	68,43%
10201 SW 62nd St, Miami, FL 33173	4.800000 - 5.000.000	2.686.010	1.382.340	4.068.350	4.800.000	731.650	18,0%	64,80%
4430 1 st way NE , St Peteburgs Fl 33703	460.000	303.229	104.193	407.422	460.000	52.578	12,9%	36,60%
1405 Lenox Ave, Miami Beach, FL	2050.000 -2.200.000	1.392.504	387.097	1.779.601	2.100.000	320.399	18,0%	42,26%
2256 SW 16th Ct, Miami, FL 33145	2.350.000 - 2.500.000	1.300.000	691.588	1.991.588	2.350.000	358.412	18,0%	45,67%
634 Westwind Dr North Palm Beach, FL 33408	2.3000.000 - 2.500.000	1.501.701	616.954	2.118.655	2.500.000	381.345	18,0%	42,98%
6599 140th Lane N, Palm Beach Gardens, FL 33418	1.700.000 - 1.850.000	1.155.061	410.033	1.565.094	1.850.000	284.906	18,2%	52,36%

Competitive Positioning

ARCSA'S operational track record consistenly outperforms statewide and metro-level benchmarks.

Metric	ARCSA (2024)	Florida Avg.	Miami Metro
Avg, Gross Profit / Project	**$116K**	$70k	$105k
Avg, Project Return (ROI)	**48%**	28.7%	30.4%
Project Success Rate	**100%**	N/A	N/A
Off-Market Deal Sourcing	**>90%**	~30%	~35%
Target Hold Period	**90 – 120 days**	~180 days	~150 days

Competitive Moat

Off-Market Deal Flow

Deep broker/operator relationships enable access to properties before they reach the open market.

Hyperlocal Expertise

Zip-code-level micro-zone analysis identifies the highest-margin opportunities within South Florida.

Vertical Integration

In-house renovation management, staging, and disposition reduces costs and accelerates timelines.

Capital Velocity

2–3 cycles per year compound returns, unlike passive RE strategies with multi-year hold periods.

Sources: ATTOM Data Solutions (FL & Miami I flip benchmarks, 2024-2025). ARCSA metrics are GP-reported project-level returns.

Illustrative Base Case

Sample Property Economics

PROPERTY TYPE	SINGLE FAMILY
Purchase Price	$1,150,000
Rehab Cost (28%)	$322,000
Total Property Cost	$1,472,000
Sale Price	$1,776,400
Project Profit ($)	**$294,400**
Project Profit (%)	**20.0%**
Hold Period	**4-5 Months**
Annualized Return	**40.0%**

Fund-Level Projection (Illustrative)

Year	AUM	Annual Return	Properties	Gross ROI
1	$10M	$2.1M	14	21%
2	$20M	$4.2M	29	21%
3	$30M	$6.3M	43	21%
4	$40M	$8.4M	57	21%
5	$50M	$10.5M	71	21%
4	$50M	$10.5M	71	21%
7	$50M	$10.5M	71	21%

All projections are hypothetical and for illustrative purposes only. Actual results may differ materially.
Past performance is not indicative of future results.

Capital Deployment & Active Pipeline

USE OF PROCEEDS

Deployment & Efficiency
- 12 deals annually at full deployment
- Recycling velocity: 2x – 3x per year
- Ramp-up period: 150 days
- Idle capital: <2 weeks

Capital Allocation
75% Acquisition
21% Rehab & soft costs
4% Reserves

ACTIVE PIPELINE

- **Pipeline value :** 20% of average aggregated value
- **Geographic focus:** South Florida

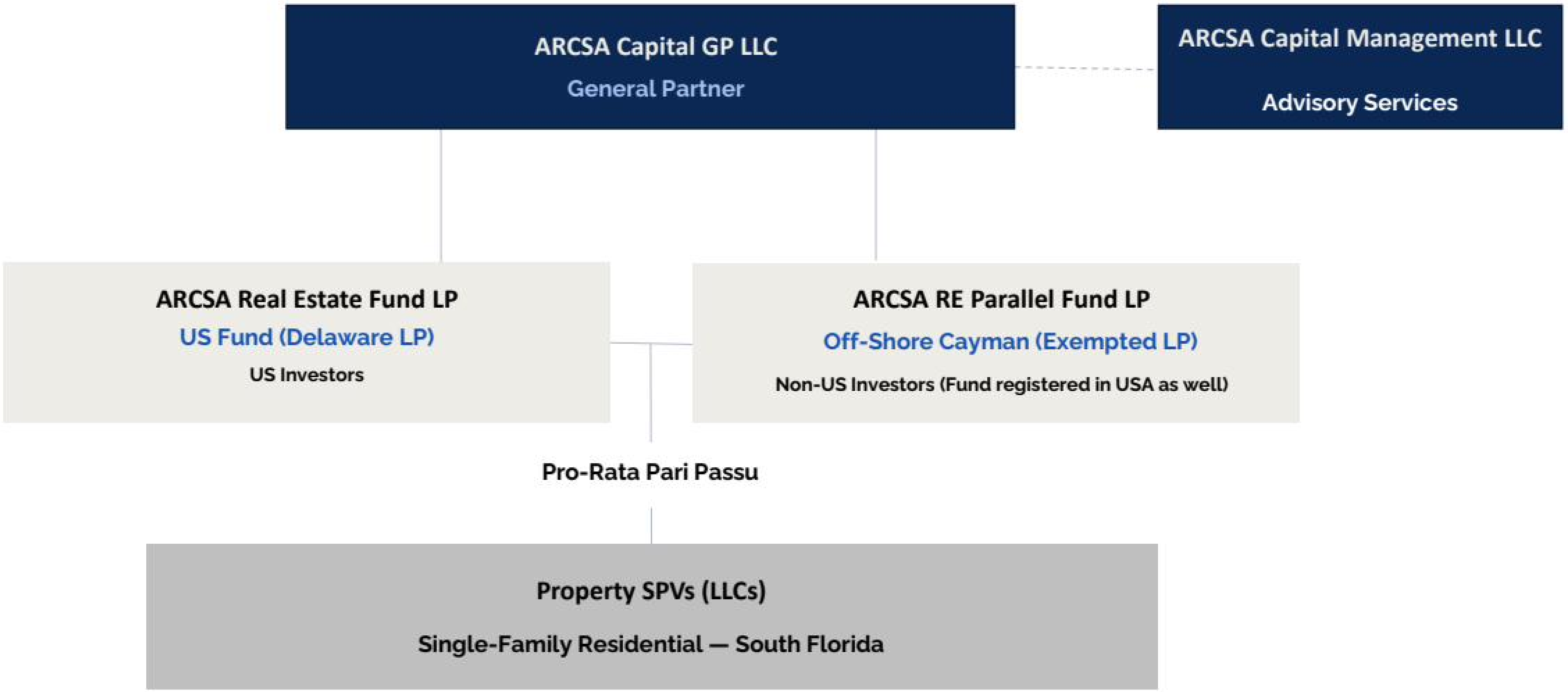
ENHANCED TRACK RECORD METRICS

Current AUM: $36,251,113 USD
Capital deployed to date: $32,719,806 USD
Deal-level IRR (time-weighted, not just ROI): 49.21%

Average days in market per property: 150-180 days
Total capital deployed historically: $32,719,806

Weighted average return across all vintages: TBD
Total proceeds returned to investors: $1,741,520USD

Fund Structure



Fund Terms

General Partner	ARCSA Capital GP LLC (Delaware / Cayman)
Management Company	ARCSA Capital Management LLC (Florida)
Structure	LP (US Fund Delaware + Cayman Parallel)
Fund Cap	$50,000,000 USD
Minimum Commitment	$500,000 USD (flexible at GP discretion)
Subscription Period	12 months (extendable to 24 months)
Fund Term	7 years + 1-year extension

Management Fee	2% annual on committed capital (quarterly)
Carried Interest	20% over 21% preferred return
Preferred Return	21% cumulative annual
GP Clawback	Yes — protects LP if target not met
GP Co-Investment	Minimum $1,000,000
Reporting	Quarterly financials + annual audited
Fund Administrator	NAV Consulting Inc. (independent)

Independent Auditor:
EisnerAmper | Legal Counsel: RQZ Law (NY, Miami, DC) | Side letter flexibility for strategic investors

Distribution Waterfall

Investor returns come first. The GP only earns carried interest after investors receive their 21% preferred return.

1

Return of Capital

100% to LPs

All contributed capital returned to Limited Partners before any profit distributions.

2

Preferred Return

100% to LPs

100% to LPs until 21% cumulative annual return is achieved on capital contributions.

3

GP Catch-Up

100% to GP

100% to GP until GP receives 20% of total profits distributed

4

Carried Interest

80% LP / 20% GP

80% to LPs and 20% to GP on all remaining profits above the threshold.

Clawback Protection

If at the end of the Fund term the 21% cumulative return has not been achieved, the GP must reimburse a portion of the carried interest received, adjusted for taxes. This ensures full alignment between the GP and investors

Distributions at GP discretion, anticipated at least annually | GP minimum $1M commitment (skin in the game)

Risk Management & Investor Protections

Built-In Risk Mitigation

Asset-backed investments
Every dollar tied to real, tangible single-family properties

Short holding periods
3–6 month cycles limit market exposure per property

Diversified portfolio
Multiple properties across micro-zones reduce concentration risk

Continuous reinvestment
Capital recycles into new opportunities, maintaining velocity

Conservative underwriting
Disciplined approach with focus on proven micro-zones

Investor Protections

- 21% preferred return before GP earns carry
- Clawback clause protects investor returns
- GP minimum $1M co-investment
- Quarterly reporting and NAV statements
- Institutional fund administrator (NAV Consulting)
- Independent auditor (EisnerAmper)
- Independent legal counsel (RQZ Law)
- Side letter flexibility for strategic investors
- Site visit access to active properties

Leadership & Governance

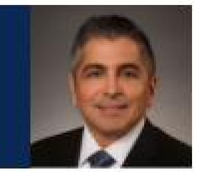
Carlos Calderon
Chief Executive Officer

Seasoned FinTech entrepreneur with 27 years of financial experience. Pioneering approach to wealth management through alternative credit. Built and scaled three successful ventures in addition to ARCSA's real estate business.

Juan Miró
Senior Advisor & Governance

Distinguished banker with 38+ years at Citibank, holding multiple leadership roles in both corporate and consumer banking. Helped establish Citi as a key player in Latin America.

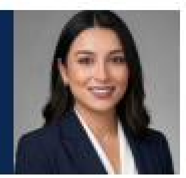
Arturo Requenez II
Legal Counsel



Corporate and tax attorney with 20+ years advising PE firms, investment funds, family offices, and global corporations on fund formation and cross-border transactions. Founder, RQZ Law (NY, Miami, DC).

Operations & Investor Relations

Catalina Esmeral
VP, Investor Relations



Catalina currently leads investor sales and capital raising at ARCSA Capital. Scaled AUM from sub-$1M to $25M+ across alternative investment vehicles. Designed and executed growth strategies for capital raising working with family offices, UHNWIs, and wealth managers across LatAm and international markets. Experience in REIT structures, debt facilities, and cross-border capital deployment.

Matías Gonzalez
VP, Investor Relations

Matias Gonzalez is a finance and sales professional with 12+ years of experience spanning traditional banking, and venture capital. Currently serving as Head of Investor Relations at Arcsa Capital Investments, he specializes in fundraising with ultra-high-net-worth individuals, family offices, and institutional investors across the US and Latin America.

Pablo Morales
VP, Finance

Pablo has 11+ years in real estate development and corporate finance, leading $400M+ project structuring and government negotiations, with key roles at FIBRA UNO, Vaca Partners, and Grupo IAMSA, focusing on investor relations, M&A valuations, and TODs; he holds a Business degree with a Finance minor from ITAM.

General Partner Advantages

Experienced Team

Real estate professionals with deep expertise in acquisition, construction, financing, and disposition of residential properties.

Relationship Network

Established relationships with banks, brokers, contractors, and investors providing proprietary deal flow and execution capabilities.

25+ Year Track Record

The GP's affiliated entities and founding team bring over two decades of experience in diversified real estate and international business.

Local Market Mastery

Hyperlocal expertise in South Florida micro-zones with proven ability to identify and capitalize on zip-code-level opportunities.

Skin in the Game

GP commits minimum $1M of its own capital alongside investors, demonstrating full alignment of interests.

Institutional Structure

Dual fund structure (US + Cayman) with institutional-grade legal documentation, fund administration, and regulatory compliance.

Institutional Service Providers

The Fund engages independent, institutional-grade service providers across all critical functions.

Fund Administrator

NAV Consulting Inc.

Independent third-party fund administration, NAV calculation, and investor reporting.

Independent Auditor

EisnerAmper LLP

Annual audited financial statements for the Cayman parallel fund structure.

Legal Counsel

RQZ Law

Fund formation, international tax structuring, cross-border transactions. Offices in New York, Miami, and Washington D.C.

AML & Compliance Officer

SynRgy AML Services Limited

AMLCO, MLRO and DMLRO functions, investor due diligence, and regulatory compliance.

Governance: Quarterly unaudited financial statements | Annual audited financials | Tax K-1s | Capital account statements | GP letter quarterly | Advisory committee at GP discretion

Next Steps

1

Initial Meeting

Discuss your investment objectives and answer questions about the Fund

2

Due Diligence

Review the PPM, LPA, and supporting documentation with your advisors

3

Site Visit

Visit active properties in Miami to see the strategy in action

4

Subscription

Complete subscription documents and initiate capital commitment

ARCSA Capital GP LLC

1200 Brickell Ave, Suite 1950 | Miami, Florida 33131
(305) 283-5338 | (786) 527-0038

arcsacapital.com

CONFIDENTIAL —
For Qualified Investors Only

Legal Notice to Investors

The information contained in this presentation is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy an interest or securities in the Fund or in any other entity or business in any jurisdiction. A private offering of interests will only be made pursuant to the Fund Subscription Documents, which will be furnished only to certain qualified investors on a confidential basis.

The information contained herein will be superseded by, and is qualified in its entirety by reference to, the Subscription Documents which contain additional information

about the investment objective, terms and conditions, tax information, and certain disclosures important to any investment decision regarding the Fund.

An investment in the Fund will involve significant risks, including risk of loss of the entire investment. Before deciding to invest, prospective investors should pay particular attention to risk factors including: (i) investment in real estate assets may result in loss; (ii) dependence on key personnel; (iii) the Fund will be managed exclusively by its General Partner. The Fund may be leveraged, which may amplify risk and volatility.

No person has been authorized to make any statement concerning the Fund other than as set forth in the final Subscription Documents. All information is confidential and may not be reproduced or redistributed without advance written approval of the General Partner.

Past performance is not indicative of future results. All financial information is hypothetical and for illustrative purposes only.