ARCSA *CAPITAL*

ARCSA Real Estate Fund LP

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

European Investor Overview

Confidential | For Qualified Investors Only | Not an Offer to Sell or Solicitation to Buy

$50M	21%	200+	49%	$500K
Target Raise	Net Annual Target	Properties Completed	Deal-Level IRR	Min. Investment

INVESTMENT THESIS

ARCSA acquires, renovates, and resells single-family residential properties in South Florida's highest-demand micro-zones. The Fund targets a 21% net annual return through rapid 120-day investment cycles, compounding capital 2-3x per year. Every dollar is tied to tangible, asset-backed real estate. With 200+ completed projects, a 100% success rate, and a 49% deal-level IRR, ARCSA offers institutional investors access to a proven, repeatable strategy in the largest residential market in the United States.

WHY SOUTH FLORIDA

- **$1.76T GDP** 4th largest US economy, 3rd most populous state
- **0% state income tax** No estate or inheritance tax
- **+900 residents/day** Sustained domestic and international migration
- **$10.4B intl buyer volume** +46% YoY. Largest intl buyer market in the US
- **5.2 months supply** Below balanced. Structural undersupply persists

ARCSA vs. MARKET BENCHMARKS

Metric	ARCSA	FL Avg	Miami
Avg. Profit / Project	$116K	$70K	$105K
Avg. Project ROI	48%	28.7%	30.4%
Hold Period	120 days	~180 days	~150 days
Off-Market Sourcing	>90%	~30%	~35%
Success Rate	100%	N/A	N/A

FUND STRUCTURE & TERMS

General Partner
ARCSA Capital GP LLC (Delaware / Cayman)

Structure
US Fund (Delaware LP) + Cayman Parallel (Exempted LP)

Non-US Investors
Subscribe via ARCSA RE Parallel Fund LP (Cayman)

Fund Cap
$50,000,000 USD

Min. Commitment
$500,000 USD (flexible at GP discretion)

Fund Term
7 years + 1-year extension

Management Fee
2% annual on committed capital (quarterly)

Preferred Return
21% cumulative annual

Carried Interest
20% over 21% preferred return

GP Clawback
Yes. Protects LP if target not met

GP Co-Investment
Minimum $1,000,000 (skin in the game)

Reporting
Quarterly financials + annual audited (EisnerAmper)

Fund Admin
NAV Consulting Inc. (independent)

Legal Counsel
RQZ Law (New York, Miami, Washington D.C.)

FOR EUROPEAN INVESTORS

- **Cayman Parallel Fund** operational and accepting subscriptions. Non-US investors subscribe directly, with pro-rata pari passu economics alongside the US vehicle.
- **Tax efficiency.** Cayman structure blocks US tax filing obligations for non-US LPs. No FIRPTA exposure on fund-level dispositions. Consult your advisor for treaty-specific treatment.
- **USD-denominated.** All investments, returns, and distributions in USD. FX management is at the investor's discretion. South Florida RE provides natural USD asset exposure.
- **Institutional governance.** Independent fund admin (NAV Consulting), independent auditor (EisnerAmper), AML/compliance officer (SynRgy), quarterly reporting. Side letter flexibility for strategic investors.

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