ARCSA CAPITAL

ARCSA Real Estate Fund LP

Private Equity Real Estate | Fix-and-Flip | South Florida

21%	$50M	$500K	90–120d
Target Return	**Offering Size**	**Min. Investment**	**Investment Cycle**
Net Annual Cumulative	Capital Target	Minimum Commitment	Per Property

Agenda

Executive Summary

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 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

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 don't flip in entire cities — we select streets. 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 in our target micro-markets.

Geography: Miami-Dade | Broward | Palm Beach

Investment Strategy: Fix-and-Flip

The fund acquires undervalued single-family homes in high-demand micro-zones, executes targeted renovations, and sells at market value — repeating the cycle 3–4 times per year.

01

Source

Identify off-market, distressed, pre-foreclosure, and pocket-listing opportunities through proprietary sourcing network

→

02

Acquire

Purchase at attractive prices using privately negotiated terms. Typical acquisition: $500K–$1.5M per property

→

03

Improve

Execute strategic renovations with in-house construction management to maximize value creation

→

04

Sell & Reinvest

Market and sell improved properties, then reinvest all proceeds into the next cycle

Target holding period: 3–6 months per property | Continuous reinvestment throughout fund term

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 → **Weeks 3–10** → **Weeks 10–12** → **Week 13+**

Due Diligence & Acquisition

Property sourcing, market analysis, negotiation, and closing

Renovation & Value Add

Strategic improvements: kitchen, baths, flooring, exteriors

Marketing & Sale

Professional staging, listing, showings, and closing

Reinvestment Cycle

Proceeds deployed into next property opportunity

The reinvestment model compounds returns: capital works 3–4x per year, not once.

Fund Structure & Key Terms

Term	Details
Fund Name	ARCSA Real Estate Fund LP (US) + Parallel Fund LP (Cayman)
General Partner	ARCSA Capital GP LLC (Delaware / Cayman registered)
Management Company	ARCSA Capital Management LLC (Florida)
Offering Target	$50,000,000 USD
Minimum Commitment	$500,000 (flexible at GP discretion)
Target Return (Net)	21% annual cumulative to investors
Management Fee	2% annual (quarterly in advance)
Carried Interest	20% after 21% preferred return to LPs
Fund Term	7 years + 1 year extension
Subscription Period	12 months (extendable to 24 months)
Geography	South Florida (Miami-Dade, Broward, Palm Beach)
Investor Qualification	Qualified purchasers / Accredited investors

Distribution Waterfall

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

FIRST TIER

80% to Limited Partners
20% to General Partner

Until investors achieve a 21% annual cumulative return on their capital contribution.

→

SECOND TIER

100% to General Partner

Remaining gains after the preferred return has been fully delivered to investors.

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)

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

Properties are 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.

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 that provide 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, administration, and compliance.

Risk Management & Protections

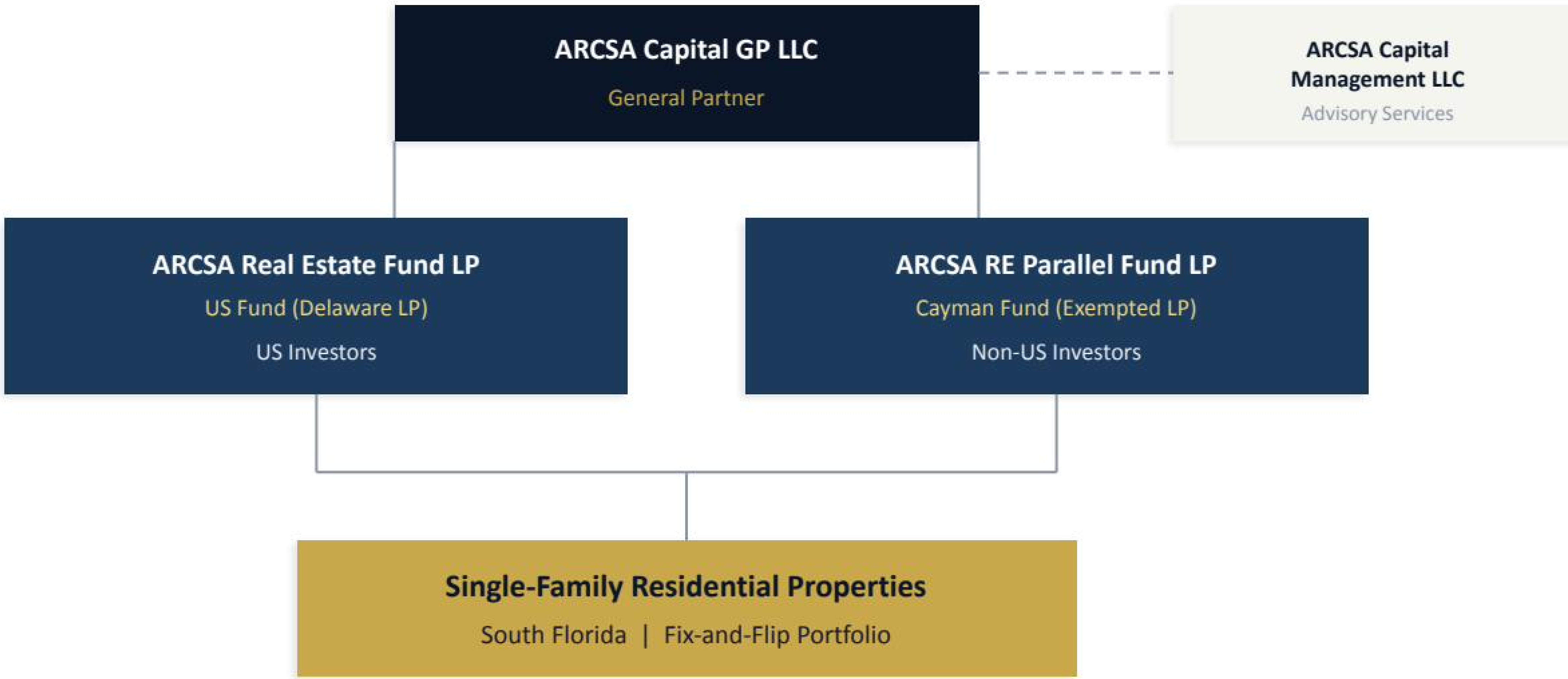
Built-In Risk Mitigation

- **Asset-backed investments**
  Every dollar is 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 acquisition criteria**
  Disciplined underwriting 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)
- Independent legal counsel (RQZ Law)
- Side letter flexibility for strategic investors
- Site visit access to active properties

Fund Structure



Why ARCSA?

21%

Target Net Return

Annual cumulative return backed by real assets

90d

Investment Cycles

Short cycles enable continuous compounding

3–4x

Capital Velocity

Your capital works multiple times per year

100%

Asset-Backed

Every investment tied to tangible Florida properties

$1M+

GP Co-Investment

Full alignment — GP invests alongside you

21%

Preferred Return

Clawback protection if target isn't met

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

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Attn: Managing Member

Important Disclosures

This presentation is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy interests in the Fund. A private offering of interests will only be made pursuant to the Fund's subscription documents, which will be furnished only to certain qualified investors on a confidential basis.

An investment in the Fund involves significant risks, including the risk of loss of the entire investment. Target returns are based on the General Partner's estimates and assumptions and are not guarantees of future performance. Past performance is not indicative of future results.

This presentation contains forward-looking statements that are inherently subject to risks and uncertainties. Actual results may differ materially from the projections expressed herein. Any financial information is strictly hypothetical and included for illustrative purposes only.

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Questions and requests for additional information should be directed to:
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