

ARCSA CAPITAL INVESTMENTS

5 Questions to Ask Any Private Real Estate Fund Before You Wire Capital

A short, plain-language checklist for accredited investors. No promises, no jargon. Only the questions that matter before you commit.

INVESTOR GUIDE

MIAMI, FLORIDA



BEFORE YOU BEGIN

Most mistakes in private funds are made before the check is sent.

A private fund can look excellent on paper and still leave you without a clear way out, without cash in hand, or with a request for more capital you did not expect.

The answers are almost always written in the offering documents. This guide gives you five questions that bring those clauses to the surface. Use them with any fund, ours included. If an answer is vague, treat that as an answer too.

1 When can I leave?

2 Does the fund borrow, and who can change the terms?

3 Can the sponsor ask me for more capital?

4 Is the gain paid in cash, or only valued on paper?

5 Who holds the cash and who checks the numbers?

1

When can I leave?

Real estate is not liquid by nature. What matters is whether the way out is written down, and who decides when it opens.

WHAT TO LOOK FOR

- A stated minimum and maximum term, in years.
- An exit option or redemption window, with the conditions in writing.
- Who has discretion: you, or the sponsor.

WARNING SIGNS

- “We expect to return capital around year five,” with no clause behind it.
- Exit available only if the sponsor agrees at that time.

HOW FUND II ANSWERS

A two-year minimum and an eight-year maximum, stated up front. An exit option opens from year two, under the fund’s written terms.

2

Does the fund borrow, and who can change the terms?

Debt can amplify a result in both directions. What you need to know is whether it exists, how much, and who can alter the rules after you invest.

WHAT TO LOOK FOR

- A clear statement on borrowing at the fund level.
- Limits written into the documents, not only into the presentation.
- A process for amending terms, and whether investors vote.

WARNING SIGNS

- “Conservative leverage,” without a number or a ceiling.
- Terms that the sponsor may change on its own.

HOW FUND II ANSWERS

The offering documents prohibit borrowing at the fund level.

3

Can the sponsor ask me for more capital?

This is the email no investor wants: “We need more capital.” Whether it can ever be sent is a matter of one clause.

WHAT TO LOOK FOR

- The words “capital call” or “additional contributions” in the documents.
- Whether your commitment is fully funded at the start.
- The consequence for investors who decline a call.

WARNING SIGNS

- A commitment larger than the amount you initially wire.
- Penalties for not funding a later request.

HOW FUND II ANSWERS

The terms are written before you invest. Ask for the clause and read it before you decide.

4

Is the gain paid in cash, or only valued on paper?

A report can show a gain that has not been realized. The difference is between what a property is estimated to be worth and what was actually sold.

WHAT TO LOOK FOR

- How many properties were sold, not only how many were appraised.
- Distributions actually paid to investors, with dates.
- Whether results are measured at closing or by internal valuation.

WARNING SIGNS

- Strong performance figures with no list of completed sales.
- Distributions funded by new investor capital.

HOW FUND II ANSWERS

Arcsa buys single-family homes in South Florida, renovates them with its own construction team and sells to end buyers. Results are measured at closing, not on paper. Target distributions are planned annually.

5

Who holds the cash, and who checks the numbers?

Trust is not a control. Independent parties who hold funds and review results are the difference between reporting and verification.

WHAT TO LOOK FOR

- An independent fund administrator.
- An independent auditor, named, with a regular schedule.
- Where investor funds sit before and after they are deployed.

WARNING SIGNS

- The sponsor reports its own results and holds its own cash.
- Audits that are described as “planned” or “in process.”

HOW FUND II ANSWERS

Independent administration and independent audit.

SEE IT DONE

Paper value is a model. A finished renovation is a fact.

Question 4 asks what has actually been built and sold. The best answer is to look at the work itself.



BEFORE · A HOME AS PURCHASED



AFTER · A FINISHED HOME (DIFFERENT PROPERTY)

Arcsa Capital buys single-family homes in South Florida, renovates them with its own construction team and sells them to end buyers. These films follow real renovations from purchase to sale.

Renovation film I

Scan to watch

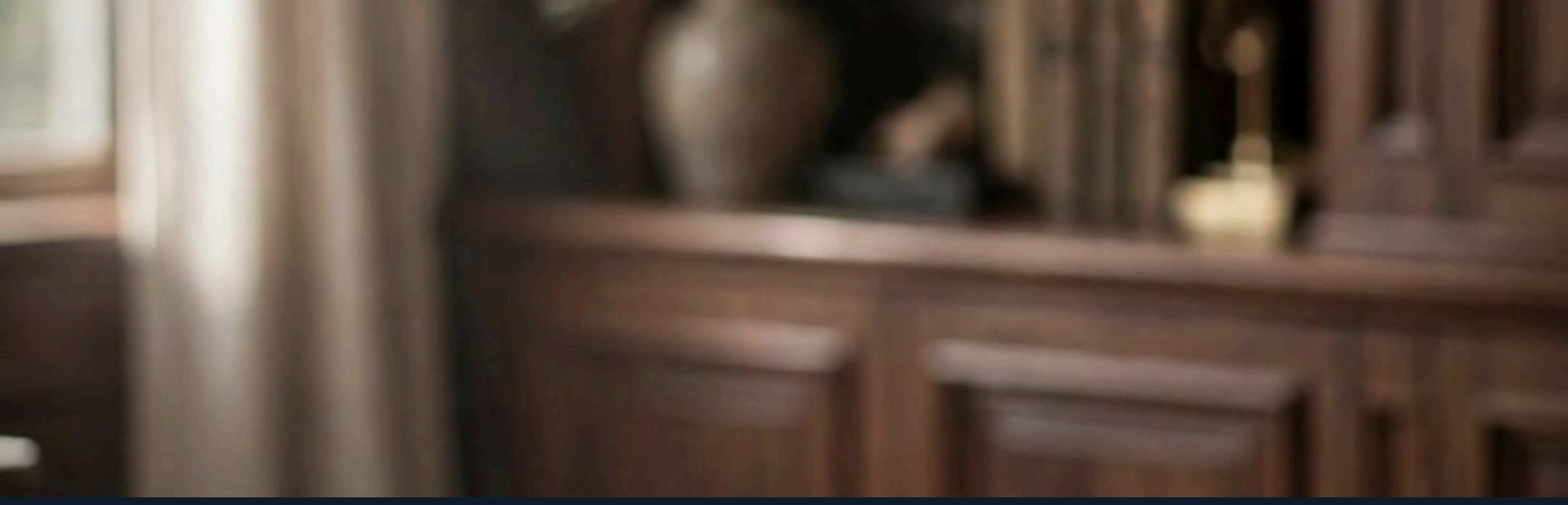
Renovation film II

Scan to watch

Renovation film III

Scan to watch

Images are illustrative. Videos show past projects of Arcsa. They do not represent the results of Fund II or predict future results.



NEXT STEP

Compare the answers, then ask us anything.

If you are an accredited investor considering a private real estate allocation, we are glad to walk you through Fund II against these five questions, with the offering documents in hand. We confirm accredited status through the verification process required for Rule 506(c) offerings before sharing any offering documents.

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BOOK A 20-MINUTE CALL

WHATSAPP ERICK

Prefer a quick first answer? Message Mónica, our virtual assistant (AI), on WhatsApp: +1 (786) 550-3552. Mónica is an automated assistant, not an advisor.

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