ARCSA | CAPITAL

INVESTMENT THESIS · FOR VERIFIED ACCREDITED INVESTORS

Residential Value-Add in South Florida

How the ARCSA platform approaches distressed residential assets in South Florida, and the project cycle that defines the strategy.

Public markets price sentiment. Physical assets price condition. The strategy the Funds pursue is built on the second: acquiring distressed residential property, correcting what is wrong with it and returning it to the market at institutional standard. The Funds seek to generate returns from the correction of a physical asset, not from a forecast about interest rates. Returns are targets, not guarantees.

Focus

Distressed residential value-add · South Florida

A single strategy: single-family residential assets. The Funds invest in real estate and involve risk, including loss of capital.

The project cycle (operating reference)

01 · ENTRY

Off-market sourcing

Single-family assets sourced off-market, where the price reflects the property's condition. Each acquisition is underwritten individually.

02 · WORK

Remodel & stabilization

Renovation scope is defined before acquisition, not after. Duration varies by property.

03 · EXIT

Resale

Time from acquisition to disposition varies by property and market conditions.

04 · REDEPLOY

Reinvestment

Proceeds may be redeployed in new projects, as described in the PPM.

The figures and timelines of a single project are operating references only. They vary by property and market conditions and are not the investor's term, a guarantee or a projection of returns.

Why the entry price matters

Price paid shapes the outcome

The result of a project is largely shaped before any work begins. Assets sourced outside public platforms are not priced by competition, which is where opportunities may arise. This is an objective, not a certainty.

Execution is underwritten up front

Renovation scope is defined before acquisition, because overruns are usually a scoping failure rather than a construction one. Risk management does not eliminate risk.

An example of a single project

2625 NW 10th St, Pompano Beach, FL · 2 bed · 1 bath · 728 sq ft

AT ACQUISITION





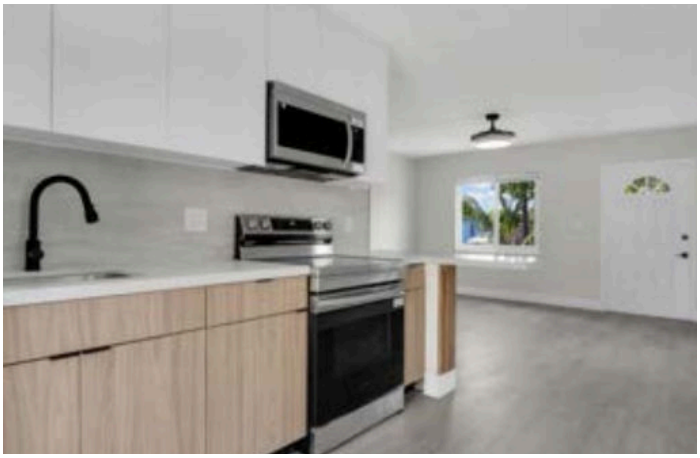


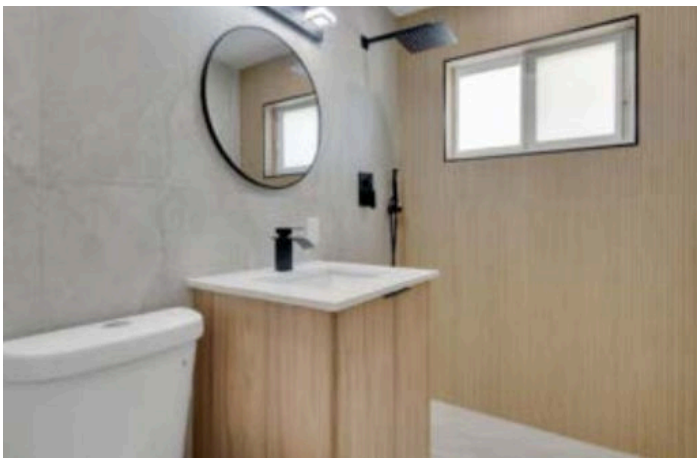
The starting condition

Distressed and vacated. Worn finishes throughout, obsolete kitchen and bath, and an exterior that removes the asset from the financeable market.

AT DISPOSITION







Returned to institutional standard

Rebuilt kitchen with new cabinetry and appliances, upgraded flooring and lighting, redesigned bath and a corrected exterior. Delivered move-in ready and financeable.

This is an example of a single project, shown for informational purposes only. Past results are not indicative of future results. Any figures are unaudited and illustrative. The Funds are new vehicles and have no performance history of their own.

Structure and key terms

Funds	ARCSA Real Estate Fund LP (Delaware) and ARCSA Real Estate Parallel Fund LP (Cayman Islands). Two funds, not one vehicle; their terms are set out in the PPM.
General Partner	ARCSA Capital GP LLC
Investment Manager	ARCSA Capital Management LLC (Florida)
Minimum investment	USD 500,000, as set out in the PPM.
Term	7 years from the initial closing, extendable by 1 year at the General Partner's discretion. Limited partners may not withdraw capital; any limited redemption rights are set out in the partnership agreements.
Fees and economics	2% management fee. Carried interest, expenses and other fees are described in the PPM.
Offering framework	Private offering under the Rule 506(c) exemption of Regulation D. An exemption is not a registration, approval or endorsement by any authority.
Eligibility	Verified accredited investors only. Accreditation is verified with documents; self-certification is not accepted.
Experience	The founder, Carlos Calderón, and the ARCSA platform have experience since 1998. The Funds are new vehicles with no performance history of their own.
Service providers	The fund administrator and auditor are identified in the offering documents.

Request the Private Placement Memorandum

For terms, fees and risk factors, see the PPM. It is provided only to verified accredited investors.

IMPORTANT DISCLOSURE

ARCSA Capital Investments offers private real estate funds, for verified accredited investors only. This is not an offer to sell securities or a solicitation of an offer to buy them. Any offer is made only through the Private Placement Memorandum (PPM) and the subscription documents. Nothing in this document is investment, legal or tax advice, or an endorsement or recommendation.

Target returns are not guaranteed. Investing involves risk, including illiquidity, market and valuation risk, execution and construction risk, concentration risk and loss of capital. Tax effects depend on each investor. See the PPM for terms, fees and risk factors.

Photographs show a single project and are for informational purposes only. Past results are not indicative of future results. Project timelines are operating references that vary by property and market conditions. Hypothetical or illustrative information does not represent actual results.