

ARCSA | CAPITAL
INVESTMENTS

INVESTMENT THESIS

Prime Residential Value-Add

High-value residential real estate in Florida, with a method, an in-house team and verifiable controls. For wealth managers, family offices and placement agents.

SUMMARY

The thesis on one page

For more than ten years, Arcsa Capital Investments has run a high-value residential real estate strategy in Florida, designed so the advisor keeps the relationship with the client and the fund executes the operation.

THESIS

High-value prime residences in Florida: bought with documentation verified by a third party, increased in value by an in-house team, with capital rotating to the next property in average cycles of 120 to 180 days.

Who it is for. Wealth managers, family offices and capital placement agents who serve accredited investors.

What it solves. Exposure to a specialized U.S. real estate strategy without taking on the operation of the assets. You keep the relationship with your investors; Arcsa provides the specialization and the real estate execution.

Where. All of Florida. Miami concentrates the market, regulation and structure.

What sets it apart. It is not the usual fix and flip, with USD 200 to 500 thousand houses, independent investors and no structure. Here there is a method, an in-house team, controls and higher-value residences.





Illustrative images.

PROCESS

How it works: four stages

Every property goes through the same process, and capital moves to the next one when the previous one sells.

1 **Analysis and acquisition.** Before buying, the entry price, renovation cost, potential sale value and execution risks are evaluated through financial, technical and commercial analysis. Construction cost and sale price are validated before acquiring.

2 **Verified closing.** Every purchase is formalized with escrow and title company agents: an independent company that does not release the funds until the documentation is complete. The fund keeps the titles.

3 **Transformation.** An in-house renovation team coordinates the work to raise the value of the property.

4 **Sale and rotation.** The property is marketed on an average cycle of 120 to 180 days, subject to each project's conditions, and the capital moves to the next one. The fund manages several properties at the same time, with oversight and control processes.





Illustrative images: before and after a renovation.

DUE DILIGENCE

Your client's five questions

An informed client will ask you these five questions. The answers are written in the offering documents; they do not depend on a presentation.

YOUR CLIENT'S QUESTION	HOW ARCSA CAPITAL FUND II ANSWERS
When can I exit?	A minimum term of 2 years and a maximum of 8, set from the start. Exit option from year 2, under the fund's written terms.
Does the fund borrow?	The offering documents prohibit fund-level debt.
Can they ask my client for more capital?	The terms are written before investing. Ask for the clause and read it before deciding.
Is the gain paid in cash, or only on paper?	Results are measured at the close of each sale, not by internal valuation. Target distributions are annual, and the investor can receive them or reinvest them.
Who holds the cash and who checks the numbers?	Independent administration, audit and bank custody. Each investor sees a personal account: amount invested, movements and returns.

CONTROLS AND GOVERNANCE

These controls can be verified during due diligence.

- Documentation for every purchase verified by an independent third party (escrow and title).
- Property titles remain with the fund.
- Every transaction is audited.
- Independent administrator, auditor and attorneys.
- No fund-level debt.
- Insured properties.
- Oversight and control of the assets running in parallel.

TERMS

Fund structure and terms

ITEM	DETAIL
Vehicle	Arcsa Capital Fund II, an offshore fund with a Cayman Islands structure
Strategy	Prime Residential Value-Add: high-value residences in Florida, from USD 1 million
Eligibility	Verified accredited investors (Reg D 506(c))
Approximate ticket	USD 500 thousand
Dedicated fund	From USD 20 million
Term	2 to 8 years; exit possible from year 2
Target return	21% net annual, after fees and taxes, distributed each year (target, not guaranteed)
Cycle per property	Average of 120 to 180 days
Track record	Model with more than 10 years; team with 28 years of experience
Independent providers	Administrator, auditor and attorneys

As an offshore fund, the Cayman Islands structure is designed for investors outside the United States. Every tax situation is different: consult your tax advisor. This document is not tax advice.

COLLABORATION

How we work with advisors and placement agents

You keep the relationship with your investors. We provide the specialization and the real estate execution.

1. **Registration** through the link, and receipt of this thesis and the structure summary.
2. **20-minute call** with our team to review whether the strategy fits your clients' mandate.
3. **Example of a real property**, from purchase to sale, during the call.
4. **Accreditation verification** of the investor (Reg D 506(c)).
5. **Due diligence package and offering documents**, once accreditation is verified.

Collaboration terms for advisors and placement agents are available on request, subject to legal review.

EVIDENCE

Real properties, from purchase to sale

Three films follow real Arcsa renovations, from purchase to sale:

Renovation I

Renovation II

Renovation III

The videos show past Arcsa projects. They do not represent Fund II results or predict future results.

NEXT STEP

Schedule a 20-minute call

Schedule a 20-minute call to review the strategy against these five questions. Once accreditation is verified (Rule 506(c)), we review it with the offering documents in hand.

Schedule the 20-minute call

Erick Calderón · Arcsa Capital Investments · Miami, Florida

Call and WhatsApp: +1 (305) 487-2977 · erick.calderon@arcsacapital.com

Mónica, virtual assistant (AI), on WhatsApp: +1 (786) 550-3552. She is an automated assistant, not an advisor.

CONSIDERATIONS

Considerations and legal notices

Every real estate investment depends on conditions that no fund fully controls.

— **Market:** prices and demand for residences can vary.

— **Construction:** renovation costs and timelines can change.

— **Sale:** the average cycle is 120 to 180 days and some projects may take longer.

— **Liquidity:** the fund's term is 2 to 8 years.

— **Return:** the 21% net annual figure is a target and is not guaranteed.

The full factors are set out in the offering documents.

Target return not guaranteed. This is not an offer to sell securities. Verified accredited investors only (Reg D 506(c)). Informational document: not investment, legal or tax advice. Cycles are averages, the return is a target, and neither guarantees future results.