

PLANNED MIXED-USE

ALL-EQUITY STRUCTURE

Reserva Del Sol

Residential lots. Commercial sites.
One land-development strategy.

4 MILE & CONWAY AVENUE / HIDALGO COUNTY, TEXAS



CONCEPTUAL RENDERING / NOT AN APPROVED SITE PLAN

\$4.3M

Illustrative full LP funding

55% / 45%

LP / Capital Advisors profit split

24 months

Target investment period

63 + 4

Residential lots + commercial sites

The opportunity. The key terms.

A planned 18.09-acre land-development program with two finished-site sales components.

DEAL OVERVIEW	RESERVA DEL SOL
Where	4 Mile & Conway Avenue, Hidalgo County, Texas; 600+ feet of Conway frontage.
What	63 residential lots on 13.69 acres and four commercial sites on 4.40 acres.
Business plan	Acquire land, complete horizontal improvements, then sell finished lots and sites.
When	Target investment period: 24 months. Construction funding not applicable until January 2027.
Capital	Illustrative full LP funding of \$4.3M; no project-level construction debt contemplated.
Distributions	Return contributed LP capital first; then allocate profit 55% to LPs and 45% to Capital Advisors.

\$4,284,420

Modeled project cost

33.92%

Conservative base-case LP ROI

43.87%

Target potential LP ROI

ROI is cumulative over the targeted 24 months, not annual. Potential results are before additional fees, taxes and unmodeled deductions.

The mixed-use vision. Seen as one place.

The supplied concept imagery illustrates the setting; the modeled investment is in land and infrastructure.



UNDERWRITTEN PROGRAM

63 + 4

63 finished residential lots and four commercial sites.

Buildings, landscaping and activity are illustrative.

Vertical construction revenue and operating income are excluded from projected returns.

Concept imagery is not a representation of final design, approved entitlements or completed work.

18.09 acres. Two paths to value.

Residential lot sales and commercial site sales are separately identified in the source underwriting.

ACREAGE ALLOCATION / NOT A PARCEL MAP OR APPROVED PLAT

13.69 acres / 75.7% residential

4.40 acres / 24.3%

RESIDENTIAL

63 finished lots

Base: \$72,000 per lot.
Sponsor-reported appraisal benchmark: \$78,000.

COMMERCIAL FRONTAGE

4 finished sites

600+ feet of Conway Avenue frontage.
Base: \$600,000 per site; target: \$700,000.

Source infrastructure context: planned six-lane widening between Mile 3 and Mile 5, with a cited 2030-2033 timetable. Not presented as a completed improvement.

A defined project-level economic structure.

Capital is returned before the project-level profit split, subject to available distributable cash.

INVESTMENT TERM	SOURCE-BASED OUTLINE
Illustrative equity funding	\$4,300,000 for the full LP capital pool.
Project debt	\$0 contemplated project-level construction debt; 100% equity capitalization.
Identified phase allocations	\$1.3M acquisition; \$2.9M Phase 2 construction, not applicable until January 2027.
Target investment horizon	24 months; actual contribution dates, distributions and completion timing may differ.
Capital priority	Return contributed LP capital first, subject to available distributable cash.
Profit allocation	55% of remaining distributable profit to the LP pool; 45% to Capital Advisors.
LP allocation method	Pro rata within the \$4.3M LP capital pool in the investor illustrations.
Potential cumulative LP ROI	33.92% base case / 38.75% appraisal-only / 43.87% target outcome. Not annual rates.
Minimum, admission & final terms	Not specified in the source deck; applicable Fund or SPV documents govern.

No fixed preferred return, net IRR, formal A/B/C class structure or guaranteed repayment is established by this summary.

Basis: supplied Reserva Del Sol deck (Sept. 25, 2026), pp. 3-5, 9-11, 13, 15. Illustrative; capital and returns are not guaranteed.

The capital stack. Entirely equity-funded.

The existing model is preserved; the phase amounts and the model balance are separately disclosed.

ILLUSTRATIVE CAPITAL SOURCES

\$4.3M

LP equity capital

Project construction debt

\$0

No project lender is ahead of investors under the contemplated capital structure.

PROJECT USES / FUNDING BRIDGE	AMOUNT
Land acquisition	\$1,300,000
Phase 2 construction	\$2,900,000
Modeled-cost balance not allocated by phase	\$84,420
Total modeled project cost	\$4,284,420
Cash above modeled costs; assumed unspent	\$15,580
Total illustrated funding / uses	\$4,300,000

Construction funding is not applicable until January 2027.

The \$84,420 is an unexplained model balance, not a newly assigned expense. The \$15,580 is assumed returned within original capital, not profit.

Capital in two phases. One 24-month target.

The source separately identifies acquisition capital and Phase 2 construction capital.

\$1.3M

Phase 1 / land acquisition

Acquisition of the planned 18.09-acre development site.

\$2.9M

Phase 2 / construction

Construction funding is not applicable until January 2027.

01 **Acquire the land**

02 **Complete horizontal work**

03 **Sell finished lots and sites**

Identified phase allocations total \$4.2M. They do not establish dated capital calls or a per-phase distribution schedule; the overall target remains 24 months.

Modeled project cost. Full LP funding.

Residential and commercial cost allocations remain unchanged from the supplied project model.

EXISTING MODELED PROJECT COST

\$4,284,420

Land acquisition + horizontal development

15% construction contingency is already embedded in the existing model. It is not added again.

COST / CAPITAL BRIDGE	AMOUNT
Residential modeled cost	\$3,255,363
Commercial modeled cost	\$1,029,057
Total modeled project cost	\$4,284,420
Illustrative full LP funding	\$4,300,000
Funding above modeled costs	\$15,580

The \$15,580 has no specified use. For the illustration only, it remains unspent and is returned as original LP capital.

The \$84,420 difference between the \$4.2M phase allocations and the \$4,284,420 cost model has not been itemized. Additional spending reduces results.

Two participation routes. One project overview.

Investors may seek exposure through High Growth Fund I or a project-specific special purpose vehicle.

FUND PARTICIPATION

Capital Advisors High Growth Fund I

Exposure through the Fund, subject to its allocation decisions and governing terms.

PPM / operating agreement
Subscription documents
Applicable fees and distribution waterfall

PROJECT-SPECIFIC PARTICIPATION

Reserva Del Sol project-specific SPV

Participation through a special purpose vehicle formed specifically for this project.

SPV operating agreement
Subscription documents
Project-specific economics

Project-level 55% / 45% economics do not replace the applicable Fund or SPV fee, allocation and distribution terms.

LP capital. Capital Advisors participation.

The project economics allocate capital and profit between the LP investor pool and Capital Advisors.

ECONOMIC PARTICIPANT	CAPITAL / DISTRIBUTION PRIORITY	PROFIT PARTICIPATION
LP investors	Contributed LP capital is returned first, subject to available distributable cash.	55% of remaining distributable profit, allocated pro rata within the LP capital pool.
Capital Advisors	Profit participation follows the return of contributed LP capital.	45% of remaining distributable profit under the project-level economics.
Vehicle-level terms	The Fund or project SPV documents govern admission, allocations, fees and distributions.	Investor-level outcomes can differ after applicable vehicle fees, terms and deductions.

Not specified in the source: formal class designations, fixed preferred returns, sponsor cash co-investment, voting rights or investor liability terms.

Investor capital first. Then split the profit.

Conservative base-case illustration for the full \$4.3M LP capital pool.

Illustrative available cash

\$6,936,000 sellout + \$15,580 unspent cash = \$6,951,580

01 Return contributed LP capital

\$4,300,000

02 Allocate the remaining \$2,651,580 of modeled profit

55% TO LP INVESTORS

\$1,458,369

45% TO CAPITAL ADVISORS

\$1,193,211

LP total proceeds: \$5,758,369, including original capital. No separate fixed 38% payment is modeled before or in addition to this split.

Sponsor participation and fee disclosures.

The source deck establishes a profit split but does not provide a complete project, Fund or SPV fee schedule.

COMPENSATION / COST CATEGORY	RESERVA DISCLOSURE
Capital Advisors profit participation	45% of remaining distributable profit after contributed LP capital is returned.
Acquisition fee / commission	No separate fee rate or amount is specified in the supplied Reserva deck.
Construction / development management fee	No separate fee rate or amount is specified in the supplied Reserva deck.
Asset management / administration / Fund or SPV fees	Applicable documents govern; rates and amounts are not supplied in this project deck.
Sale commissions / transaction and closing costs	No separate schedule is supplied; no assumption of zero costs is made.
Project financing / loan guarantee fees	No project debt is contemplated. No separate loan or guarantee fee term is supplied.

Potential investor returns are before additional Fund/SPV fees, taxes and unmodeled deductions.

One project cost. Three sellout cases.

Life-of-project land and infrastructure economics; no rental, vertical-construction or operating-income projections are included.

PROJECT ANALYSIS	CONSERVATIVE BASE	APPRAISAL-ONLY	TARGET OUTCOME
Residential price per lot	\$72,000	\$78,000	\$78,000
Commercial price per site	\$600,000	\$600,000	\$700,000
Residential sales / 63 lots	\$4,536,000	\$4,914,000	\$4,914,000
Commercial sales / 4 sites	\$2,400,000	\$2,400,000	\$2,800,000
Total projected gross sellout	\$6,936,000	\$7,314,000	\$7,714,000
Residential modeled cost	\$3,255,363	\$3,255,363	\$3,255,363
Commercial modeled cost	\$1,029,057	\$1,029,057	\$1,029,057
Total modeled project cost	\$4,284,420	\$4,284,420	\$4,284,420
Projected gross project profit	\$2,651,580	\$3,029,580	\$3,429,580

The \$78,000 residential benchmark is sponsor-reported; the appraisal report was not supplied. \$700,000 per commercial site is a sponsor sale target.

Conservative base case. \$72,000 per residential lot.

63 residential lots at \$72,000, plus four commercial sites at \$600,000 each.

PROJECTED GROSS SELLOUT

\$6,936,000

MODELED PROJECT COST

\$4,284,420

POTENTIAL GROSS PROJECT PROFIT

\$2,651,580

PROJECT COMPONENT	GROSS SELLOUT	MODELED COST	GROSS PROFIT
Residential / 63 finished lots	\$4,536,000	\$3,255,363	\$1,280,637
Commercial / 4 finished sites	\$2,400,000	\$1,029,057	\$1,370,943

LP PROFIT / 55%

\$1,458,369

LP TOTAL PROCEEDS

\$5,758,369

POTENTIAL LP ROI

33.92%

CAPITAL ADVISORS / 45%

\$1,193,211

LP total proceeds include \$4.3M returned capital. The \$15,580 above modeled costs is assumed unspent; additional costs reduce actual results.

Appraisal-only case. \$78,000 per residential lot.

Only residential pricing changes; commercial sites remain at \$600,000 each and modeled cost is unchanged.

PROJECTED GROSS SELLOUT

\$7,314,000

MODELED PROJECT COST

\$4,284,420

POTENTIAL GROSS PROJECT PROFIT

\$3,029,580

PROJECT COMPONENT	GROSS SELLOUT	MODELED COST	GROSS PROFIT
Residential / 63 finished lots	\$4,914,000	\$3,255,363	\$1,658,637
Commercial / 4 finished sites	\$2,400,000	\$1,029,057	\$1,370,943

LP PROFIT / 55%

\$1,666,269

LP TOTAL PROCEEDS

\$5,966,269

POTENTIAL LP ROI

38.75%

CAPITAL ADVISORS / 45%

\$1,363,311

LP total proceeds include \$4.3M returned capital. The \$15,580 above modeled costs is assumed unspent; additional costs reduce actual results.

Target outcome. \$700,000 per commercial site.

63 residential lots at \$78,000 plus four commercial sites at the sponsor's \$700,000 sale target.

PROJECTED GROSS SELLOUT

\$7,714,000

MODELED PROJECT COST

\$4,284,420

POTENTIAL GROSS PROJECT PROFIT

\$3,429,580

PROJECT COMPONENT	GROSS SELLOUT	MODELED COST	GROSS PROFIT
Residential / 63 finished lots	\$4,914,000	\$3,255,363	\$1,658,637
Commercial / 4 finished sites	\$2,800,000	\$1,029,057	\$1,770,943

LP PROFIT / 55%

\$1,886,269

LP TOTAL PROCEEDS

\$6,186,269

POTENTIAL LP ROI

43.87%

CAPITAL ADVISORS / 45%

\$1,543,311

Target ROI is cumulative over 24 months, not annual. The commercial sale target is not an appraisal. Proceeds include returned capital.

Fund the full \$4.3M. Participate in the full LP allocation.

One LP supplies the entire modeled capital pool and receives its full 55% share of project profit.

FULL-FUNDING ECONOMICS	CONSERVATIVE BASE	APPRAISAL-ONLY	TARGET OUTCOME
LP capital contributed	\$4,300,000	\$4,300,000	\$4,300,000
LP profit allocation / 55%	\$1,458,369	\$1,666,269	\$1,886,269
Capital Advisors profit / 45%	\$1,193,211	\$1,363,311	\$1,543,311
LP original capital returned	\$4,300,000	\$4,300,000	\$4,300,000
LP total proceeds / capital + profit	\$5,758,369	\$5,966,269	\$6,186,269
Potential cumulative LP ROI	33.92%	38.75%	43.87%
Illustrative equity multiple	1.34x	1.39x	1.44x

\$427,900

Additional LP profit in the target case versus base, including \$220,000 from the higher commercial sale target.

Equity multiple = total LP proceeds / contributed LP capital. Not an annual rate; all scenarios remain before unmodeled fees, taxes and deductions.

Your investment. Potential proceeds by case.

Each example receives its pro rata share of the 55% LP allocation within the full \$4.3M LP capital pool.

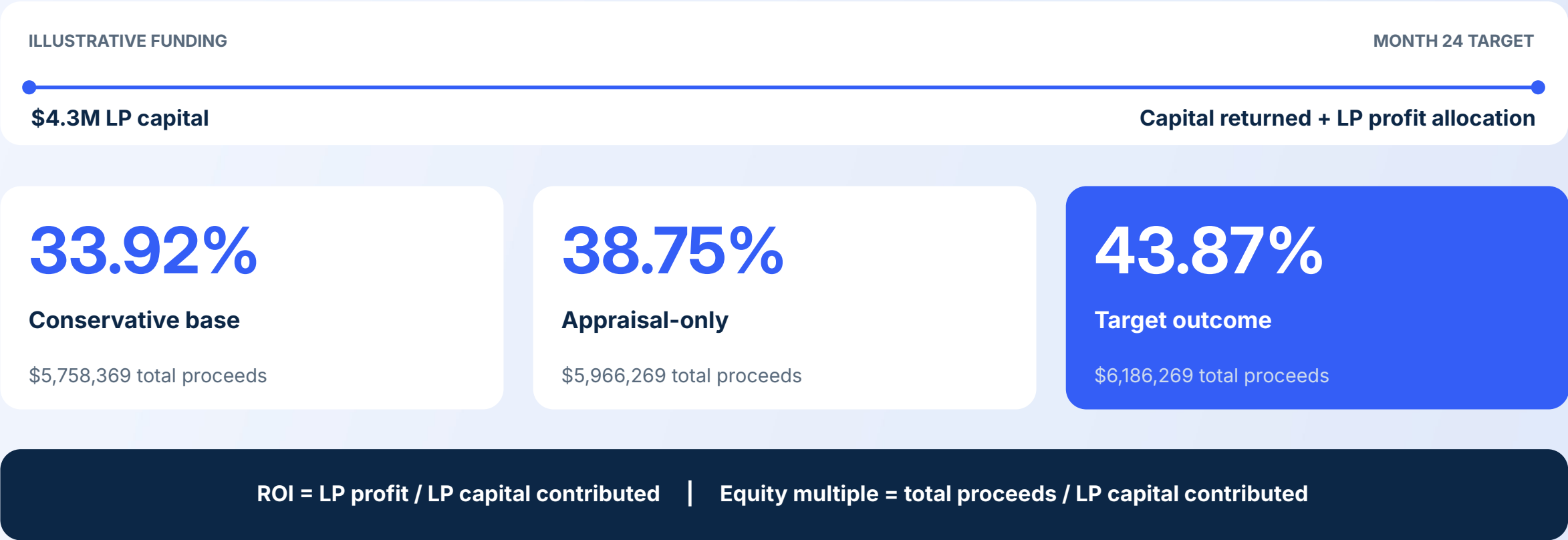
CAPITAL INVESTED	CONSERVATIVE BASE Potential ROI: 33.92%		APPRAISAL-ONLY Potential ROI: 38.75%		TARGET OUTCOME Potential ROI: 43.87%	
	LP PROFIT	TOTAL PROCEEDS	LP PROFIT	TOTAL PROCEEDS	LP PROFIT	TOTAL PROCEEDS
\$100,000	\$33,916	\$133,916	\$38,750	\$138,750	\$43,867	\$143,867
\$250,000	\$84,789	\$334,789	\$96,876	\$346,876	\$109,667	\$359,667
\$500,000	\$169,578	\$669,578	\$193,752	\$693,752	\$219,334	\$719,334
\$1,000,000	\$339,156	\$1,339,156	\$387,504	\$1,387,504	\$438,667	\$1,438,667
\$4,300,000	\$1,458,369	\$5,758,369	\$1,666,269	\$5,966,269	\$1,886,269	\$6,186,269

Total proceeds include original capital.

Rounded to the nearest dollar using unrounded ROI. These examples are not minimum commitments; returns are before additional fees, taxes and deductions.

A 24-month target. ROI is not annual yield.

The supplied deck shows cumulative project participation returns, not a dated net-IRR cash-flow schedule.



A net IRR is not calculated because dated contributions, distributions and all investor-level fees are not supplied. Actual timing may differ.

A higher benchmark. A lower base-case price.

The sponsor reports a \$78,000 per-residential-lot appraisal; conservative underwriting remains \$72,000.



VALUATION COMPARISON	CONSERVATIVE BASE	APPRAISAL-ONLY
63 residential lots	\$4,536,000	\$4,914,000
4 commercial sites / unchanged	\$2,400,000	\$2,400,000
Total projected gross sellout	\$6,936,000	\$7,314,000

\$378,000 additional gross sellout / \$6,000 per lot / Base is 7.7% below the benchmark

Underlying appraisal report not supplied for review. Finished-lot sellout is not an as-is bulk appraisal. This comparison does not change commercial pricing.

63 finished residential lots. Land-stage value creation.

The residential model excludes homebuilding revenue and preserves its original cost allocation.

63

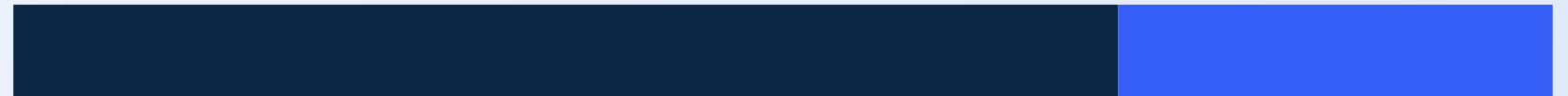
Finished residential lots

13.69 acres

Finished-lot sales only.
No homebuilding revenue.

63 lots x \$72,000 = \$4,536,000

CONSERVATIVE BASE-CASE SELLOUT



\$3,255,363

Modeled residential cost

\$1,280,637

Base-case gross project profit

At the sponsor-reported \$78,000 benchmark: \$4,914,000 residential sellout and \$1,658,637 gross residential profit.

Four commercial sites. Base and target values.

Finished-site sales only; the model does not rely on stabilized retail income or vertical-construction revenue.



\$600,000

Base price per site

\$2.4M total / four sites

\$700,000

Target price per site

\$2.8M total / four sites

EXISTING COMMERCIAL COST ALLOCATION

\$1,029,057

BASE GROSS PROFIT

\$1,370,943

TARGET GROSS PROFIT

\$1,770,943

4.40 acres / 600+ feet of Conway frontage. The \$700,000 commercial price is a sponsor sale target, not an appraisal.

Acquire. Develop. Monetize finished sites.

The business plan realizes value at the land and infrastructure stage.

01

Acquire the land

Acquire the planned 18.09-acre development site.

02

Complete horizontal work

Deliver infrastructure for finished residential lots and commercial sites.

03

Sell finished lots and sites

Realize proceeds from 63 residential lot sales and four commercial site sales.

APPROVALS

Dated entitlement and permit status remain diligence items.

COST CONTROL

15% construction contingency is embedded in the model.

SALES & TIMING

Pricing, closing pace and execution affect actual distributions.

All-equity capitalization does not remove construction, sales, timing or capital-loss risk. Capital return and investment performance are not guaranteed.

An experienced platform. Local execution.

Capital formation, operating oversight and specialist engineering relationships.

ENGINEERING PRINCIPALS

\$3B+
**Combined
project
experience**

Sponsor-reported experience across current and prior roles. Not Capital Advisors contract value or Fund I performance.

JB

Joshua Brown

Founder / Managing Partner

Strategy + capital formation

AL

Alex Lopez

Chief Operating Officer

Operations + execution

GG

Gabriel Gonzalez

Chief Investment Officer

Underwriting + deployment

MV

Mario Varela

Head of Development

Planning + project oversight

JG

Jacob Garza, P.E.

Principal Engineer

Technical authority + QA/QC

RH

**Rogelio Hernandez,
P.E.**

Principal Engineer

Delivery + constructability

Platform team shown as described in the source deck. Project-specific assignments follow the applicable engagements.

Basis: supplied Reserva Del Sol deck (Sept. 25, 2026), p. 22. Illustrative; capital and returns are not guaranteed.

Investment documents. Terms for final review.

The supplied deck is a project overview. The following details remain unspecified or identified for diligence.

FEES & PROFIT DEFINITION

Confirm the complete project, Fund and SPV fee schedules and the definition of distributable profit.

ADMISSION & MINIMUMS

Confirm the legal participation vehicle, investor eligibility, acceptance process and minimum commitment.

CAPITAL-CALL TIMING

Confirm initial funding, later calls, notice provisions and any obligation to provide additional capital.

DISTRIBUTION MECHANICS

Confirm cash reserves, distribution timing, the capital-first priority and application of the 55% / 45% split.

FORMAL RIGHTS & CLASSES

Formal class designations, voting, transfer rights, guarantees and investor liability terms are not specified here.

PROJECT DILIGENCE

Review dated approvals, the underlying appraisal and the budget detail supporting the unallocated model balance.

Final terms follow the applicable Fund or SPV documents. Unspecified provisions are not assumed in the investor illustrations.

Read the projections with their assumptions.

Economic assumptions are preserved from the supplied September 25, 2026 deck; this is not a new underwriting model.

ASSUMPTION / DISCLOSURE	SOURCE BASIS
Budget basis	\$4,284,420 modeled cost is retained. The \$1.3M acquisition and \$2.9M construction phases leave \$84,420 of model cost not allocated by phase.
Full-funding assumption	\$4.3M is assumed contributed. The \$15,580 above modeled cost stays unspent and is returned within original capital, not profit.
Valuation and sale targets	\$78,000 per residential lot is a sponsor-reported appraisal benchmark; the report was not supplied. \$700,000 per commercial site is a sale target, not an appraisal.
Return scope	ROI is cumulative, not annual. Total proceeds include capital. Additional fees, taxes, expenses and other deductions reduce actual investor proceeds.
Timing and project scope	24 months is a target. Construction funding is not applicable until January 2027. Vertical revenue and operating income are excluded; renderings are conceptual.
Risk and governing documents	All-equity funding does not eliminate execution or loss risk. Capital and returns are not guaranteed; applicable definitive Fund or SPV documents govern.

Acquire the land. Deliver the infrastructure. Sell finished lots and sites.

A mixed-use land strategy with investor capital returned first and a defined project-level profit split.

\$4.3M

Full LP funding

55% / 45%

LP / Capital Advisors profit split

24 months

Target investment period



CONCEPTUAL COMMERCIAL RENDERING

[REQUEST THE RESERVA DEL SOL DILIGENCE PACKAGE](#)

Joshua Brown

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Access the Deal Room. Review the details.

Review opportunity materials and request the applicable investment and diligence documents.

01 Review project opportunities
See project summaries, visuals and source terms.

02 Request diligence materials
Review documents before evaluating a commitment.

03 Discuss the participation route
Confirm Fund or project-specific SPV requirements.

[OPEN THE DEAL ROOM](#)

SCAN TO ACCESS THE DEAL ROOM



Joshua Brown / JBrown@CapitalAdvisorsTX.com / (956) 240-3954

The QR code and hyperlink retain the investor-portal destination embedded in the source deck.

Basis: supplied Reserva Del Sol deck (Sept. 25, 2026), p. 24. Illustrative; capital and returns are not guaranteed.