

FIVE-MINUTE INVESTOR OVERVIEW

Capital Advisors High Growth Fund I

South Texas real estate.
An integrated development platform.

Residential

Multifamily

Mixed-use

THE OFFERING

\$46.5M

Membership Units + Secured Notes

18–19%

Target equity IRR

2.20X

Target equity multiple

The fund. At a glance.

Pooled exposure to residential, multifamily and mixed-use real estate in South Texas.

 **\$46.5M**

Maximum offering

Combined equity and Note capital

 **\$250K**

Minimum investment

Per investor; Manager discretion

 **18–19%**

Target equity IRR

Five-year sponsor target

 **2.20X**

Target equity multiple

Total proceeds include returned capital

 **10%**

Annual preferred return

Cumulative; non-compounded

 **~5 years**

Fund horizon

Final closing + up to two 1-year extensions

RULE 506(c) / VERIFIED ACCREDITED INVESTORS / MEMBERSHIP UNITS OR SECURED NOTES

Why South Texas? **Local advantage.**

Our thesis: combine local sourcing with disciplined development and long-term ownership.



01

Acquisition basis

Local land access and underwriting can create entry opportunities before the development work begins.



02

Demand-led development

Phase residential and commercial construction around builder demand, sales absorption and leasing.



03

Multiple value drivers

Seek value through entitlements, infrastructure, construction, asset stabilization and capital recycling.

One region. Multiple ways to create value.

RIO GRANDE VALLEY / TEXAS

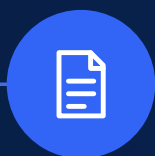
One platform. From land to long-term value.

Integrated oversight across the development cycle, with specialist engineering support.



Acquire

Land + assets



Entitle

Plans + approvals



Develop

Roads + utilities



Build

Selective vertical



Monetize

Sales + stabilization



Recycle

Next opportunities

CAPITAL ADVISORS

Investment + asset oversight

MERIDIAN

Development + construction

ENGINEERING COLLABORATORS

Technical design + delivery support

Development-stage debt is intended to be limited, not prohibited. Fund Notes and Manager-authorized leverage remain permitted.

A track record. Built through execution.

Reported history across residential, multifamily and development investments.



\$10M+

**Paid to debt + equity
partners since 2019**

Residential and
multifamily projects



\$22.0M

**Current held
assets**

Reported gross value
of active holdings



\$27.8M

**Cumulative historical
asset value**

Sold + held values
across the track record



\$10.5M

**Total equity / profit
generated since
inception**

Realized + held-asset figures
Third-party verification reported*

Payouts include debt repayments and equity distributions. Held-asset equity is not realized cash profit.

*Third-party verification is stated by the sponsor; the verification report was not supplied. See the source notes.

Local operators. Engineering depth.

Investment leadership, development oversight and specialist engineering relationships.

ENGINEERING COLLABORATORS

\$3B+

Combined project experience

Sponsor-reported experience of the engineering principals across current and prior roles.

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

Three projects. Distinct execution stages.

An operating sponsor asset and two development opportunities—not three completed Fund exits.



OPERATING SPONSOR ASSET

Value-add multifamily

Royal Oaks

81

apartments
McAllen, Texas

\$3.7M

Acquisition

\$5.0M

Target refinance

\$8.0M appraised value stated in sponsor materials.



DEVELOPMENT OPPORTUNITY

Residential lot development

Moras de Mayo

50

planned
residential lots

\$1.55M

Project raise target

Infrastructure → builder sales → lot monetization



PLANNED MIXED-USE

18.09 acres / 4 Mile & Conway

Reserva Del Sol

63 + 4

Residential lots + commercial sites

\$4.28M

Project investment

\$6.94M

Projected sellout

Finished lots/sites only; vertical revenue excluded.

Scale through phased deployment.

Ten identified opportunities in the sponsor's five-year planning model.

MODELED DEVELOPMENT VALUE

\$202.4M

Residential + mixed-use
2027–2031 planning horizon

Not current holdings, NAV
or committed land inventory.

\$46.5M

Modeled
investment basis

\$101M

Projected investor
proceeds incl. capital

2027

2028

2029

2030

2031

Phase 1 • 4 projects

Phase 2 • 6 projects

\$13.935M modeled basis

\$32.561M modeled basis

PLANNED USE OF CAPITAL

Land

Infrastructure

Selective construction

Working capital

Reserves

Offering costs

Two ways to participate.

Invest in either or both formats, subject to eligibility and Manager acceptance.



Membership Units

EQUITY OWNERSHIP

- ✓ Return of unreturned capital
- ✓ 10% annual cumulative, non-compounded preference
- ✓ 80% Managers / 20% Members residual split

After senior obligations and Fund expenses.
60-month lockup; 12-month redemption notice; liquidity and discretion apply.



Secured Notes

LENDER PARTICIPATION

- ✓ Rate + term set by the applicable Note Schedule
- ✓ Blanket security; subject to senior lenders
- ✓ Principal + accrued interest generally at maturity

Notes rank equally with other Notes. No equity ownership.
Collateral does not guarantee repayment.

2% annual management fee on Stated Value of Fund investments, paid monthly. Additional documented Fund / affiliate fees may apply.

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