FREE INVESTOR GUIDE

Grow your capital. Not your workload.

Passive investing through a
real estate development platform.

Capital Advisors High Growth Fund I
South Texas residential, multifamily & mixed-use real estate

HIGH GROWTH FUND I

18–19%

Target equity IRR

An annualized target, not a guaranteed payout.

~5 years

Fund horizon*

2.20X

Target equity multiple

Understand the strategy. Evaluate the structure.
Make an informed decision.

Targets are speculative and not guaranteed. Capital can be lost.
*From final closing, plus up to two one-year extensions.

Passive for you. Active behind the scenes.

You participate in the investment. The operating team handles the development work.

YOUR ROLE

Invest with intention.

- Understand the strategy, risks, fees and holding period.
- Choose the appropriate investment structure and complete diligence.
- Review reporting and receive distributions when available under your agreements.

THE PLATFORM'S ROLE

Execute the business plan.

- Source opportunities and underwrite the investment.
- Coordinate planning, infrastructure, construction and sales.
- Manage project execution, costs, capital deployment and asset oversight.

The benefit

Exposure to real estate development without personally managing contractors, tenants or day-to-day operations.

The tradeoff

You delegate execution and accept development risk, limited liquidity and dependence on the manager.

03 The strategy 04–06 Fund mechanics 07–08 Return targets 09–10 Safeguards 14 Diligence checklist

How development can create value.

Our thesis is to improve real assets—not rely only on market prices rising.

Acquire
Land + assets
Seek a disciplined entry price.

Entitle
Plans + approvals
Establish permitted development.

Develop
Roads + utilities
Create usable, marketable sites.

Build
Selective vertical
Add homes or other buildings.

Monetize
Sales + stabilization
Generate available project cash.

Recycle
Next opportunities
Reinvest or distribute as permitted.

One integrated platform
Capital Advisors oversees investment and assets. Meridian handles development and construction, supported by specialist engineering collaborators.

Cash flow follows execution
Sales, leasing and other permitted liquidity events can produce cash. Costs, debt obligations and reserves affect what is available for investors.

A value-creation plan is not a forecast. Approvals, completion, sales and reinvestment can take longer or perform worse than expected.

Meet High Growth Fund I. The essentials.

A pooled real estate strategy focused on residential, multifamily and mixed-use projects in South Texas.

$46.5M

Maximum offering

Combined Membership Unit and Note capital

$250K

Minimum investment

Per investor; subject to Manager discretion

18–19%

Target equity IRR

Sponsor's five-year annualized target

10%

Annual preferred return

Cumulative and non-compounded; not guaranteed

2.20X

Target equity multiple

Total proceeds include returned capital

~5 years

Fund horizon

From final closing, plus up to two 1-year extensions

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

SOURCES [1], PP. 1–2, AND [4] • TARGETS ARE NOT GUARANTEED • AN EXEMPTION IS NOT SEC APPROVAL

Two ways to participate. Different rights.

Ownership and lending are not interchangeable. Choose based on the actual documents—not the headline return.

Membership Units

EQUITY OWNERSHIP

- Participate in the Fund's equity economics—not a deed to an individual property.
- The 18–19% target equity IRR and 2.20X target multiple apply to this path.
- Capital and preference priorities precede residual profit sharing, after senior obligations and expenses.

60-month lockup; 12-month redemption notice. Redemption remains subject to liquidity, Manager discretion and the governing documents.

Secured Notes

LENDER PARTICIPATION

- Rate and term are set by the applicable Note Schedule.
- Blanket security is subject to senior lenders. Notes rank equally with other Notes.
- Principal and accrued interest are generally payable at maturity; there is no equity ownership.

The equity return target is not the Note's promised rate. Collateral supports a claim but does not guarantee repayment.

Investors may participate in either or both formats, subject to eligibility and Manager acceptance. The signed investment instrument determines your rights.

How cash reaches equity investors.

The distribution waterfall establishes payment order. It does not create cash that the Fund has not earned.

Starting point: available cash after senior obligations, Fund expenses and required reserves.

01 CAPITAL

Return unreturned capital.

Distribute investor capital in accordance with the governing waterfall.

02 PREFERENCE

10% annual preference.

Cumulative and non-compounded. Accrual does not mean a guaranteed annual cash payment.

03 RESIDUAL

80% Managers. 20% Members.

The residual split stated in the investor overview applies after the prior tiers.

FEES MATTER

The overview lists a **2% annual management fee on Stated Value of Fund investments**, paid monthly. Additional documented Fund and affiliate fees may apply.

PRIORITY IS NOT A GUARANTEE

Investor distribution priority does not mean every sponsor or service-provider fee is deferred. Review the full fee schedule and waterfall together.

18–19% is a target. Not a coupon.

Three terms tell you different things about the same investment. They should not be added together.

ANNUALIZED PERFORMANCE

18–19%

Target equity IRR

Internal rate of return uses the amount and timing of invested capital and distributions. It is not a scheduled yearly payment.

DISTRIBUTION PRIORITY

10%

Preferred return

A cumulative, non-compounded preference within the waterfall. It is part of the overall economics—not an extra 10% on top of the IRR target.

TOTAL CASH RECEIVED

2.20X

Equity multiple

Total distributions divided by contributed capital. A 2.20X outcome means $2.20 received for every $1.00 invested, including the original $1.00.

Ask to see the model behind the target.

Confirm distribution dates and whether the target is net of management fees, affiliate charges and the residual split. A headline percentage alone does not establish your net return.

The current overview does not supply a complete dated, net-of-all-fees cash-flow reconciliation. Review it in the full diligence package.

A $250,000 investment. Explained.

Illustrative arithmetic using the sponsor's 2.20X target multiple—not a Fund I forecast.

ILLUSTRATIVE CAPITAL
$250,000

TOTAL PROCEEDS AT 2.20X
$550,000

PROCEEDS LESS CAPITAL
$300,000

$250,000 returned capital | $300,000 illustrative gain

Same $550,000 total. Different timing. Different IRR.

HYPOTHETICAL SCHEDULE	YEARS 1–4	YEAR 5	TOTAL RECEIVED	IRR
All cash at the end	No interim distributions	$550,000	$550,000	17.1%
Some cash earlier	$0 in year 1; $25,000 at each year-end in years 2, 3 and 4	$475,000	$550,000	18.4%

Both examples assume a $250,000 investment at inception and year-end cash flows. No separate Fund, affiliate or performance charges are modeled; personal taxes are excluded. These are hypothetical investor cash flows, not a distribution schedule or a net-return promise.

Protection starts with process.

Our safeguards framework is designed to make costs, cash movement and decisions visible.

PROPOSED / PROJECT-SPECIFIC FRAMEWORK — CONFIRM SIGNED TERMS AND IMPLEMENTATION

Independent cost review

Review budgets, comparable bids, affiliate compensation and change orders. Separate the review from the party earning the fee.

Controlled funds

Use designated project or escrow accounts with documented signers, permissions and release controls.

Verified construction draws

Match invoices and approved scope to work verification, remaining costs and separate payment authorization.

Investor visibility

Track cash reconciliation, budget versus actual, affiliated payments, investor capital and distribution calculations.

These controls are management-described, draft-documented or proposed—not verified as operating for every Fund investment. Request executed engagements, approval authority and sample reports before funding. Administrative reporting is not an independent financial-statement audit.

Understand what “secured” means.

Your protection depends on the instrument, collateral, claim priority and enforceable documents.

FUND EQUITY

Ownership is not a personal property lien.

Membership Units provide Fund equity rights. They do not, by themselves, give you a first lien on Fund properties.

Real estate exposure does not equal guaranteed capital preservation.

FUND SECURED NOTE

A collateral claim. Subject to priority.

The overview describes blanket security subject to senior lenders, with Notes ranking equally with other Notes.

Falling values, senior claims and enforcement costs can reduce recovery.

SEPARATE PROJECT STRUCTURE

First-lien terms must be documented.

The safeguards packet proposes project-specific first-lien participation for eligible transactions—not all Fund investments.

Confirm the property, lienholder, recording, priority and enforcement rights.

THE CAPITAL STACK MATTERS AS MUCH AS THE ACQUISITION PRICE.

Our approach seeks to limit development-stage debt and reliance on short-term financing. Fund Notes and Manager-authorized leverage remain permitted. This is not a contractual zero-debt fund, and no collateral position guarantees repayment.

Know the people. Understand the record.

Sponsor-platform history and engineering experience are context—not a promise of Fund I performance.

$10M+

Paid to debt + equity partners since 2019

Residential and multifamily projects.
Includes debt repayment and equity distributions.

$22.0M

Reported current held assets

Gross asset value—not net equity,
realized profit or Fund I net asset value.

$3B+

Engineering principals' project experience

Combined career experience across current
and prior roles—not Capital Advisors assets.

JB **Joshua Brown**
Founder / Managing Partner

AL **Alex Lopez**
Chief Operating Officer

GG **Gabriel Gonzalez**
Chief Investment Officer

MV **Mario Varela**
Head of Development

JG **Jacob Garza, P.E.**
Principal Engineer

RH **Rogelio Hernandez, P.E.**
Principal Engineer

Figures are management-reported; the payout total reflects the September 24, 2026 update. Engineering principals are identified as collaborators in the overview. No independent verification report was reviewed for this guide. Past results do not guarantee future results.

Three examples. One value-creation mindset.

Different stages illustrate how capital can work through the development platform.

OPERATING SPONSOR ASSET

Value-add multifamily

Royal Oaks

81

Apartments in McAllen, Texas

Acquire an existing property, improve operations and pursue stabilization and monetization.

An operating sponsor asset—not a completed Fund I exit.

DEVELOPMENT OPPORTUNITY

Residential lot development

Moras de Mayo

50

Planned residential lots

Install infrastructure, create finished lots and monetize through builder and lot sales.

Execution depends on infrastructure costs and sales absorption.

PLANNED MIXED-USE

Residential + commercial sites

Reserva Del Sol

63 + 4

Residential lots + commercial sites

Plan complementary uses, complete site improvements and sell finished lots and sites.

Scope shown follows the September 2026 investor overview.

These are sponsor strategy examples, not confirmed Fund I allocations or guarantees of holdings, project completion or returns. Project scope, timing and budgets can change.

Know what can change the outcome.

Higher target returns come with real uncertainty. Safeguards are not a substitute for understanding the risks.

Cost & approvals

Construction, utility and approval delays can raise costs, consume reserves and postpone exits.

Sales & leasing

Lower prices, slower builder demand or weaker leasing can reduce proceeds and extend the hold.

Financing & repayment

Debt maturities, senior claims, refinancing constraints and insufficient collateral can impair recovery.

Geographic concentration

Multiple projects in one region remain exposed to shared local demand and economic conditions.

Manager & affiliate conflicts

Investors rely on the manager. Related-party construction, engineering and fees require careful review.

Limited liquidity

A lockup or notice period is not a redemption promise. Capital may remain invested longer than expected.

Protect your decision—not just your expectations.

No return, distribution date or recovery amount is guaranteed. You could lose some or all invested capital. Discuss suitability, liquidity needs and loss capacity with your own financial, legal and tax advisers.

SOURCES [1], PP. 2, 4, 9; [2], P. 10; AND [5] • ILLIQUID PRIVATE INVESTMENT; POSSIBLE TOTAL LOSS

Be passive. Stay informed.

The investment decision—and the diligence before it—remain yours.

What exactly am I buying?
Current PPM, operating and subscription agreements; applicable Note and security schedules.

How are my returns calculated?
Dated cash flows, fee assumptions, residual sharing and the full investor-level model.

Who gets paid before me?
Existing debt, lien priority, maturities, required reserves and distribution restrictions.

Who approves and moves the money?
Executed account controls, administrator engagement and related-party approval authority.

What will I receive, and when?
Reporting format, delivery deadlines, budget updates, capital ledger and audit scope.

What happens if the plan slips?
Downside scenarios, cost-to-complete funding, extensions, exit options and remedies.

Your investor journey

1. Request Deal Room access.
2. Review the full diligence package.
3. Verify accredited-investor eligibility.
4. Execute accepted investment documents.
5. Fund only through verified instructions.

High Growth Fund I is for verified accredited investors, subject to Manager acceptance. Deal Room signup is an interest request, not an investment approval.

Monthly and quarterly reporting in the safeguards framework remains proposed until agreed. An administrative report is not an independent audit; request the actual engagement, scope and delivery schedule.

Read the documents. Know the assumptions.

This guide is a starting point for evaluation—not a replacement for the investment agreements.

Sources & supporting information

[1] **Capital Advisors High Growth Fund I investor overview.** September 22, 2026; track record updated September 24, 2026. Pages 1–9 supply Fund terms, targets, team and project examples.

[2] **Investor Safeguards & Alignment.** Capital Advisors, September 22, 2026, especially pp. 2–7 and 9–10. Proposed and draft-documented project protections.

[3] **Educational arithmetic and IRR calculations.** Page 8: $250,000 × 2.20 = $550,000; gain = $300,000. Annual IRRs are calculated from the cash flows shown.

[4] **SEC: General solicitation—Rule 506(c).** Accredited-investor and verification requirements.

[5] **Investor.gov: Private Placements under Regulation D.** Private-placement risks, diligence and restricted securities.

[6] **Capital Advisors investor interest / Deal Room signup.** Public form and access-review process. Public sources checked September 24, 2026.

Important information

Documents control. This is an educational and marketing summary, not an executed investment, lending or security agreement. Obtain the current PPM, operating agreement, subscription documents, fee schedule and any applicable Note and collateral documents. This guide does not amend them.

Targets are forward-looking. The 18–19% equity IRR and 2.20X multiple are sponsor targets—not promised annual income, principal protection or verified realized Fund performance. The example on page 8 is hypothetical; it does not establish a net-of-all-fees return.

Security is instrument-specific. Fund equity does not create a personal lien. Project-specific safeguards require signed agreements and verified implementation; the safeguards packet does not establish an executed first lien or completed independent audit.

Track record is not Fund I performance. Payouts include debt repayments and equity distributions. Held-asset values are not realized cash profits. Career engineering experience includes prior roles. These figures are management-reported.

Eligibility and independent advice. The overview identifies a Rule 506(c) offering for verified accredited investors. SEC exemption or filing is not approval. Private investments may be illiquid and involve total loss. Obtain your own legal, tax and financial advice.

YOUR NEXT STEP

Access our exclusive Deal Room.

Review available opportunity materials, meet the team and request the full diligence package.

- Explore project summaries and investment terms.
- Understand the strategy, structure and risks.
- Request a 15-minute discovery conversation.

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SCAN OR CLICK TO REQUEST ACCESS

Sign up for Deal Room access →

Our team reviews each request. Signup does not approve an investment or automatically grant portal access.

portal.capitaladvisorstx.com
/investor-portal/login