

# RA Opportunity I, LLC

Estimated Monthly Performance Report  
December 31, 2025

*Partner Capital Statements will be issued at each quarter end*

Summary Results	MTD	3MTHS	YTD	L12MTHS	INCEP*	ANNUAL
<b>Distributable Returns:</b>						
Gross Cash on Cash	2.29%	8.33%	28.99%	28.99%	54.91%	33.84%
<b>Net Cash on Cash</b>	<b>2.29%</b>	<b>6.05%</b>	<b>20.60%</b>	<b>20.60%</b>	<b>42.44%</b>	<b>26.57%</b>
<b>Portfolio Performance:</b>						
Gross Return	1.93%	(2.01%)	21.57%	21.57%	36.54%	23.05%
Net Return	1.41%	(3.93%)	13.48%	13.48%	22.38%	14.40%
<b>Final Portfolio Performance</b>						
<b>2025</b>	<b>Gross</b> <b>24.07%</b>	<b>Net</b> <b>18.12%</b>		<b>2024</b>	<b>Gross</b> <b>12.32%</b>	<b>Net</b> <b>7.85%</b>
- 3Q	14.27%	11.63%		- 4Q	7.83%	5.04%
- 2Q	10.37%	9.02%		- 3Q	4.16%	2.67%
- 1Q	(1.64%)	(2.94%)				

Gross Cash on Cash - net realized portfolio net income less operating expenses and start up costs

Net Cash on Cash - Gross Cash on Cash less management and incentive fees paid

Gross Return - net portfolio value (includes unrealized gains and losses) before fees and payables

Net Return - net portfolio value (includes unrealized gains and losses) after fees and payables

3MTHS - two previous full months plus the MTD

L12MTH - eleven previous full months plus the MTD

ANNUAL - annualized

\* inception date July 8, 2024



Richard Austin