

RA Opportunity I, LLC

Estimated Monthly Performance Report
June 30, 2025

Partner Capital Statements will be issued at each quarter end

Summary Results	MTD	3MTHS	YTD	L12MTHS	INCEP*
Distributable Returns:					
Gross Cash on Cash	2.08%	4.73%	7.94%	29.63%	29.63%
Net Cash on Cash	2.08%	3.90%	4.23%	23.11%	23.11%

Portfolio Performance:

Gross Return	5.47%	9.82%	8.02%	21.33%	21.33%
Net Return	5.01%	8.47%	5.28%	13.54%	13.54%

Final Portfolio Performance

	Gross	Net
2025	(1.64%)	(2.94%)
- 1Q	(1.64%)	(2.94%)
2024	12.32%	7.85%
- 4Q	7.83%	5.04%
- 3Q	4.16%	2.67%

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



Richard Austin