

RA Opportunity I, LLC

Estimated Monthly Performance Report
September 30, 2025

Partner Capital Statements will be issued at each quarter end

Summary Results	MTD	3MTHS	YTD	L12MTHS	INCEP*	ANNUAL
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Distributable Returns:						
Gross Cash on Cash	4.19%	10.34%	19.09%	34.43%	43.02%	33.08%
Net Cash on Cash	4.19%	9.14%	13.75%	26.59%	34.35%	26.60%

Portfolio Performance:

Gross Return	4.13%	14.30%	24.09%	33.81%	39.38%	30.37%
Net Return	3.29%	11.65%	18.14%	24.10%	27.41%	21.35%

Final Portfolio Performance

	Gross	Net
2025	8.57%	5.81%
- 2Q	10.37%	9.02%
- 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
ANNUAL - annualized
* inception date July 8, 2024



Richard Austin