



ALYSTER



ROMANO
CAPITAL
INVESTMENT
FUND

WEBINAR

ROMANOCAPITAL.COM



The Oliveen



THE CROSSING



BOULDER
RIDGE



TERRA LOFTS



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VP Investments

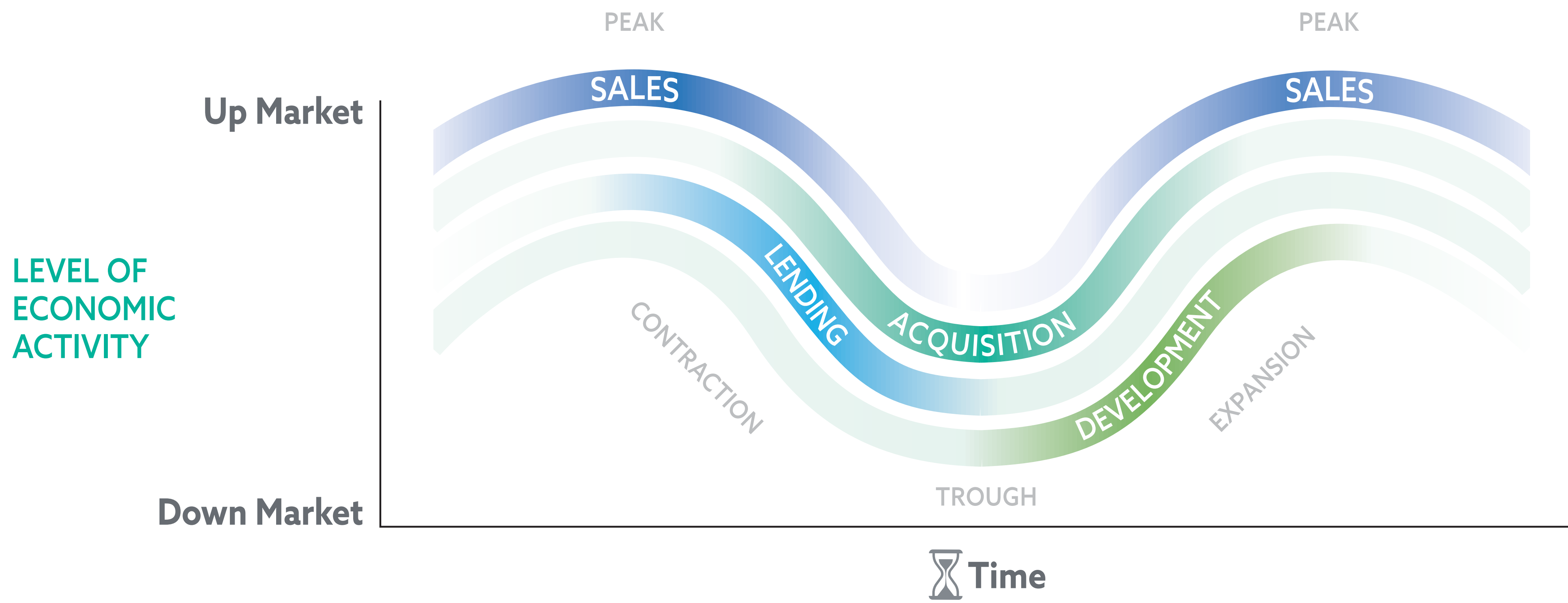


ERIC CHRISTENSEN

Chief Operating Officer

We Aim To Deliver

1. Risk adjusted returns
2. Investments in Real Estate and Real Estate securities
3. Projects in and around Clark County
4. Alternatives to the traditional investment market



1. Borrowing costs remain high, impacting Real Estate markets
2. Depressed demand for residential Real Estate and constrained supply
3. Relatively few transactions
4. Underlying fundamentals of residential Real Estate in Clark County is strong
5. Expectation of increased demand once interest rates begin to fall
6. Maintaining liquidity is a high priority

HISTORY OF THE ROMANO CAPITAL INVESTMENT FUND



Founded
2019



Region Served
Clark County, WA
Portland Metro



Current
Fund Value
\$75M

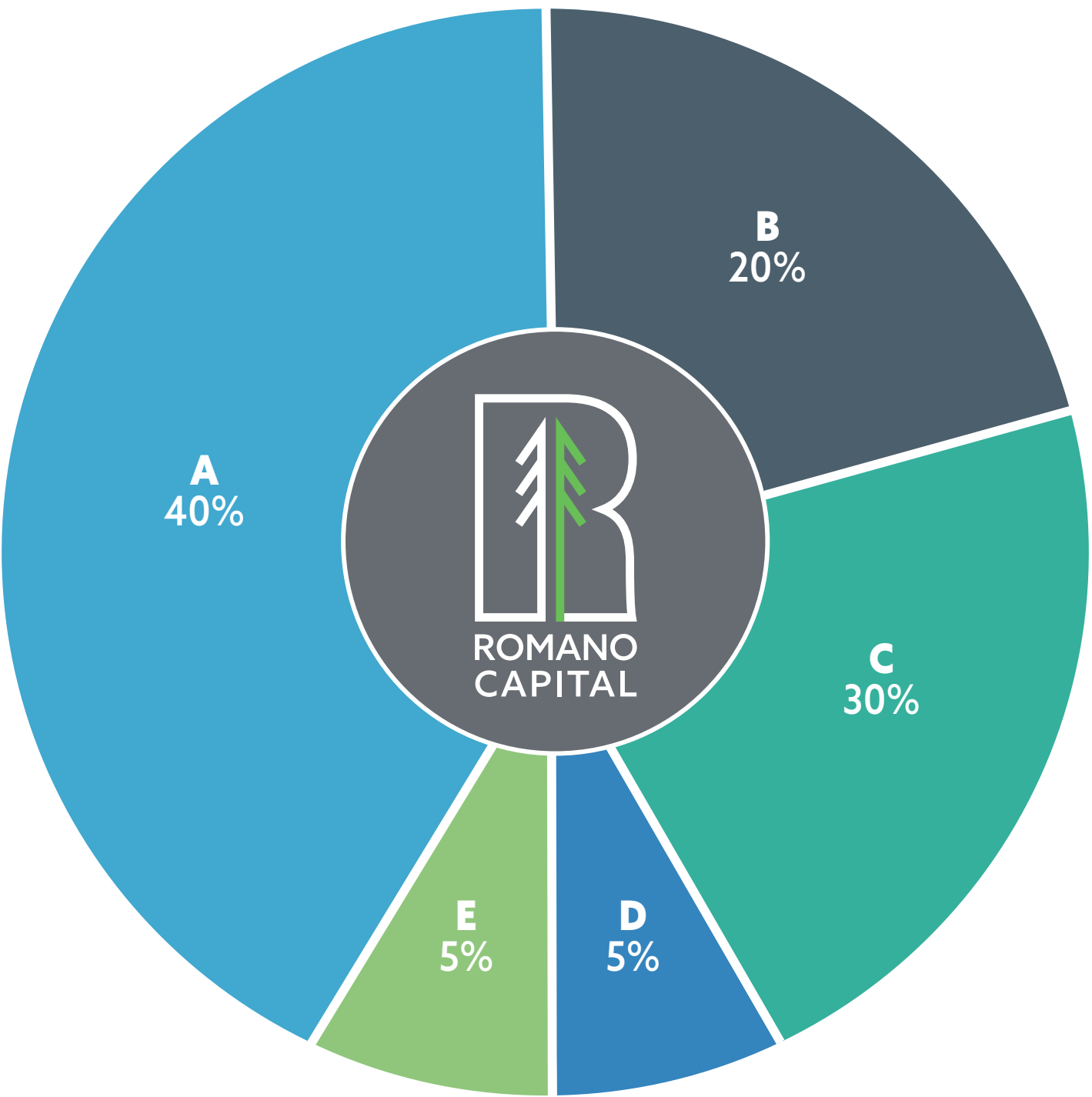


Capital Invested
\$43M (members)
\$15M (noteholders)

RCIF addresses needs not met by SPO funds

- A. Diversification of risk
- B. Flexibility to respond to changing market conditions
- C. Economies of scale
- D. Liquidity management
- E. Reduced idle investment
- F. Perpetual timeline

TARGET ASSET ALLOCATION



A - Short Term Lending

1. Typically 1-2 year terms
2. 1st position loans
3. Mezzanine Loans
4. Participation Loans

B - Short Term Development

1. Project specific income production
2. Shorter investment timelines
3. \$300,000 to \$12,000,000 asset value targets

C - Long Term Investment

1. Income producing commercial properties
2. Income producing residential properties
3. \$300,000 to \$12,000,000 asset value targets

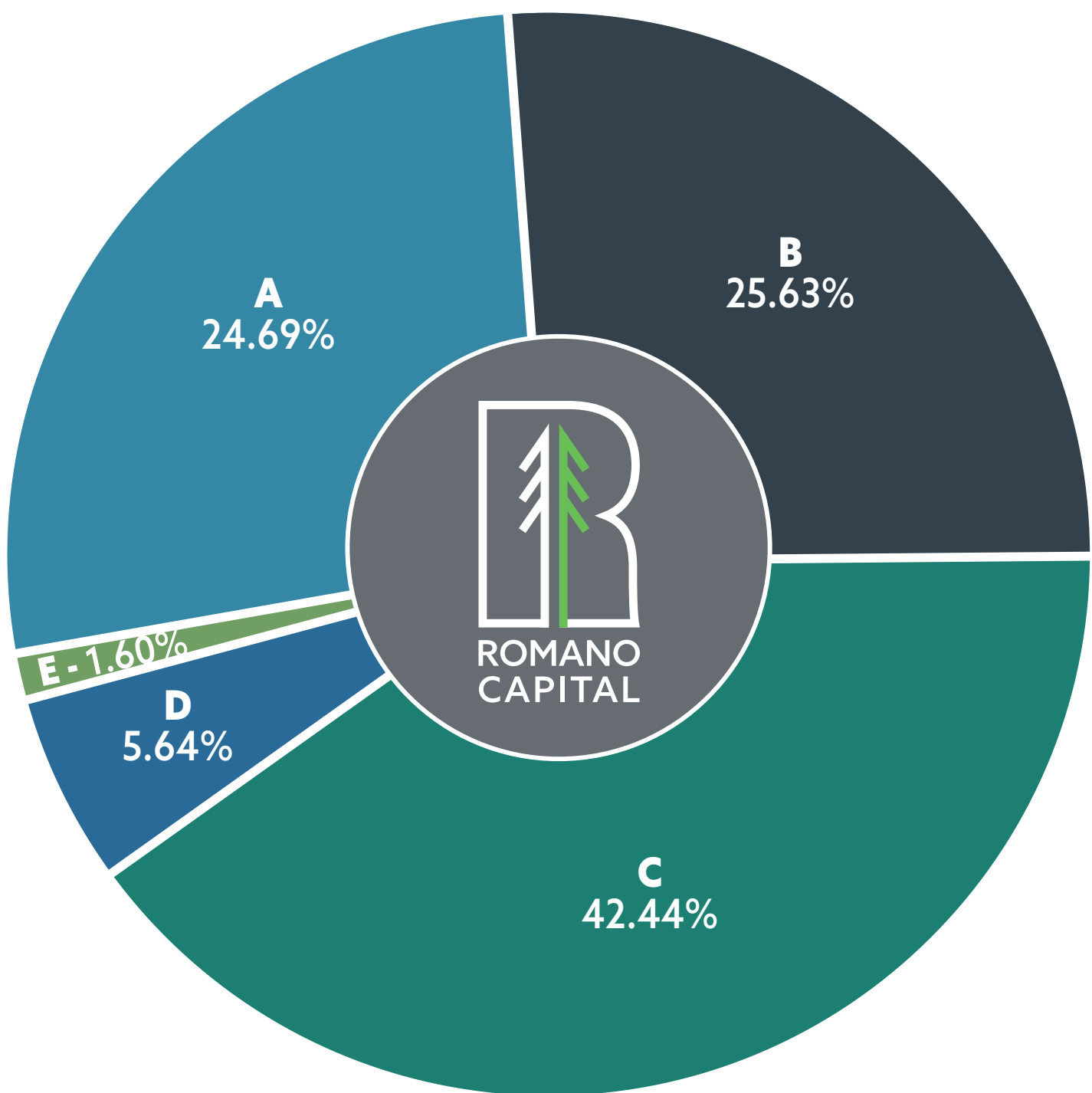
D - Raw Land

1. Targeted investment strategy
2. Focus on anticipated value add

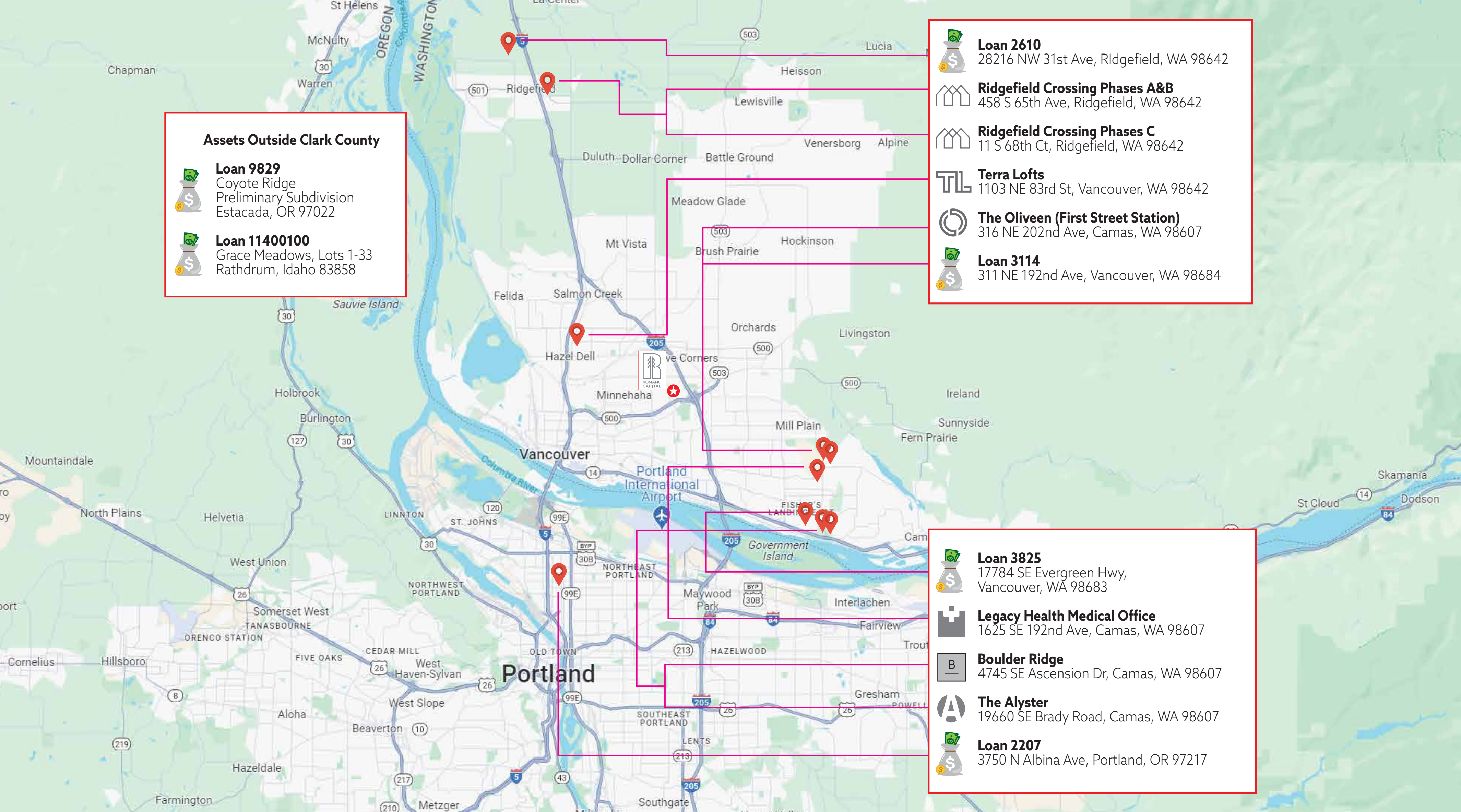
E - Cash

1. Liquidity for Investment Opportunities
2. Management of Investor Liquidity Needs

CURRENT ASSET ALLOCATION



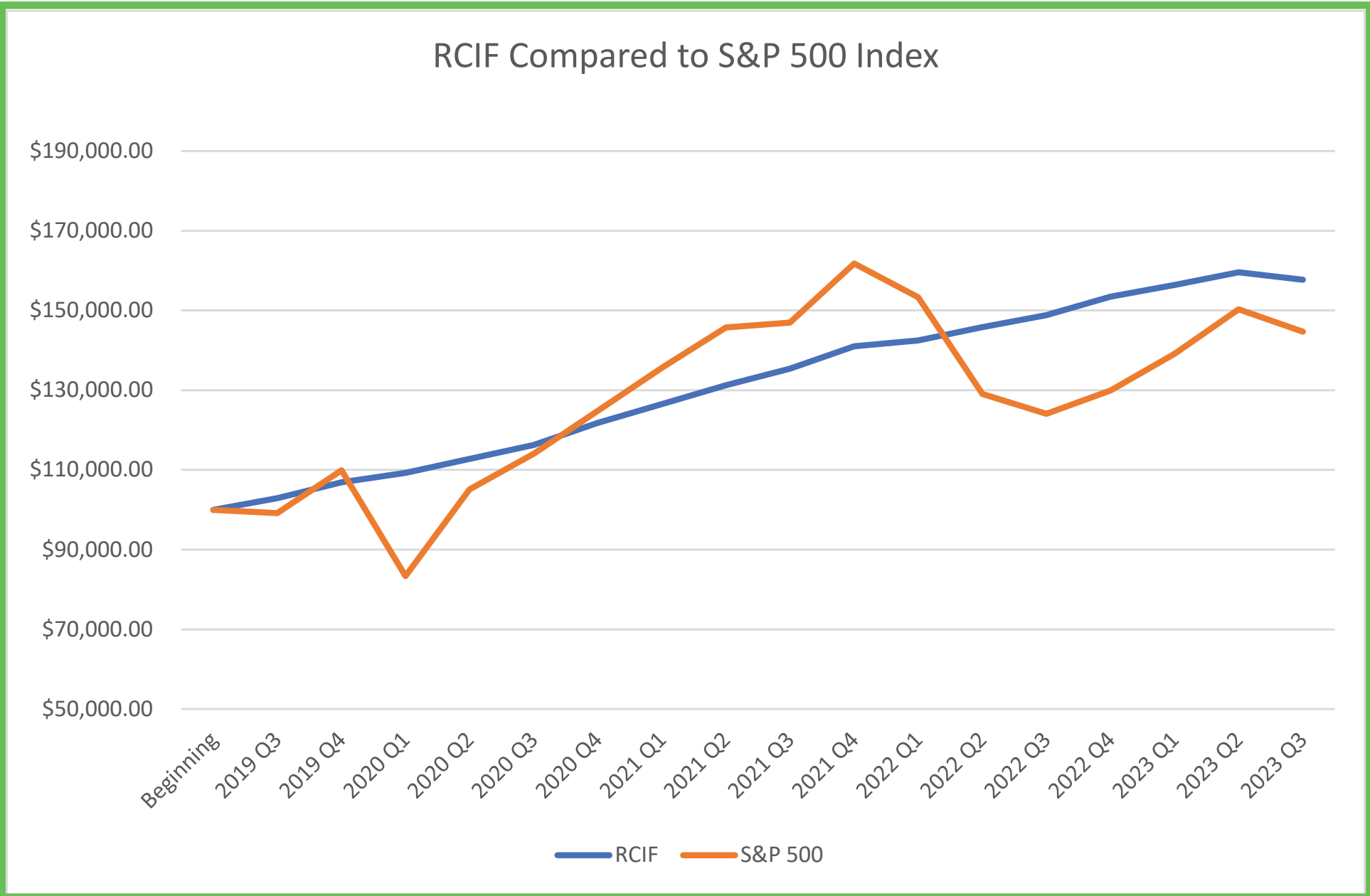
RCIF'S CURRENT ASSET LOCATIONS





RCIF FUND OVERVIEW

FUND SIZE	\$58 M Invested \$43M members, \$15M Notes
TARGET YIELD	Membership Interests Target 9-12%, Targeted 5% Annualized Distribution Investor Notes 6.25%-7.25%
SECURITIES OFFERED	Membership Interests Note Holders
INVESTMENT SCHEDULE	Lockout: 2.5 year minimum Note terms: 1 and 2 years
MINIMUM INVESTMENT	\$100,000



1. Maintain liquidity and hold assets in the short term
2. Prepare the Fund for asset sales once interest rates begin to fall
3. Reallocate cash toward new development as assets are sold
4. Increase Fund investment to full capacity

Current and Future Fund Focus

- A.** Single Family Residential Construction
- B.** Eleva Apartments
- C.** 120Up Apartments
- D.** Alyster Apartments
- E.** Palisades Commercial
- F.** Distressed Opportunities



TO LEARN MORE
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