



Crown 4 Fund Offering Document

I. Executive Summary

Crown 4 is a strategic investment fund managed by AlfaCapital, dedicated to assessing and securing high-quality investment opportunities. Our mission is to financially uplift our community both in the United States and abroad by leveraging the wisdom, experience, and extensive network of AlfaCapital managers.

By pooling investor capital, Crown 4 gains access to exclusive investment opportunities that are typically unavailable to individual investors. This collective strength enables us to secure favorable terms with developers and fund managers. We prioritize lower-risk, higher-reward developments, primarily in real estate, given its structural advantages, stable returns, and tax benefits.

II. Investment Strategy

Crown 4 focuses on real estate investments, leveraging AlfaCapital's expertise to identify high-potential opportunities while minimizing risk. Our strategy includes:

Exclusive Deal Access – Through strategic relationships, we invest in opportunities not available to individual investors.

Risk Mitigation – Partnerships with experienced developers and fund managers reduce investment volatility.

Community-Driven Investments – Our fund seeks opportunities that enhance financial stability and economic growth for investors and their communities.

Tax Optimization – Investments are structured to maximize tax advantages for Limited Partners.

III. Fund Structure

Crown 4 operates under a dual-entity structure:

General Partner (GP): AlfaCapital – Oversees fund management, investment decisions, and strategic execution.

Limited Partner (LP): Investors – Contribute capital under a structured framework with secure returns.

AlfaCapital managers co-invest in every fund as Limited Partners, ensuring their financial interests align with those of investors.



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IV. Financial Terms

Minimum Investment: \$50,000

Maximum Investment: \$500,000

Preferred Return: 8% (Investors receive an 8% annual preferred return before profit-sharing begins)

Profit Distribution: 80/20 split (After the full return of initial capital and accrued preferred return to investors, remaining profits are distributed at 80% to LPs and 20% to GPs)

V. Regulatory & Compliance

Crown 4 is fully SEC-compliant, with all required filings and disclosures in place. We adhere to strict regulatory standards, ensuring transparency and investor protection.

VI. Management Team

The AlfaCapital Managers bring extensive experience in investment assessment, fund structuring, and financial strategy. Their deep industry connections allow Crown 4 to secure high-value investment opportunities while maintaining a rigorous risk-management framework.

VII. Conclusion

Crown 4 offers a unique investment model, combining trusted fund management with strategic financial opportunities. By pooling resources, securing favorable investment terms, and maintaining strong alignment between investors and managers, Crown 4 provides a structured path for financial growth and stability.

For more details or to explore investment opportunities, please contact AlfaCapital Management.