
THE ALCALA TEAM INVESTMENTS

Fix & Flip Co-Investment Opportunities

A STANDARDIZED PATH TO MODERN ESTATE WEALTH PROTECTION

OVERVIEW

The Market Shift

- Socal's structural **housing deficit** results in **high residential demand**
- **Aging** homes → **market opportunity**

The Alcala Team Solution

We target distressed **single-family assets**, execute **high-standard functional renovations**, and sell straight to a deep buyer pool of **retail owners**

OVERVIEW

The Co-Investment Mandate

- **Short-Term Velocity:** 8-12 month target turnaround to minimize carry risk
- Projected **10-12% net investor return** secured by the real property equity

10-12%

TARGET NET YIELD PER PROJECT

8-12 Mo.

AVERAGE CAPITAL HOLD PERIOD

MODEL

Source & Vet

- Acquiring **residential properties** with strong **structural integrity** but outdated layouts.
- Buying at a discount → **equity from day one**

Modernize

- **Standardized upgrades** focused on high-yield transformations.
- **Fast executions + predictable budgets**

Realize ROI

- List asset at a **highly competitive market price**
 - Goal is to trigger **multiple offers and clear the escrow with efficiency**
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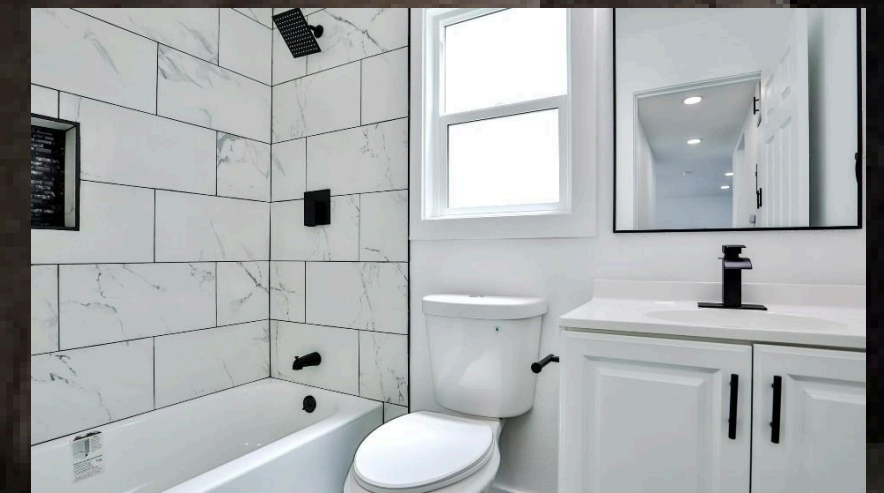
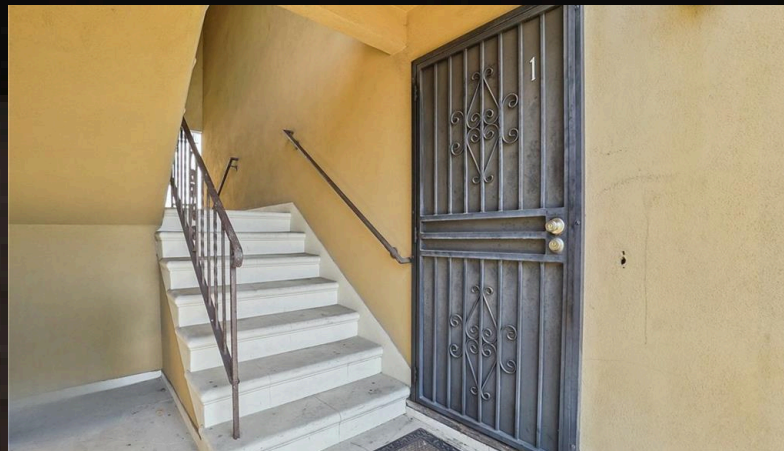
CASE STUDY

Los Angeles, CA 90022

ASSET CLASS: Residential Income/Multi-family

Acquisition Price:
\$850,000

Post Renovation Value:
\$1,199,000



Gross Value Increase: \$349,000

CASE STUDY

Los Angeles, CA 90022

ASSET CLASS: Residential Income/Multi-family

Income & ADU Reconfiguration

- **Acquisition Spread:** Initial off-market purchase at \$600,000 in original condition leaves substantial margin for value-add renovation
- **Complete Overhaul:** Modern aesthetic revamps including full kitchen remodeling, quartz countertops, new cabinetry, and updated tile baths to capture peak market demand
- **Accelerated Execution:** Efficient 3-month turnaround from acquisition close to final resale at \$735,000, achieving a \$135,000 Gross Value Increase

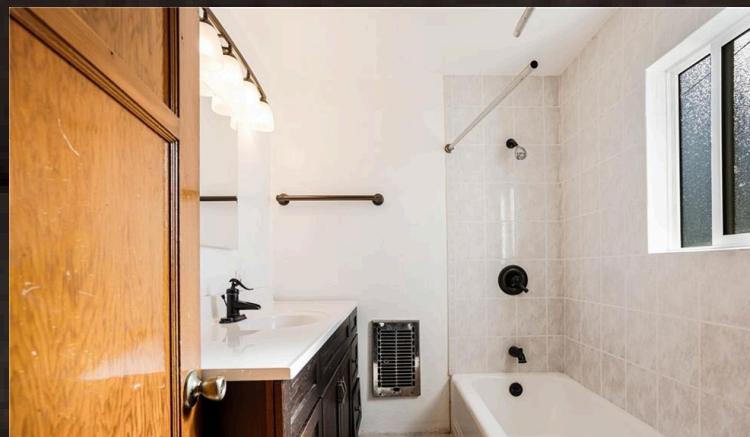


CASE STUDY

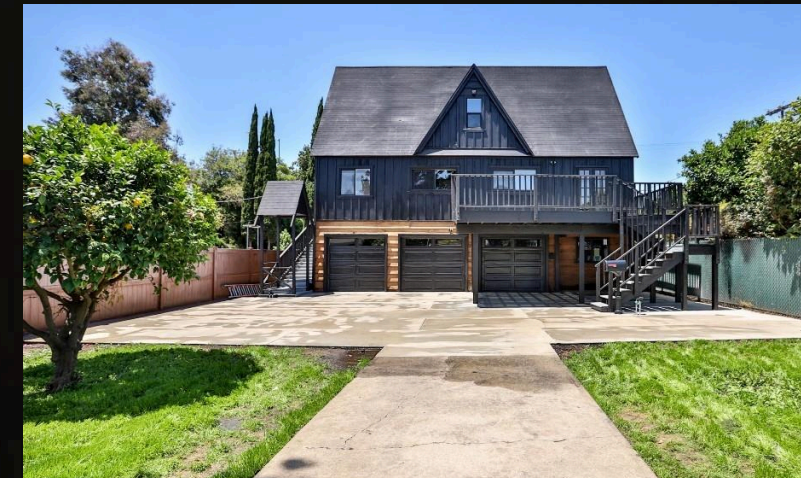
Los Angeles, CA 90064

ASSET CLASS: Residential

Acquisition Price:
\$1,025,000



Final Resale Price: \$1,250,000



Gross Value Increase: \$225,000

CASE STUDY

Los Angeles, CA 90064

ASSET CLASS: Residential

Adding Value via Floor Plans

Real-world execution highlighting how we reconfigured interior layouts to maximize price per square foot

- **Bedroom Optimization:** Reconfigured existing 1,440 sqft interior, adding a valuable 3rd bedroom with the same structural frame
- Upgraded the dated, standard siding to a **custom, high-contrast dark architectural finish**
- Added **recognized appraisal value** without needing complex foundation or permit extensions



Partner with **THE ALCALA TEAM INVESTMENTS**

Strategic Residential Real Estate Co-Investment Partnerships

TARGET NET ROI: 10-12% * LIFECYCLE: 8-12 MONTHS * 100% ASSET-BACKED