

The background image shows a high-end outdoor living space. On the left, a wall made of green ivy or moss covers a structure with arched openings. In front of this wall are several white, modern armchairs with light-colored cushions. The ground is a reddish-brown terracotta tile. In the center, there are two tall, narrow, green cylindrical planters. To the right, a row of tall palm trees stands against a clear sky. The overall atmosphere is one of sophisticated luxury and tropical elegance.

THE ALCALA TEAM INVESTMENTS

Fix & Flip Co-Investment Opportunities

RESIDENTIAL VALUE CREATION & CAPITAL PARTNERSHIPS

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**
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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- Acquiring **residential properties** with strong **structural integrity** but outdated layouts.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

Whittier, CA 90606

Acquisition Price:
\$600,000



CASE STUDY

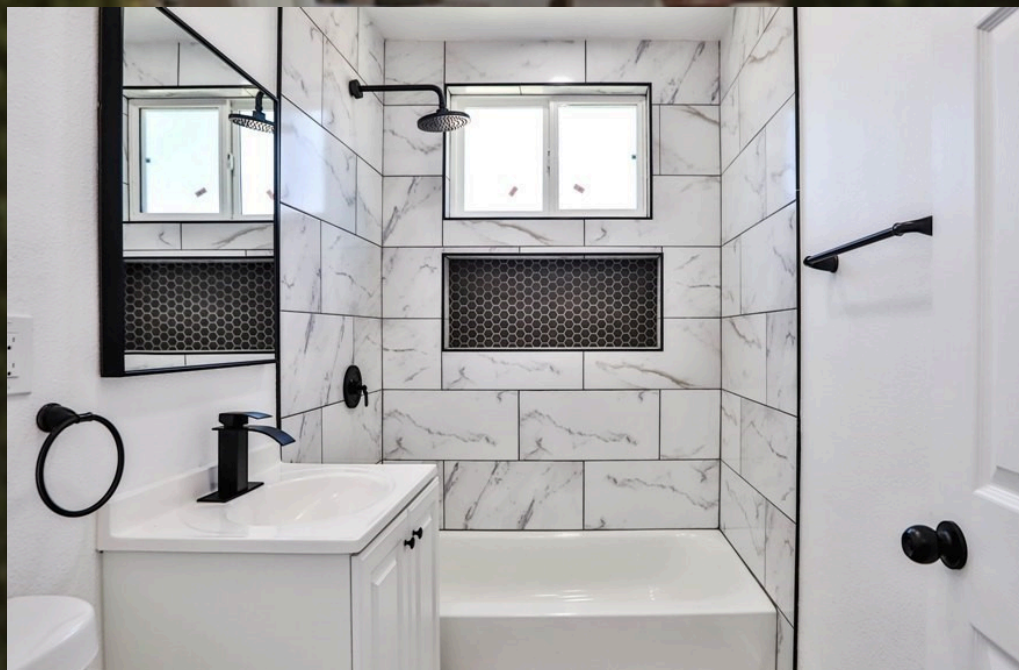
Whittier, CA 90606

Final Resale Price:

\$735,000

Gross Value Increase:

\$135,000



CASE STUDY

Whittier, CA 90606

Cosmetic transformation + Accelerated market

Real-world execution highlighting cosmetic transformation + accelerated market turnaround potential

- **Acquisition Spread:** Initial off-market purchase at \$600,000 in original condition leaves substantial margin for value-add renovation
- **Complete Overhaul:** Modern aesthetic updates including full kitchen remodeling, quartz countertops, new cabinetry, and updated tile baths to capture peak market demand
- **Accelerated Execution:** Efficient turnaround from acquisition close to **final resale at \$730,000**, achieving a **\$135,000 Gross Value Increase**



CASE STUDY

Norwalk, CA 90650

Acquisition Price:
\$600,000



CASE STUDY

Norwalk, CA 90650

Final Resale Price:

\$730,000

Gross Value Increase:

\$130,000



CASE STUDY

Norwalk, CA 90650

Cosmetic transformation + Accelerated market

Real-world execution highlighting cosmetic transformation + accelerated market turnaround potential

- **Acquisition Spread:** Initial off-market purchase at \$600,000 in original condition leaves substantial margin for value-add renovation
- **Complete Overhaul:** Modern aesthetic updates 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 \$730,000**, achieving a **\$130,000 Gross Value Increase**





PARTNER WITH THE ALCALA TEAM INVESTMENTS

Fix & Flip Co-Investment Opportunities

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

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