



FISYN FUND I LLC\*

## THE FISYN ADVANTAGE

**FISYN** leverages 45 years of strong relationships with realtors, developers, bankers, title companies, accountants, and attorneys to identify prime growth opportunities in the Texas Commercial Real Estate market. Our focus is on properties within major growth areas across Texas's five major metroplexes, ensuring our investments are strategically positioned for success.

## WHAT IS THE FISYN PRIVATE COMMERCIAL REAL ESTATE FUND OR PPM?

A Private Placement Memorandum (PPM) is a comprehensive legal document provided to potential investors when a company is raising capital through a private commercial real estate fund. This document outlines the terms of the investment, including the fund's objectives, strategies, risk factors, financial statements, and management structure. Unlike public offerings, which are available to the general public, private commercial real estate funds are typically offered to accredited investors through a private placement. The PPM serves as a crucial resource, ensuring that investors are fully informed about the investment opportunity and its associated risks, allowing them to make well-informed decisions about participating in the fund.

## WHAT ARE THE BENEFITS OF INVESTING WITH FISYN?

Investing with FISYN offers several compelling benefits for accredited investors seeking to maximize their returns in the Texas commercial real estate market. Firstly, FISYN provides attractive financial returns, including 10% interest paid quarterly and 20% equity participation at the sale of each property. Our cash flow incentives are designed to provide immediate financial benefits while also offering long-term growth potential. The quarterly interest payments provide a steady income stream, which can be particularly appealing for investors seeking current income. Additionally, the equity participation allows investors to enjoy the profits from property sales, providing an opportunity for significant long-term capital gains.

Furthermore, FISYN's investments are secured through a deed of trust in Texas commercial real estate, offering a layer of security and peace of mind. Our experienced team conducts in-depth market analysis to identify high-potential properties, **TARGETING** a 2X within 30 months. By leveraging our extensive network of brokers and developers, we can identify lucrative opportunities that are generally not available to individual investors.

HOW TO INVEST IN COMMERCIAL REAL ESTATE

Investors have a variety of options to invest in commercial real estate, from directly purchasing individual properties to investing in funds that own and manage diversified portfolios of real estate properties.

**DIRECT INVESTMENT**

Investors buy individual properties for business use or as an investment.



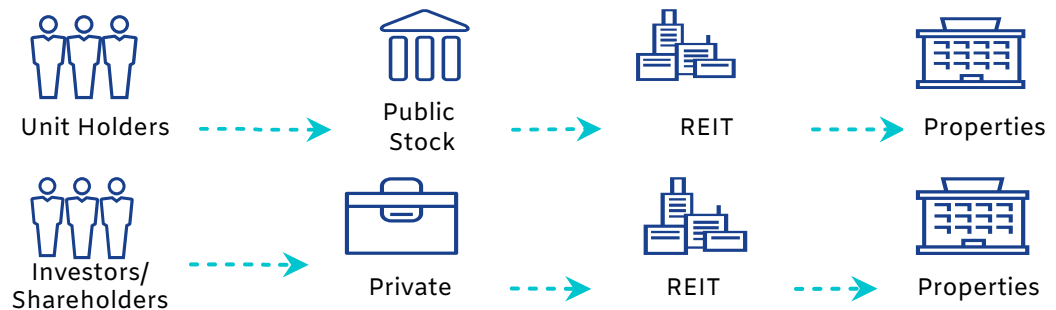
**PRIVATE PLACEMENT**

Groups of investors (Limited Partners) invest in a pooled vehicle, like a Limited Partnership, managed by a real estate investment group (General Partner).



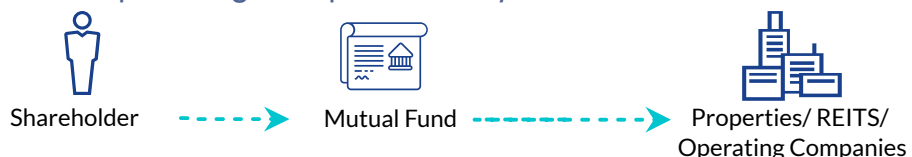
**REAL ESTATE INVESTMENT TRUST (REIT)**

A company that owns, operates, and/or finances income-generating real estate.

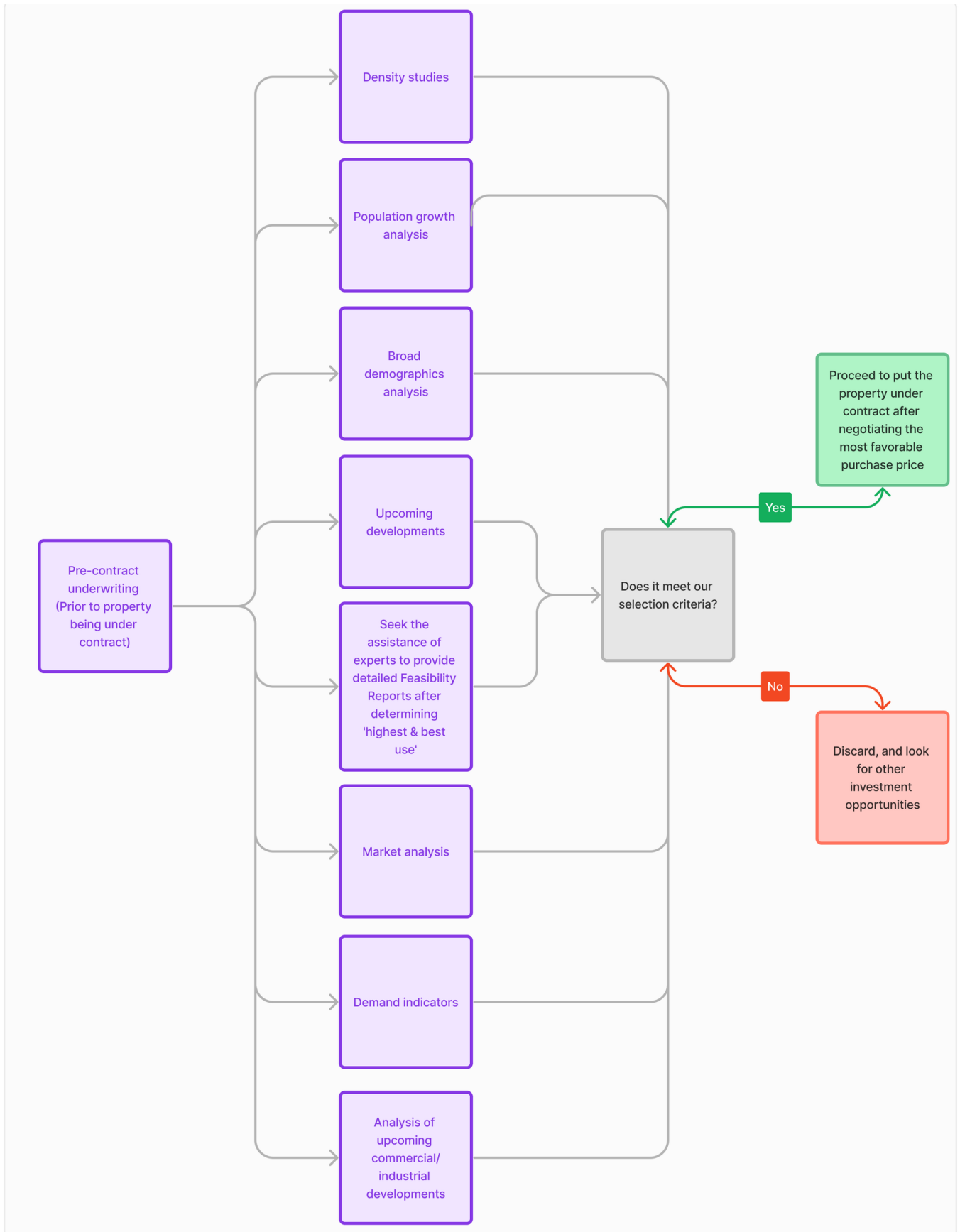


**MUTUAL FUND**

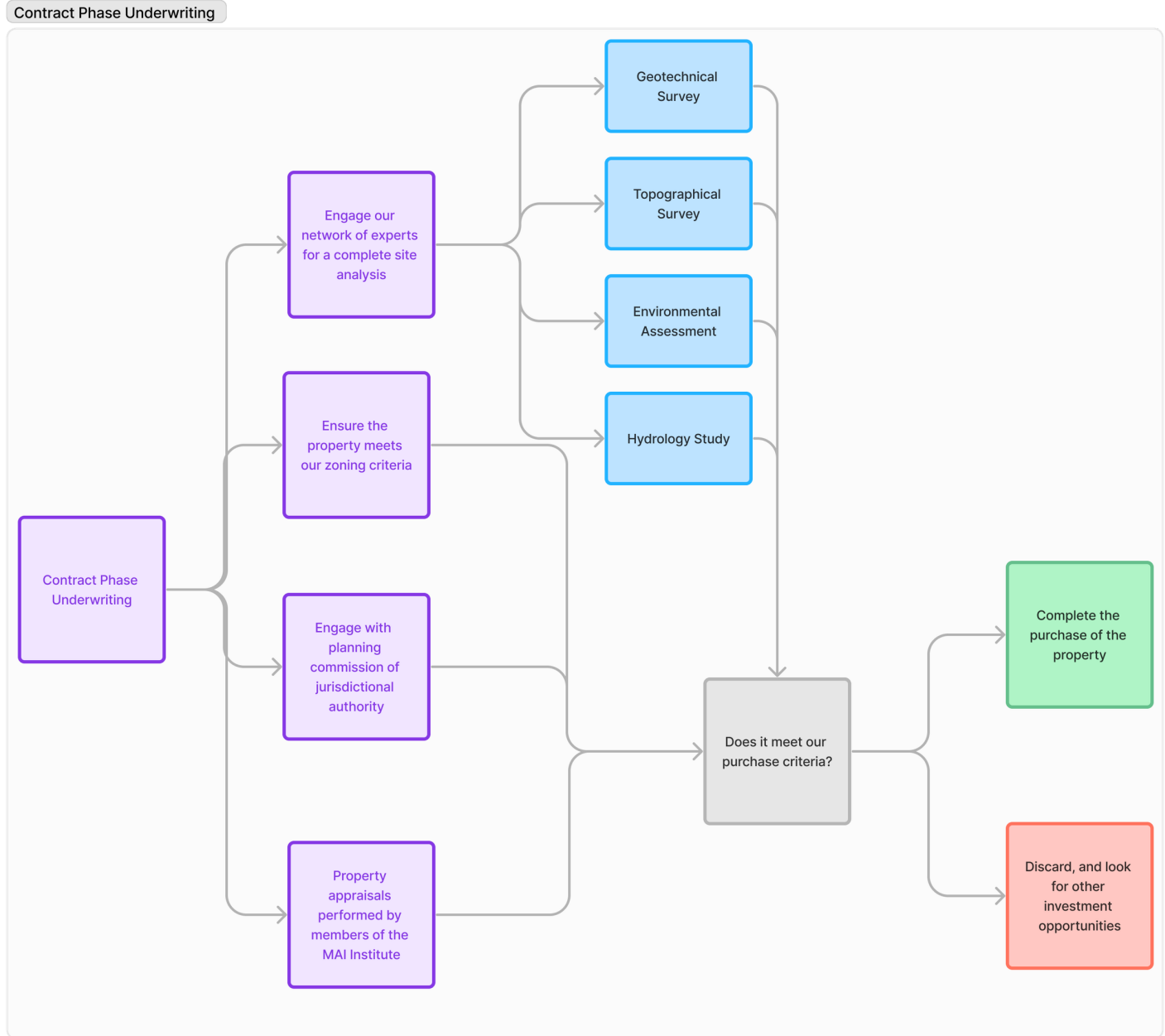
Collects funds from numerous investors to invest in real estate operating companies and/or REITs.



PRE-CONTRACT UNDERWRITING

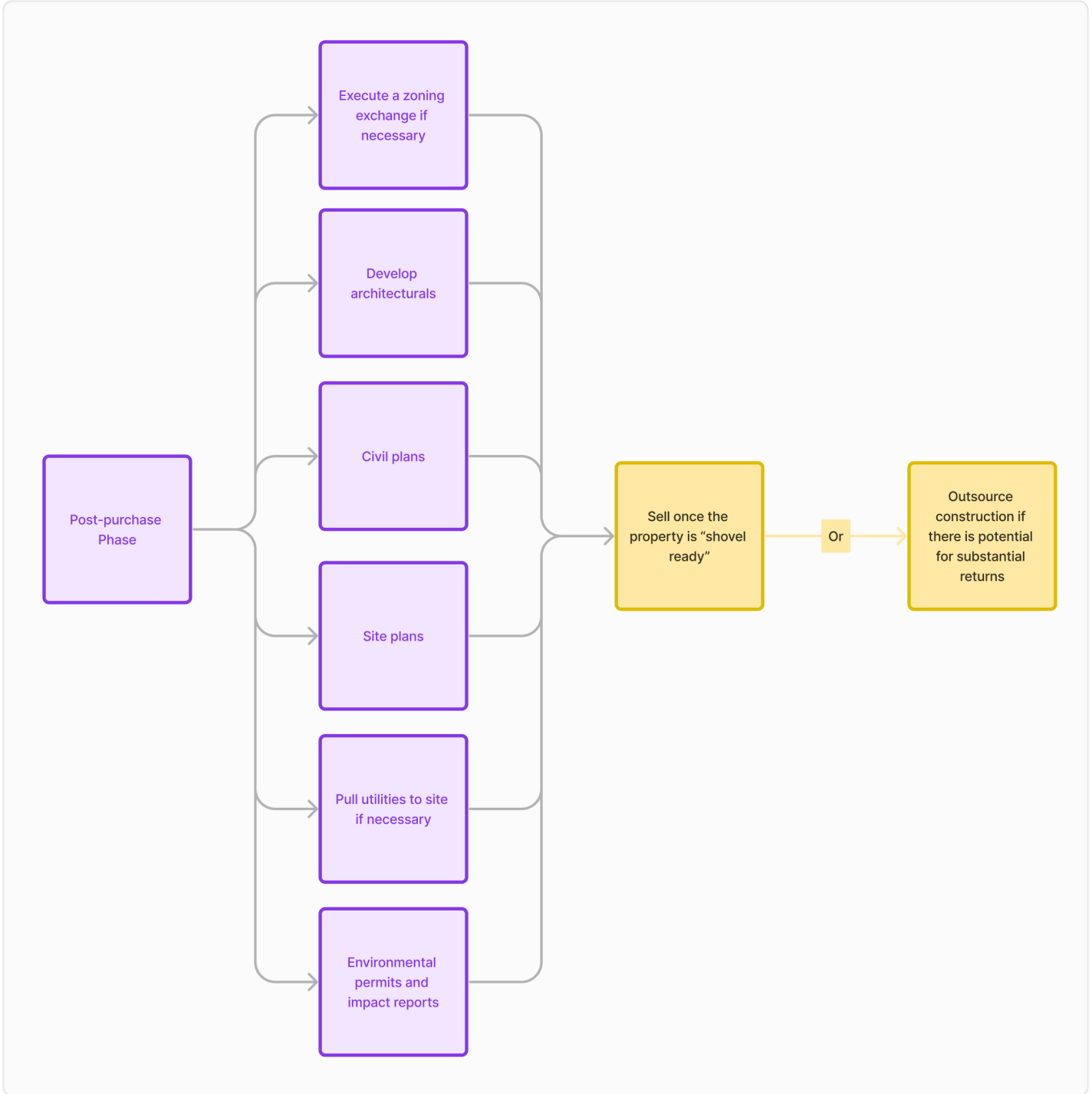


CONTRACT PHASE UNDERWRITING

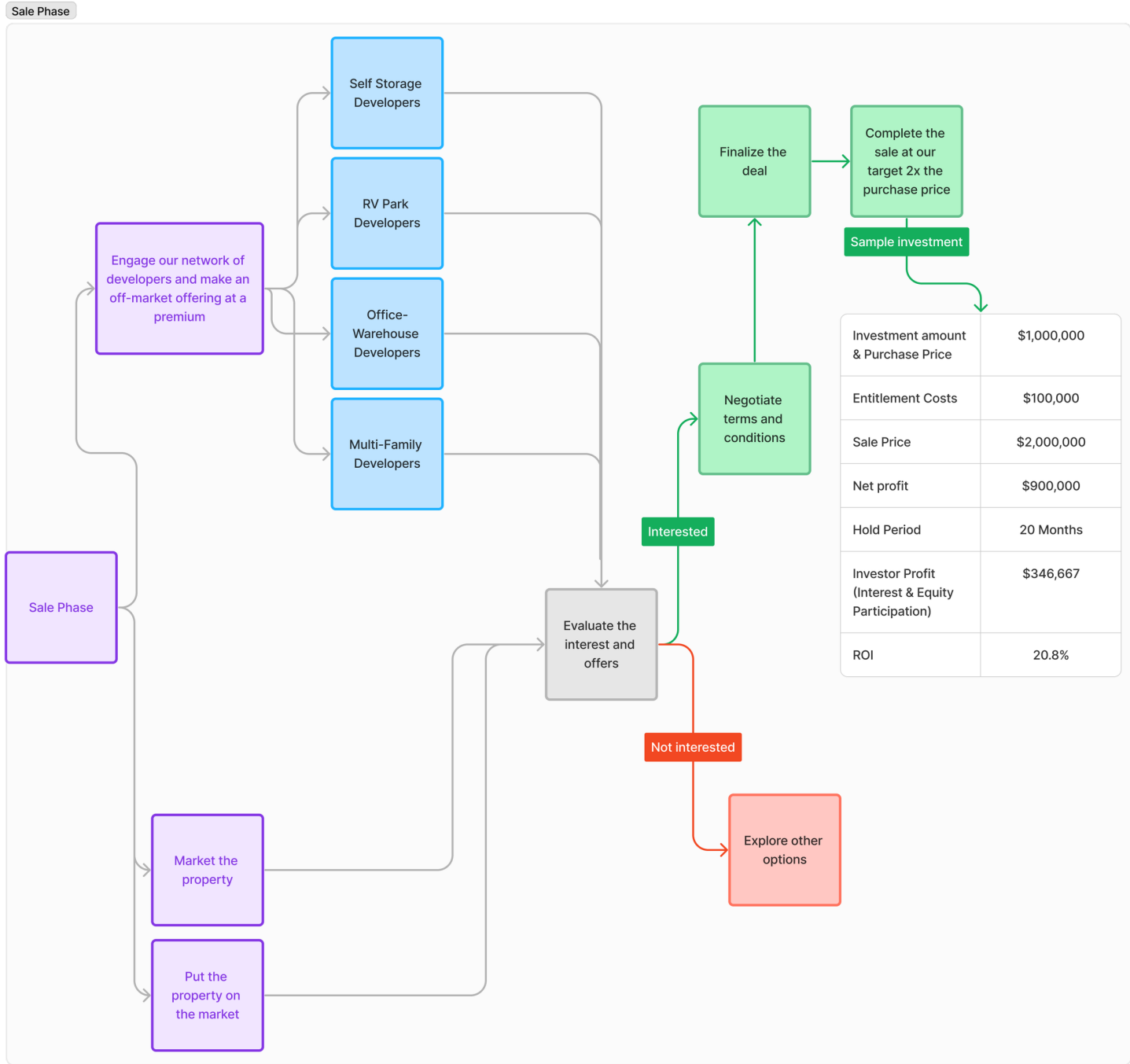


POST-PURCHASE PHASE

Post-Purchase Phase



SALE PHASE



Investment amount & Purchase Price	\$1,000,000
Entitlement Costs	\$100,000
Sale Price	\$2,000,000
Net profit	\$900,000
Hold Period	20 Months
Investor Profit (Interest & Equity Participation)	\$346,667
ROI	20.8%