Executive Summary

SEC REG D 506(C) · FOR ACCREDITED INVESTORS ONLY

Evia Partners develops hurricane-resilient, luxury single-family homes along Florida's premier coastal corridors, offering accredited investors a short-duration, asset-backed position with a fixed 20% annual preferred return and capital returned within 24 months.

20%	≈1.4x	24 Mo	$0
FIXED ANNUAL PREFERRED RETURN	TARGET EQUITY MULTIPLE (24-MO HOLD)	CAPITAL RETURNED, REFINANCE-BACKSTOPPED	INVESTOR LOSSES TO DATE

> Preferred return and equity multiple are targets on a full 24-month hold and are not guarantees. Equity multiple (MOIC) is total capital distributed divided by capital invested; illustratively, $500,000 returns approximately $700,000. "No investor losses to date" reflects realized results on completed Evia projects. All terms are governed by the definitive offering documents for each deal.

Key Investment Highlights

Preferred return	**Fixed 20% per year, senior to the builder's profit**
Target equity multiple	**Approximately 1.4x on a 24-month hold**
Exit	**Capital and preferred returned by month 24, from sale or refinance backstop**
Homes delivered	**168+ across the three operators**
Active pipeline	**76 projects (34 West Coast, 17 East Coast, 25 Central FL); $355M+ estimated built value**
Capital structure	**$500K investor equity per deal (land + soft costs); bank construction debt funds the build**
Investment minimum	**$500K per deal (SPV) or $20M+ per year (Programmatic JV)**
Investor protection	**Membership interest in a project-specific LLC; preferred paid ahead of the builder**

Investment Thesis

Structural demand. A sustained influx of high-net-worth cash buyers meets an extreme scarcity of prime waterfront parcels, supporting pricing power and resilience through cycles.

Resilience premium. FEMA-elevated, hurricane-resistant designs command buyer confidence and materially lower insurance premiums than legacy homes, and resilient stock outperforms after weather events.

Execution advantage. In-house general contractor oversight, conservative leverage, fixed-price scopes, and a refinance-backstopped exit mitigate downside while protecting the investor's position.

Realized Track Record (Project-Level)

Completed, sold homes from our East Coast operator in Palm Beach County. These are project-level, pre-tax results, not the net return to a fund investor, who receives the fixed 20% preferred return described above.

PROPERTY	TOTAL COST	SALE PRICE	GROSS PROFIT	MARGIN	HOLD
1801 Spanish River, Boca Raton	$6,179,263	$11,995,000	$4,916,112	41%	17 mo
150 Pineapple Rd, Delray Beach	$2,295,991	$3,950,000	$1,357,759	34%	22 mo
103 Bear's Club, Jupiter	$5,393,590	$8,300,000	$2,283,910	28%	22 mo
1046 Melaleuca Rd, Delray Beach	$2,473,245	$4,250,000	$1,458,005	34%	14 mo

Profit margin is gross profit as a percentage of sale price. Gross profit is sale price minus total all-in project cost minus selling, closing, and carrying costs. Verified by AIA G702/G703 payment applications and notarized lien waivers in the data room.

Current Pipeline: 76 Active Projects

REGION	ACTIVE PROJECTS	MARKETS	EST. BUILT VALUE
West Coast	34	Clearwater to Siesta Key	$165M+
East Coast	17	Palm Beach & Atlantic	$142M+
Central Florida	25	Orlando Metro Area	$48M+
Total	**76**	**Luxury waterfront & coastal**	**$355M+**

Investment Structure & Terms

TERM	PROGRAMMATIC JV	SYNDICATED SPV
Target investor	Institutional / Family Office	Accredited individuals
Commitment	$20M+ / year (standing)	$500K per deal
Preferred return	Fixed 20% / yr, ahead of builder	Fixed 20% / yr, ahead of builder
Target equity multiple	≈1.4x (24-mo hold)	≈1.4x (24-mo hold)
Exit / liquidity	24 months max, sale or refinance	24 months max, sale or refinance
Position in stack	Bank first, investor second, builder last	Bank first, investor second, builder last
Reporting	Monthly + quarterly	Monthly + quarterly
Regulation	SEC Reg D 506(c)	SEC Reg D 506(c)

Leadership — 50+ Years Combined Experience

Chris Baird, Founder & Managing Partner. Fourth-generation builder, 22+ years, 1,500+ acquisitions and developments including multimillion-dollar custom homes across Florida's premier coastal markets.

Tom Mikolas, General Partner. 30+ years in construction and operations. Portfolio includes the Sears Convention Center and HQ, Alta at K Station, and the Sheraton on the River.

Cody Buck, Chief Operating Officer. West Point graduate and Army veteran of three deployments with institutional REIT experience in luxury multifamily and mixed-use.

Next Steps

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