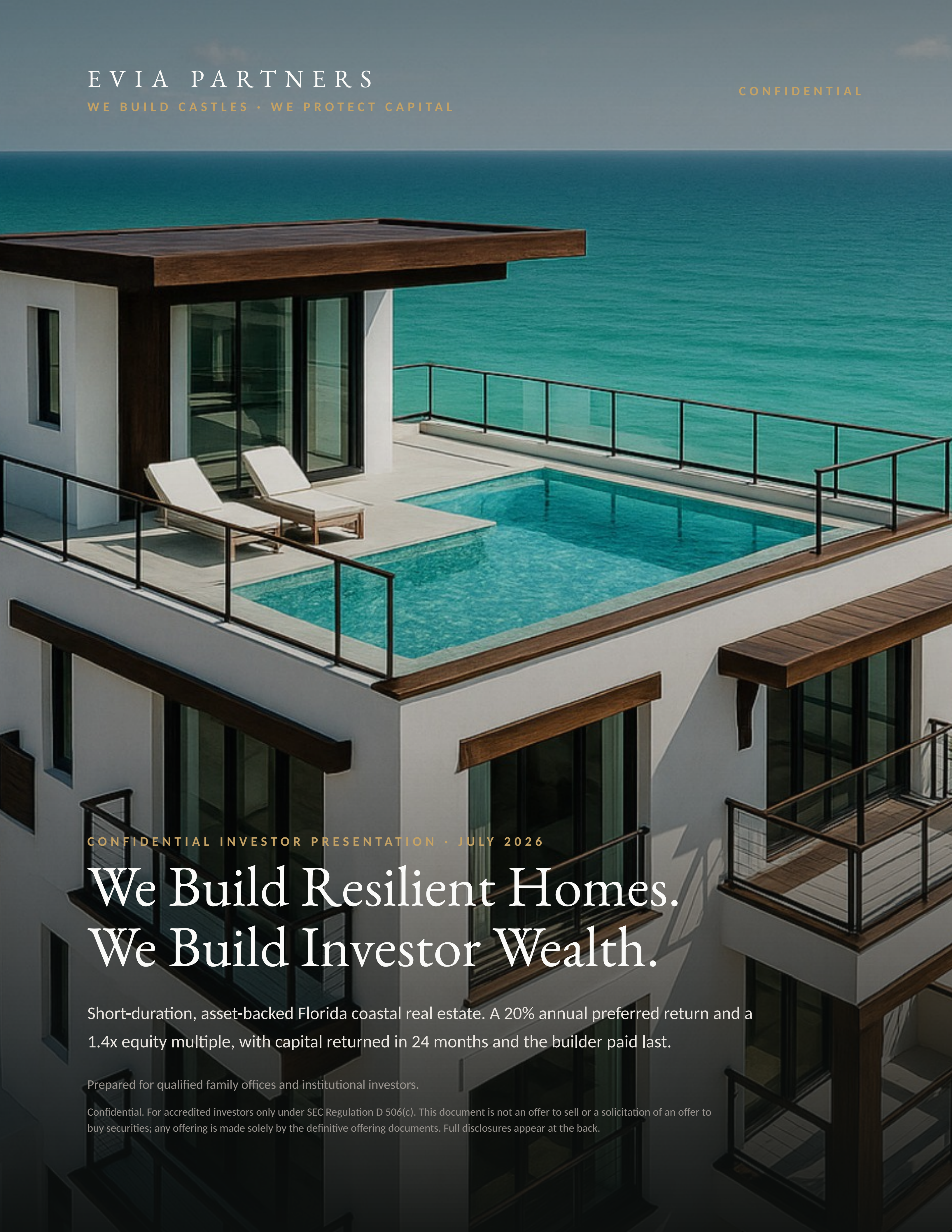


EVIA PARTNERS

WE BUILD CASTLES · WE PROTECT CAPITAL

CONFIDENTIAL

CONFIDENTIAL INVESTOR PRESENTATION · JULY 2026

We Build Resilient Homes. We Build Investor Wealth.

Short-duration, asset-backed Florida coastal real estate. A 20% annual preferred return and a 1.4x equity multiple, with capital returned in 24 months and the builder paid last.

Prepared for qualified family offices and institutional investors.

Two Building Families, One Name

Noah Thomas Builders carries two legacies in its name. Noah is Chris Baird's son, a gifted musician whose artistry and precision set the standard the company builds to. Thomas was Tom Mikolas's father, one of the builders behind the Sears Tower and a run of Chicago's most beautiful skyscrapers. Chris and Tom joined the two names to mark what they set out to make: homes built with a craftsman's artistry and a skyscraper's engineering.

Chris spent more than two decades and over 1,500 projects learning the two things that survive every market, how to build something that lasts and how to protect a margin. Tom brought three decades of large-scale construction and the discipline that comes from raising towers. Together they built Noah Thomas Builders into Florida's coastal luxury builder, then built Evia Partners as the capital platform to feed and grow it.

Evia Partners became the platform that lets outside investors participate in what the family had been doing on its own balance sheet for years.

> *"A craftsman's artistry, a skyscraper's engineering, and a defined date to return every investor's capital."*

THE VISION

Evia is raising and deploying $100 million over the next 18 months, across multiple real estate development strategies with Noah Thomas Builders at its core. Single-family coastal luxury is the proven engine today. Larger single assets, multifamily, and adjacent development verticals follow, each underwritten with the same discipline and each returning capital on a defined clock. It is an ambitious goal, and it is within reach because the team, the track record, and the demand are already in place.

WHO WE ARE

The Standard We Build To

Evia Partners is an extension of Noah Thomas Builders, our building arm and the single builder executing every project across Florida's coastal fronts. NTB designs and builds; Evia is the capital platform that lets outside investors build alongside it, on the same terms the principals have used on their own balance sheet for years. One team, one standard, from the raise to the ribbon-cutting.

The principals carry A+ credit, not as a vanity metric but as evidence of a single operating philosophy: we do not overextend, we do not cut corners, and we do not confuse optimism with a budget. Every deal is underwritten on today's costs and today's comparable sales, with contingency built in and a defined exit set before a shovel touches the ground.

Noah Thomas Builders builds in every market we enter, backed by a deep bench of proven local subcontractors and decades of building these exact homes in these exact neighborhoods. Because the general contracting is ours, the framing and shell company is ours, and the go-to-market is ours, we control cost, schedule, and quality from the first survey to the closing table rather than handing the outcome to a third party.

The alignment is structural, not a slogan. The preferred return is paid ahead of the builder, and Evia's own profit sits behind the investor as a cushion, so the sponsor is made whole only after you are. Fifty-plus years of combined leadership sit behind every dollar committed, and the people who raise the capital are the same people who build the homes and return it.

Vertical integration is the quiet advantage. Because the same firm sources the land, designs the home, holds the general contractor's license, frames and builds the shell, markets the finished residence, and raises the capital, there is no seam for cost or quality to leak through and no third party whose margin has to be paid before yours. It is why our budgets hold and our timelines are credible.

We would rather be the most disciplined builder on the coast than the loudest voice in the room. That discipline is the reason capital entrusted to us has come back, and the reason the same people who raise a dollar are the ones accountable for building the home behind it and returning it on a defined clock.

THE TEAM

The People Behind Every Build

One vertically integrated team raises the capital, builds the homes, and returns the money, principals and operators under a single roof.

Chris Baird

FOUNDER & MANAGING PARTNER

Fourth-generation builder with 22+ years and over 1,500 developments, including multimillion-dollar custom homes across Florida's premier coastal markets.

Tom Mikolas

GENERAL PARTNER

30+ years in construction and operations, behind landmarks such as the Sears Convention Center and HQ, Alta at K Station, and the Sheraton on the River.

Cody Buck

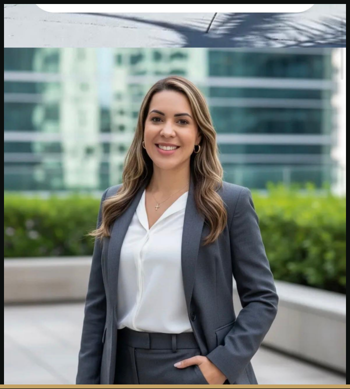
CHIEF OPERATING OFFICER

West Point graduate and Army veteran of three deployments, with institutional REIT experience across luxury multifamily and mixed-use.

Britney George

DIRECTOR OF DEBT CAPITAL MARKETS

Leads financing and lender relationships, managing the construction debt senior to investor capital and keeping the draws on schedule from groundbreaking to exit.



Yomara Oliveras

ACCOUNTANT

Owns the books across the platform, from deal-level cost accounting to investor capital accounts and statements, keeping reporting clean, timely, and audit-ready.

Kristal Baird

HUMAN RESOURCES

Builds and supports the team as the firm scales, leading hiring, onboarding, and people operations, keeping the culture strong and the bench deep.

PART I · THE THESIS

Why Sophisticated Capital Belongs Here

Luxury coastal Florida is destination real estate, not a speculative bet. In the $3M to $7M range the buyer pays cash and does not need a mortgage, and that single fact reshapes the risk profile of everything we build. The demand is structural, driven by a sustained migration of high-net-worth families seeking tax advantages, turnkey luxury, and a finite supply of prime waterfront parcels.

We do not promise the highest yield in the room. We offer something a yield number cannot: a rigorously managed, asset-backed structure where your principal sits ahead of the sponsor, your exit has a defined date, and the people deploying your capital have built real homes, managed real budgets, and absorbed real losses on their own balance sheet before ever asking anyone else to participate.

> *"Your capital does not teach us lessons. We already learned them."*

Structural Demand

A sustained influx of cash buyers meets an extreme scarcity of prime waterfront parcels, supporting pricing power through economic cycles.

Resilience Premium

FEMA-elevated, hurricane-resistant homes command buyer confidence and materially lower insurance premiums than legacy stock.

Execution Advantage

In-house general contractor oversight, conservative leverage, and fixed-price scopes control cost and schedule on every build.

THE BUILDER

One Builder.
Coast to Coast.

Noah Thomas Builders is the single builder across all three regions. In each market we bring a deep bench of proven local subcontractors and decades of building these exact homes in these exact neighborhoods, all under one roof, one standard, and one balance sheet. Together we have delivered 168+ homes.

West Coast

CLEARWATER TO SIESTA KEY

34
Active projects

22+ yrs
Building in-market

1,500+
Projects delivered

Markets
Clearwater · Siesta Key · Bradenton · Sarasota

East Coast

PALM BEACH & ATLANTIC COAST

17
Active projects

131+
Completed since 2009

$198M
Construction value

$560M+
Cumulative built value

Markets
Delray Beach · Boca Raton · Gulf Stream · Jupiter · Palm Beach

Central Florida

ORLANDO METRO AREA

25
Active projects

37+
Homes completed

$73M+
Portfolio value

$900K–$3.5M
Price range

Markets
Winter Park · Audubon Park · College Park

A Castle on the Coast

Every Noah Thomas home is engineered from the ground up to survive what the Gulf and the Atlantic can send at it, then wrapped in a luxury the buyer sees first. The resilience is not a marketing line. It is the foundation of the investment, because a home that is cheaper and easier to insure sells faster and holds its price.

FROM THE GROUND UP

1 **Anchored foundation**
Roughly 30 helical pilings driven about 30 feet down anchor the soil against the scour and washout that destabilize ordinary homes in a storm surge.

2 **A sacrificial ground level**
The first floor is a vented, stucco-lined garage with flood openings and breakaway walls. Water passes through, and a resident power-washes the sand out and resumes life.

3 **Living space above the flood**
Luxury living begins on the second floor, always set well above FEMA base flood elevation, with mechanical systems elevated with it.

4 **A fortress envelope**
Concrete, block, and steel framing behind impact-rated windows and doors, finished in a luxury veneer. A castle dressed as a coastal estate.

WHY IT PAYS

Lower flood premiums

Under FEMA's Risk Rating 2.0, elevating living space above base flood elevation, adding flood vents, and elevating equipment are the exact actions that reduce flood premiums. FEMA reports six times more owners now earning elevation credit.

Lower wind premiums

Florida law requires carriers to discount the windstorm premium for verified features. Impact glass, hip roofs, and masonry construction are the largest credits, stacking toward 88 to 90 percent off the windstorm portion at some carriers.

A faster, firmer exit

In a state living through an insurance crisis, a home that is dramatically cheaper to insure sells faster and holds its price. Resilience protects the buyer and the investor's exit at once.

Insurance outcomes vary by carrier, flood zone, and elevation and are not guaranteed. Sources: FEMA Risk Rating 2.0; Florida Statute 627.0629 and the Florida CFO hurricane loss-mitigation discount guide.

VERTICALLY INTEGRATED

Every stage that decides cost, schedule, and quality is controlled in-house. Noah Thomas Builders sources the land, designs the home, and runs construction with its own licensed general-contracting teams, and it owns the framing and shell operation that frames those homes, a company that saves the builds millions of dollars a year and captures margin that would otherwise leak out to third-party trades. Nothing at the core of a build is handed to a stranger and marked up. That control is why budgets hold, why schedules hold, and why the quality that protects both the buyer and the investor's exit is never left to chance.

The Florida Advantage

American wealth is relocating, and it is relocating to Florida. The tax regime, asset protection, and quality of life that pull high-net-worth families out of California, New York, and Illinois are the same forces that create structural demand for luxury coastal housing. This is a macro tailwind, not a market call.

0%	$36B	$122,530	No. 1
State income tax, against 13.3% in California and 10.9% in New York	Net adjusted gross income Florida gained from movers in the latest IRS data, more than any state	Average income of a household relocating to Florida, the highest in the nation	Palm Beach County, the top county in the country for net migrating income

Florida levies no state income tax and no state estate or inheritance tax, and its constitution caps annual homestead assessment increases at 3% while shielding a primary residence from most creditors. On the November 2026 ballot, the "Save Our Homes from Excessive Property Taxes" amendment would raise the homestead exemption toward eliminating non-school property taxes for most full-time owners. It is not yet law and requires 60% approval, yet it marks a policy trajectory that keeps drawing residents and capital into the state.

The flows run one direction. Households earning $200,000 or more leave high-tax states at roughly three for every two who arrive. In the latest IRS data California lost $23.8B, New York $14.1B, and Illinois $9.8B in net adjusted gross income while Florida led the nation in gains. That steady arrival of cash buyers is the engine behind the $3M to $7M coastal segment Evia builds into, and behind the exit velocity that returns investor capital. Evia already operates inside this tailwind, with 76 active projects, 168+ homes delivered, and no investor loss on a completed project to date.

Sources: IRS Statistics of Income migration data (latest available) and Tax Foundation, as reported in 2026. The November 2026 property-tax measure applies to homesteaded primary residences of full-time Florida residents, not to second homes or investment property; it is an in-migration and demand driver, not a tax benefit of an investment in an Evia project. Figures describe macro trends and are not a forecast of any project's result.

The 24-Month Exit, Backstopped by Refinance

20%	≈1.4x	24 Mo	$0
PREFERRED RETURN, PER ANNUM	EQUITY MULTIPLE	CAPITAL RETURNED	INVESTOR LOSSES TO DATE

The 20% preferred accrues each year, paid ahead of the builder, roughly 40% over a full 24-month term and equal to the 1.4x equity multiple.

Sophisticated capital asks for one thing first: a defined date for the return of its capital, not an open-ended hold that depends on when a home happens to sell.

Your capital and preferred return are returned by month 24. If the home has sold, you are paid from the sale. If the market is patient, we refinance the completed, insured asset into long-term debt and return your capital from the refinance proceeds. You are never left waiting on a buyer, and you are never exposed to a distressed exit.

> *"The clock is your protection, not your risk."*

Defined Duration

A hard 24-month horizon, materially shorter and more certain than the three to five year lock-ups behind most institutional commitments.

A Return You Underwrite in Minutes

A preferred return is a single number, senior to the sponsor. No promote to model and no waterfall to untangle. You underwrite our ability to refinance a finished, insured asset.

Builder Paid Last

Bank debt sits first, your capital and preferred return come next, and Evia's profit sits behind yours as a cushion. We are paid only after you are made whole.

POSITION IN THE CAPITAL STACK

1. **Bank construction debt**
   The senior lender is repaid first.
2. **You: capital + 20% preferred return**
   Returned by month 24, from sale or refinance.
3. **Builder profit share**
   Paid last, behind your position, as a cushion.

> The refinance backstop is defined by price tier and confirmed with our lender. If a retail sale has not closed by month 24, the completed and insured asset is refinanced into long-term debt and your capital is returned from the proceeds.

Preferred return and equity multiple are targets on a full 24-month hold, not guarantees; the preferred rate and its accrual are governed by the definitive offering documents for each deal. No investor has lost capital on a completed Evia project to date; past performance is not indicative of future results.

PROOF

Real Projects. Real Returns.

The homes below are completed, sold transactions from our East Coast operator in Palm Beach County. They demonstrate the project-level margin our underwriting is built to protect.

> **How to read these figures.** These are project-level, pre-tax results for the sponsor and operator, not the net return to a fund investor. **Project profit margin** is gross profit as a percentage of sale price, where **gross profit** equals sale price minus total all-in project cost minus selling, closing, and carrying costs. A fund investor instead receives the 20% preferred return described in this document, a 1.4x equity multiple over a 24-month term. Figures are verified by AIA G702/G703 contractor payment applications and notarized lien waivers available in the data room.

1801 Spanish River

BOCA RATON, FL

17-MONTH HOLD · EXIT MAY 2022

Total Project Cost	**$6,179,263**
Sale Price	**$11,995,000**
Gross Profit	**$4,916,112**

PROJECT PROFIT MARGIN OF SALE PRICE 41%

150 Pineapple Rd

DELRAY BEACH, FL

22-MONTH HOLD · EXIT JUNE 2024

Total Project Cost	**$2,295,991**
Sale Price	**$3,950,000**
Gross Profit	**$1,357,759**

PROJECT PROFIT MARGIN OF SALE PRICE 34%

103 Bear's Club

JUPITER, FL

22-MONTH HOLD · EXIT MARCH 2017

Total Project Cost	**$5,393,590**
Sale Price	**$8,300,000**
Gross Profit	**$2,283,910**

PROJECT PROFIT MARGIN OF SALE PRICE 28%

1046 Melaleuca Rd

DELRAY BEACH, FL

14-MONTH HOLD · EXIT MAY 2016

Total Project Cost	**$2,473,245**
Sale Price	**$4,250,000**
Gross Profit	**$1,458,005**

PROJECT PROFIT MARGIN OF SALE PRICE 34%

Past performance is not indicative of future results. Realized results shown are from one operator and are not representative of every project.

PART II

The Numbers

Return mechanics, representative sources and uses, a deal-level pro forma, the active pipeline, and the risks we underwrite against. The detail a family office needs to move from interest to diligence.

How the Investor Is Paid

The structure is deliberately simple. You commit $500,000 into a project-specific LLC as a syndicated SPV, or make a standing programmatic allocation. Your position is second in the capital stack and carries a 20% preferred return, senior to the builder's profit.

ILLUSTRATIVE SPV · FULL 24-MONTH HOLD

Capital committed	**$500,000**
Preferred return (20% p.a., ~2-yr accrual)	**≈ $200,000**
Capital returned at exit	**$500,000**
Total distributed to you	**≈ $700,000**
Equity multiple (MOIC)	**≈ 1.4x**
Hold	**Up to 24 months**

Illustrative only, assuming a full 24-month hold. The 20% per annum preferred return, paid ahead of the builder, totals approximately 40% over the 24-month hold and equates to the 1.4x equity multiple, total distributions divided by capital invested. Not a guarantee; governed by the offering documents.

DISTRIBUTION WATERFALL

1 **Bank construction loan repaid**
The senior lender is made whole first.

2 **Investor capital returned**
Your original commitment is returned.

3 **Investor preferred return**
Your 20% preferred return is paid.

4 **Builder profit share**
Paid last, only after you are made whole.

> The 24-month exit is backstopped by refinance. If a retail sale has not closed, the completed and insured asset is refinanced into long-term debt and your capital is returned from the proceeds.

Evia co-invests 5 to 10% of a deal alongside its investors when requested,* putting the sponsor's own capital at risk beside yours, and K-1s are delivered on a defined schedule, by March of each year, so your accountant is never left waiting.

* Sponsor co-investment is negotiable by deal.

The Capital Stack, Deal by Deal

Across all three regions the pattern holds: $500,000 of investor equity controls the land and soft costs, bank construction debt funds the build, and the projected return on total project cost varies by deal and market. These are project-level economics; the investor earns the 20% preferred return described earlier.

REPRESENTATIVE PROJECT	TOTAL USES	BANK DEBT	INVESTOR EQUITY	PROJ. SALE	PROJECT ROI
WEST COAST					
303 Gulf Drive	$2,680,750	$2,180,750	$500,000	$4,900,000	**62.2%**
2004 Gulf Blvd	$2,262,550	$1,762,550	$500,000	$4,160,000	**63.2%**
541 Normandy	$1,932,500	$1,432,500	$500,000	$3,230,000	**47.2%**
5531 Calle Del Verano	$2,294,750	$1,794,750	$500,000	$3,543,100	**35.2%**
EAST COAST					
150 Pineapple Rd	$2,295,991	$1,795,991	$500,000	$3,948,000	**50.6%**
1524 Lake Drive	$4,074,800	$3,574,800	$500,000	$5,997,200	**27.2%**
CENTRAL FL					
2915 Parkland Dr	$1,400,000	$900,000	$500,000	$2,147,000	**32.8%**
1615 Roundelay Lane	$1,650,000	$1,150,000	$500,000	$3,499,600	**88.6%**

ONE DEAL, END TO END · 303 GULF DRIVE, BRADENTON BEACH

Land acquisition	**$1,100,000**
Pre-construction costs	**$70,750**
Construction costs	**$1,510,000**
Bank construction debt	**$2,180,750**
Investor equity	**$500,000**
Total project cost	**$2,680,750**

Projected sale ($1,400 / SF)	**$4,900,000**
Less closing + interest	**($552,584)**
Net proceeds	**$4,347,416**
Less total project cost	**($2,680,750)**
Project net profit	**$1,666,666**
Project ROI	**62.2%**

Investor position. The $500,000 equity carries the 20% preferred return and is returned, with that preferred, by month 24 ahead of the builder. Project net profit accrues to the deal; the builder is paid only after the investor is made whole.

Project ROI is projected net profit divided by total project cost, a project-level pre-tax figure, not the investor's net return. Pipeline sale prices are projections based on comparable sales. Source: Evia Sources and Uses and pro forma models. Past performance is not indicative of future results.

How Your Capital Becomes a Castle

Capital can be committed at any level; the figures here are illustrations, not fixed tranche sizes. Every dollar is deployed into one of three build types, each modeled on a real Evia project. Investor equity controls the land and soft costs and sits ahead of the builder, while bank construction debt funds the vertical build.

THE THREE BUILD TYPES

BUILD TYPE	TOTAL PROJECT	INVESTOR EQUITY	BANK DEBT	PROJECTED SALE	MARGIN
Gulf Coast home Single-family · Clearwater to Siesta Key	$2.68M	$0.50M	$2.18M	$4.90M	**34%**
Palm Beach estate Single-family · Delray Beach / Boca Raton	$6.18M	$2.50M	$3.68M	$11.99M	**41%**
Luxury townhome cluster Boutique multifamily · coastal nightly-rental district	$17.50M	$3.00M	$14.50M	$28.00M	**38%**

The multifamily option. Alongside single-family, Evia targets boutique luxury townhome clusters in the coast's scarce nightly-rental districts, where finished units can be sold or held for income. A representative project now under evaluation illustrates the profile: roughly $17.5M of cost against about $28.0M of projected sales, a $10.5M project profit, or a build-refinance-stabilize-hold path that recapitalizes into a permanent loan near $20.6M, returns investor equity in full, and holds for roughly $432K of annual cash flow plus appreciation.

Figures from verified Evia Sources and Uses (Gulf Coast, Palm Beach) and a representative townhome-cluster financing model now under evaluation. Margin is project-level gross profit as a percent of sale price, pre-tax, not the investor's net return. Larger deals carry more equity and lower leverage. Projections, not guarantees.

Built to Your Mandate

A commitment can be shaped for diversification or for scale, and it can start anywhere along the program. Every dollar of equity earns the 20% preferred return, a 1.4x equity multiple over a 24-month term, and sits ahead of the builder.

BY COMMITMENT LEVEL

INVESTOR EQUITY	REPRESENTATIVE MIX	BUILT COST	PROJECTED SALES	RETURNED AT 1.4X
$5M	5 Gulf · 1 Palm Beach	$19.6M	$36.5M	**$7.0M**
$10M	9 Gulf · 1 Palm Beach · 1 townhome cluster	$47.8M	$84.1M	**$14.0M**
$15M	14 Gulf · 2 Palm Beach · 1 townhome cluster	$67.4M	$120.6M	**$21.0M**
$20M	18 Gulf · 2 Palm Beach · 2 townhome clusters	$95.6M	$168.2M	**$28.0M**

THE FULL PROGRAM · $100M OVER 12 TO 18 MONTHS

DEAL TIER	PROJECTS	EQUITY EACH	ALLOCATION	RETURNED AT 1.4X
Larger	5	$10M	$50M	$70M
Medium	10	$2.5M	$25M	$35M
Average	15	$1M	$15M	$21M
Small	20	$500K	$10M	$14M
Total	**50**	—	**$100M**	**$140M**

THE SAME $10M, THREE WAYS

MIX RATIO	COMPOSITION	BUILT COST	PROJECTED SALES	RETURNED AT 1.4X
Diversified single-family	20 Gulf homes	$53.6M	$98.0M	**$14.0M**
Balanced blend	9 Gulf · 1 Palm Beach · 1 townhome cluster	$47.8M	$84.1M	**$14.0M**
Multifamily-anchored	3 townhome clusters · 2 Gulf homes	$57.9M	$93.8M	**$14.0M**

The full $100M is targeted over 12 to 18 months across roughly fifty projects. The 20% preferred return is senior to the builder, whose margin absorbs cost or price variance before an investor return is reduced. The investor return is the preferred on equity deployed, independent of mix; built cost and sales scale with the projects selected. Not a forecast or guarantee; all terms are governed by the definitive offering documents.

Cycle Your Capital

A single deal returns your capital by month 24. A program puts that discipline on repeat. Capital comes back, redeploys into the next set of homes, and compounds, while the preferred return is paid each cycle. The example follows a $20M commitment across three 24-month cycles.

1 · Deploy

Capital funds land and soft costs across a mix of homes. Bank debt funds the vertical builds.

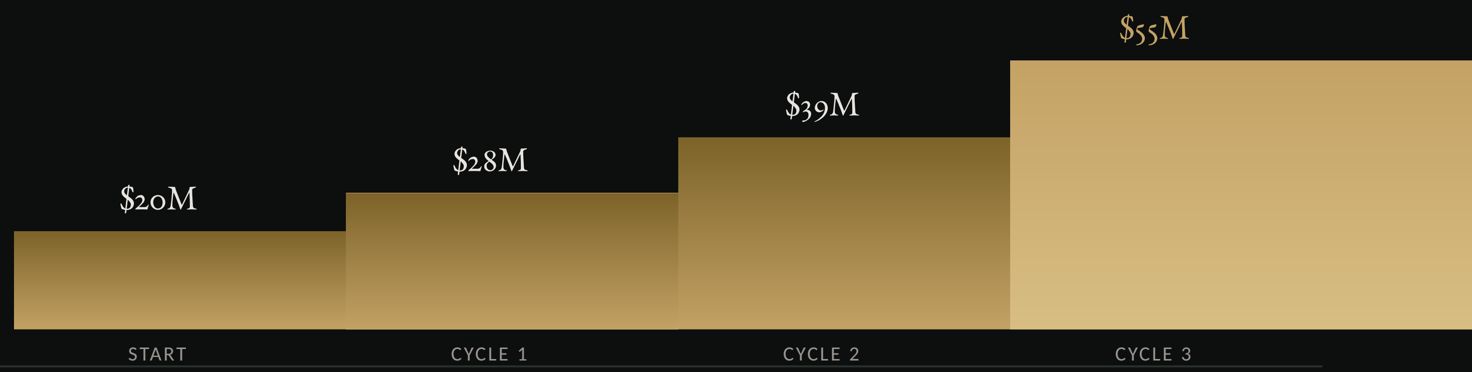
2 · Return

By month 24 each home sells or refinances, returning your capital and the preferred return.

3 · Redeploy

Returned capital rolls into the next cycle, compounding while continuously building.

$20M COMPOUNDED AT A 1.4X MULTIPLE EACH CYCLE

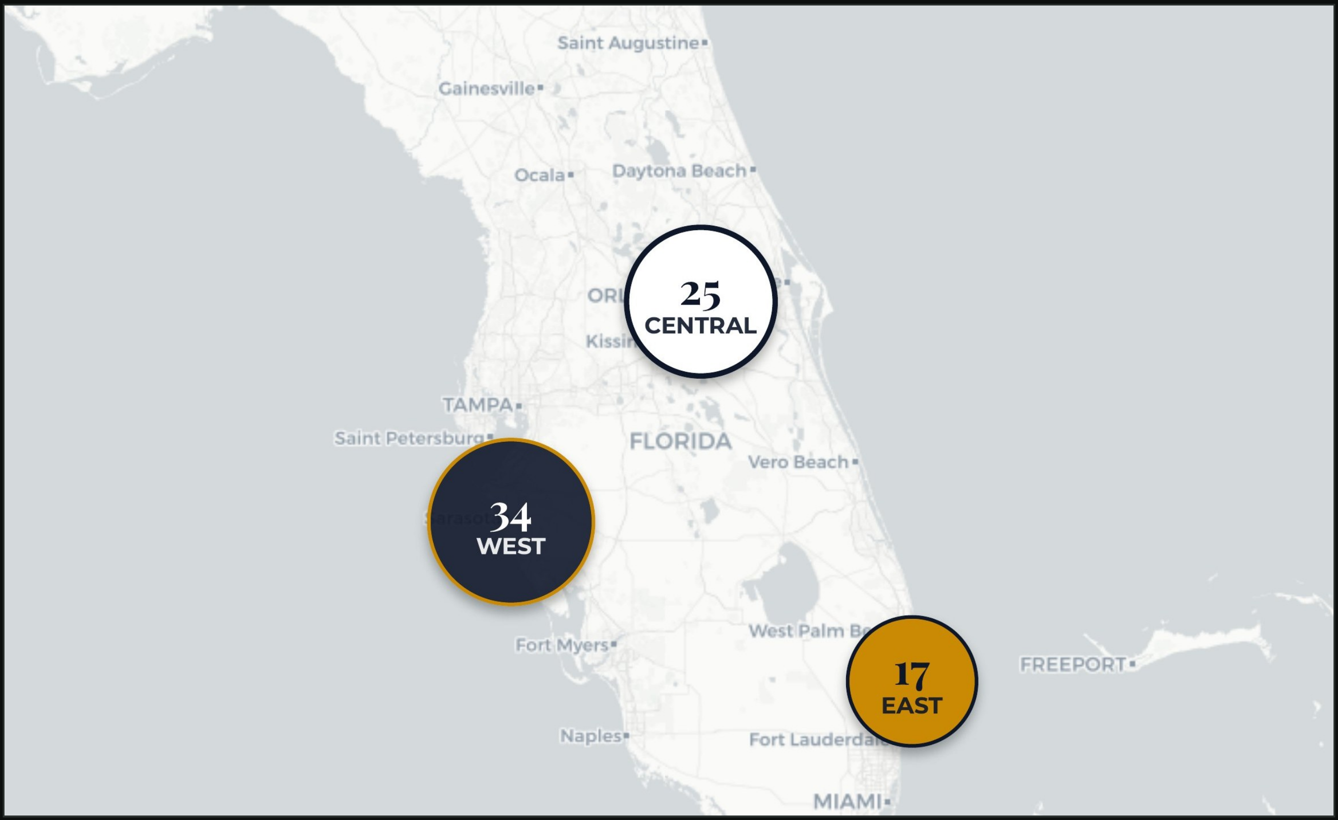


CYCLE	CAPITAL DEPLOYED	RETURNED AT 1.4X	HOMES FUNDED
Cycle 1 · months 0–24	$20.0M	$28.0M	40
Cycle 2 · months 24–48	$28.0M	$39.2M	56
Cycle 3 · months 48–72	$39.2M	$54.9M	78
After three cycles (~6 years)	**≈2.7x**	**$54.9M**	**170+**

Illustrative and assumes distributions are reinvested each cycle; an investor may instead take distributions in cash. The 20% preferred return is senior to the builder, whose margin absorbs variance first. Cumulative multiples are on the original $20M. Home counts assume the $500K Gulf Coast build type; larger or multifamily projects fund fewer, higher-value assets. Not a forecast or guarantee; all terms are governed by the definitive offering documents.

76 Active Projects Across Florida

The active pipeline spans three independent Florida sub-markets with more than $355M in estimated built value. Geographic spread across distinct demand drivers reduces concentration risk while keeping the platform focused on the highest-barrier coastal corridors in the state.



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+**

Estimated built value reflects projected sale value of active pipeline projects and is not realized revenue. Since 2009 the East Coast operator alone has delivered 131 homes representing $560M+ in cumulative built value. Figures are estimates subject to market conditions.

Conservative by Design

Real estate development carries real risk, and we underwrite as though it does. Returns are targets, not guarantees, and investor capital is illiquid for the life of the project. The structure below is how we protect the capital entrusted to us. A complete statement of risk factors is provided in the data room and should be reviewed with your advisors.

Conservative Leverage

Investor equity goes in first to control the asset. Bank debt funds only the build, at disciplined loan-to-cost ratios.

Fixed-Price Scopes

Locked-in material and labor costs prevent budget creep and keep outcomes predictable.

Refinance Backstop

If a retail sale is slow, the completed, insured asset is refinanced into long-term debt to return investor capital by month 24.

Insurance Diligence

Comprehensive builder's risk and flood coverage protect capital throughout construction.

Regional Diversification

Three distinct sub-markets with different demand drivers. No single operator controls more than 45% of the pipeline.

Builder Profit as Cushion

The sponsor's profit sits behind the investor. Project net profit absorbs cost or price variance before the investor return is affected.

Key risks include market and pricing risk, construction and cost risk, permitting and regulatory risk, hurricane and weather risk, interest-rate and financing risk, liquidity risk, and execution risk. Mitigations reduce but do not eliminate these risks. No investment return is guaranteed and investors may lose capital.

PARTICIPATION

Two Paths to Participation

Most investors start with a single SPV to watch the reporting and the 24-month exit execute exactly as promised, then convert to a standing programmatic allocation so their capital is always working. Both structures are offered under SEC Regulation D 506(c) to verified accredited investors and carry the same investor-first economics.

Programmatic Joint Venture

INSTITUTIONAL / FAMILY OFFICE

Commitment	**$20M+ / year (standing)**
Preferred return	**20%, ahead of builder**
Equity multiple	**≈1.4x (24-month term)**
Exit / liquidity	**24 months max, sale or refinance**
Position in stack	**Bank first, investor second, builder last**
Capital protection	**LLC membership interest**
Reporting	**Monthly + quarterly**
Regulation	**SEC Reg D 506(c)**

Syndicated SPV

ACCREDITED INDIVIDUALS

Commitment	**$500K per deal**
Preferred return	**20%, ahead of builder**
Equity multiple	**≈1.4x (24-month term)**
Exit / liquidity	**24 months max, sale or refinance**
Position in stack	**Bank first, investor second, builder last**
Capital protection	**LLC membership interest**
Reporting	**Monthly + quarterly**
Regulation	**SEC Reg D 506(c)**

"The transparency and deal structure gave us confidence from day one. Monthly reporting, conservative leverage, and preferred returns made this an easy allocation for our family office."

FAMILY OFFICE PRINCIPAL, SOUTHEAST U.S.

"We have participated in four Evia projects over two years. Every one has met or exceeded the initial pro forma. The team's execution discipline and market selection are exceptional."

PRIVATE INVESTOR, COLORADO

Testimonials are from Evia investors and partners who were not compensated. Identities are withheld for privacy; attributable references are available to qualified investors on request. A past investor's experience is not a guarantee of future results.

START THE CONVERSATION

A Defined Date for the Return of Your Capital.

We welcome direct diligence, on-site tours of active builds, and a conversation with the principals managing your investment.

DATA ROOM · AVAILABLE TO VERIFIED INVESTORS

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