



AlphaX RE Capital



New Construction & Development Fund
Investor Deck

Top Single Family Residential Investment Group & Developer

In Bay Area

New Construction & Development Fund Investor Deck

A portfolio of SFR new construction/development projects in Bay Area over a 3-5 year investment time horizon .



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Fund Overview

AlphaX RE Capital is raising a \$120-130 million fund to capitalize on opportunities to invest in SFR new construction or development projects in the Bay Area.

Amidst one of the gravest housing shortages and growing demand for SFR, we believe there lies tremendous opportunities. With our expertise as SFR designers, builders, and developers, we bring a unique perspective to realizing this opportunity. Combining our robust deal pipeline with our expertise in executing deals, we believe we can make your investment a success!



Investment *Overview* / Executive Summary

Fund Name	New Construction & Development Fund (TBD)
Manager	AlphaX RE Capital
Investment Strategy	80% New Construction / Development (Add Value) + 20% Flip or BRRRR
Lock-in Period	30 months
Minimum Investment	\$200,000
Preferred Return	8%
Target Leverage	Purchase or construction leverage set below 75% LTV
Fund Management Fee	2% annually on funded capital (TBD)
Distribution Waterfall	Preferred return 8%, LP equity 70% split, GP equity 30% split if IRR reach 12% LP equity 50% split, GP equity 50% split if IRR above 12%
Equity Invested:	\$16.3M
Total Cost of Construction:	\$137.9M
Total Cash Needed:	\$121.6M
Market Value of Properties to Sell:	\$182.9M





Asset Allocation



Category

80% Allocation
New Construction /
Development Projects for Sale

20% Allocation
Opportunistic Projects



Product Type

Bay Area-based SFR new
construction or development
projects

Market diversified investment
segment, eg: Flip, BRRRR



Strategy

Acquire properties that are 20% below market value. Use new construction or development strategies to increase the value of the houses. The ARV (after repair value) of the house invested so far has increased by at least 25% on average compared with the purchase price.

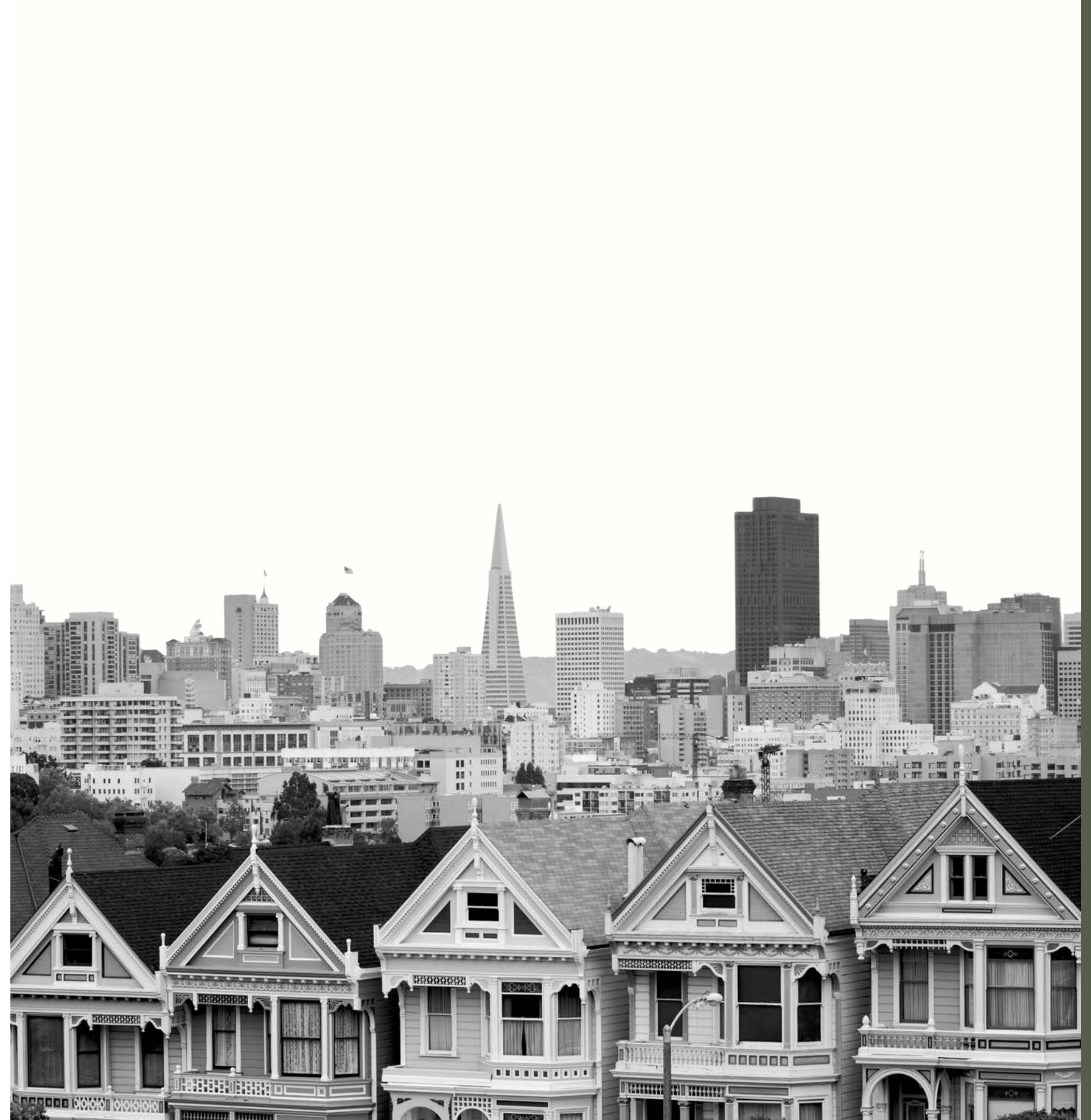
Take flip or BRRR strategy to diversify
the investment segment.

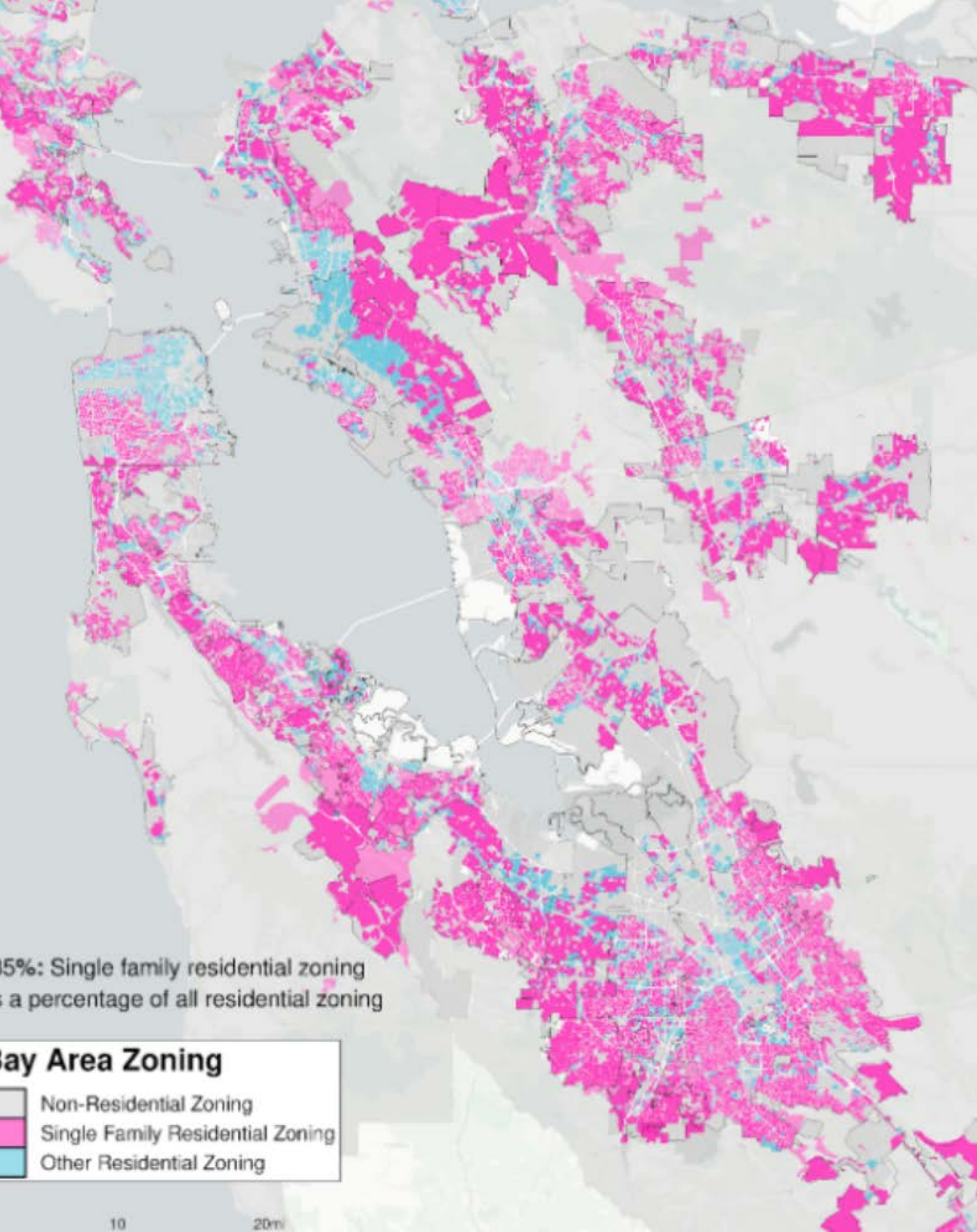
Why Bay Area?

01 The region with the **highest density of high-tech company headquarters** in the world

02 Areas with the **highest average home prices** in the U.S.

03 Housing is in **short supply and high demand**





Why *SFR* Market?

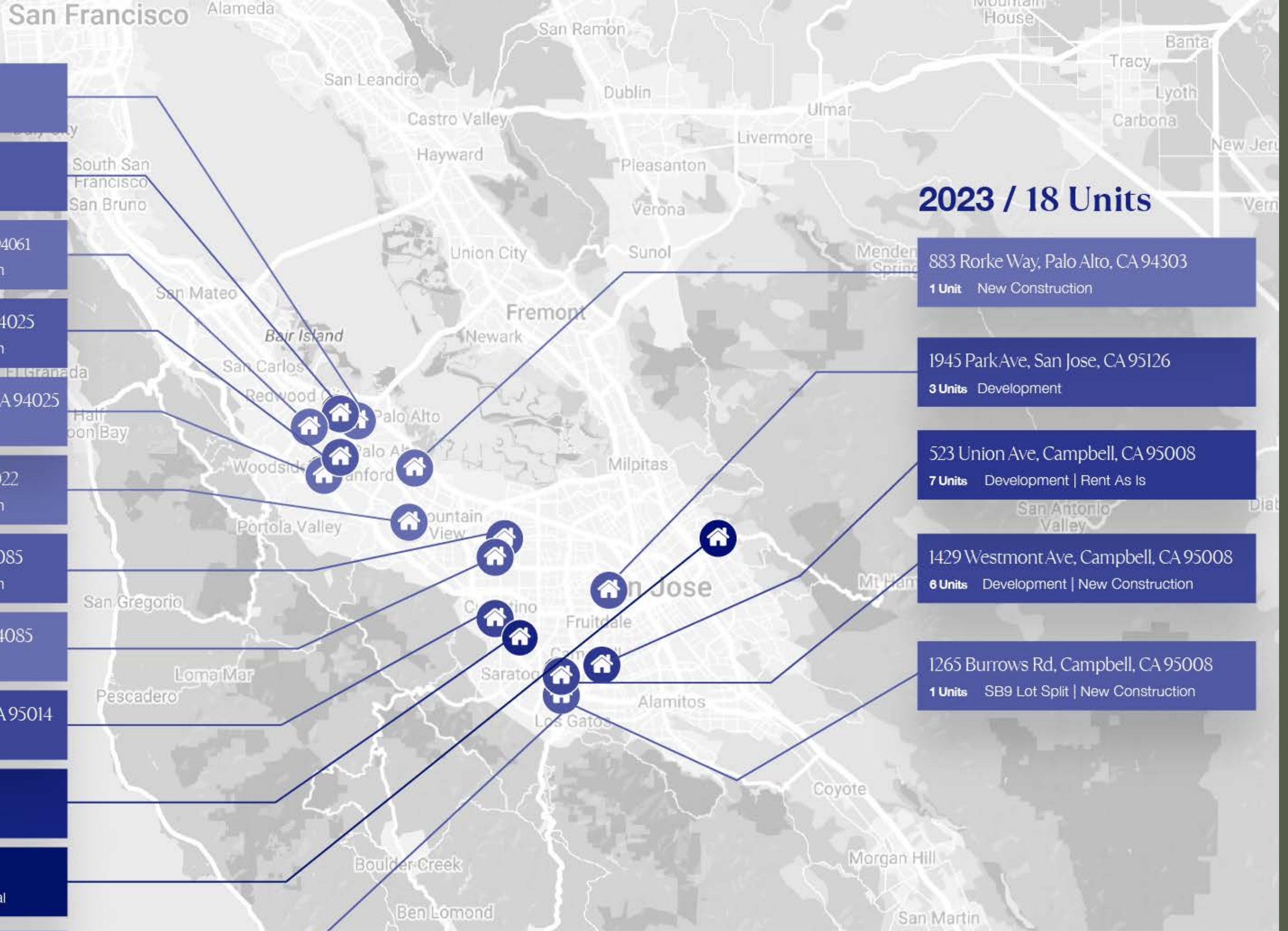
01 The biggest market
85%+ Single Family Residential Zoning

02 Limit & the most valuable Land

03 High Liquidity

2024 / 48 Units

- 2 Lowery Dr, Atherton, CA 94027
1 Unit SB9 Lot Split
- 61 Irving Ave, Atherton, CA 94027
2 Units SB9 Lot Split
- 214 Sequoia Ave, Redwood City, CA 94061
1 Unit SB9 Lot Split | New Construction
- 940 Altschul Ave, Menlo Park, CA 94025
2 Units SB9 Lot Split | New Construction
- 2316 Loma Prieta Ln, Menlo Park, CA 94025
1 Unit New Construction
- 355 Los Altos Ave, Los Altos, CA 94022
1 Unit SB9 Lot Split | New Construction
- 374 Lastreto Ave, Sunnyvale, CA 94085
2 Units SB9 Lot Split | New Construction
- 549 E Arques Ave, Sunnyvale, CA 94085
3 Units New Construction
- 20860 McClellan Rd, Cupertino, CA 95014
6 Units Development
- 1334 Miller Ave, San Jose, CA 95129
9 Units Development | Rent as is
- 125 Kirk Ave, San Jose, CA 95127
18 Units Development | Long-Term Rental
- 1265 Burrows Rd, Campbell, CA 95008
2 Units SB9 Lot Split | New Construction



2023 / 18 Units

- 883 Rorke Way, Palo Alto, CA 94303
1 Unit New Construction
- 1945 Park Ave, San Jose, CA 95126
3 Units Development
- 523 Union Ave, Campbell, CA 95008
7 Units Development | Rent As Is
- 1429 Westmont Ave, Campbell, CA 95008
6 Units Development | New Construction
- 1265 Burrows Rd, Campbell, CA 95008
1 Units SB9 Lot Split | New Construction



1429-1445 Westmont Ave, Campbell, CA 95008

New Construction of 6 Units of SFHs

Purchase Price: \$6,688,800.00

Purchase Date: 08/24/2021

Total Cost: \$16,602,037.00

Total Homes Floor Area: 21,187 sqft

Development Plan: Entitlement-2 Lots → 6 Lots

Construction Start Date: 06/02/2023

Construction End Date (estimated): 06/06/2024

Market Value(estimated): \$19,000,000

Estimate IRR: 15-20%

Current Status: Under Construction



1945 Park Ave, San Jose, CA 95126

Development of 3 Units of Townhomes

Purchase price: \$ 1,080,000.00

Purchase date: 12/02/2020

Total Site Lot: 7874 sqft

CD Ready: 06/14/2023

Construction Start Date: 08/31/2023

Construction End Date (Estimated): 10/31/2024

Market Value(estimated): \$4,000,000.00

Current Status: Under Entitlement



883 Rorke Way, Palo Alto, CA 94303

1 Unit of New Construction

Purchase Price: \$2,475,000

Purchase Date: 11/18/2021

Construction Start Date: 08/31/2023

Construction End Date (Estimated): 07/31/2024

Current Status: Under Entitlement

Estimated Total Cost: \$3,800,455

Estimated Sale Price: \$5,000,000.00

Estimated Profit: \$1,199,545



1265 Burrows Rd, Campbell, CA 95008

SB9, New Construction

Purchase Price: \$2,700,000

Purchase Date: 05/21/2021

Estimated Sale Price: \$8,600,000

Construction Start Date (Unit 1): 08/01/2023

Construction End Date (estimated): 08/01/2024

Construction Start Date (Unit 2): 02/27/2024

Construction End Date (estimated): 02/28/2025



523 Union Ave, Campbell, CA 95008

Development of 7 Units Townhouses

Purchase Price: \$1,250,000

Estimate Sales Price: \$7,400,000

Current Status: Under Entitlement

Net Profit: \$291,559

Total Cost: \$7,108,441



2 Lowery Dr, ATHERTON, CA 94027

SB9

1.22 Acres Lot → 0.686+0.519 acres

1 SFH → 2 Single Family Houses

Purchase Price: \$5,635,000

Estimated Sale Price: \$10,000,000



2316 Loma Prieta Ln, Menlo Park, CA 94025

1 unit of New Construction

Lot Size: 0.3 Acre

Purchase Price: \$3,600,000

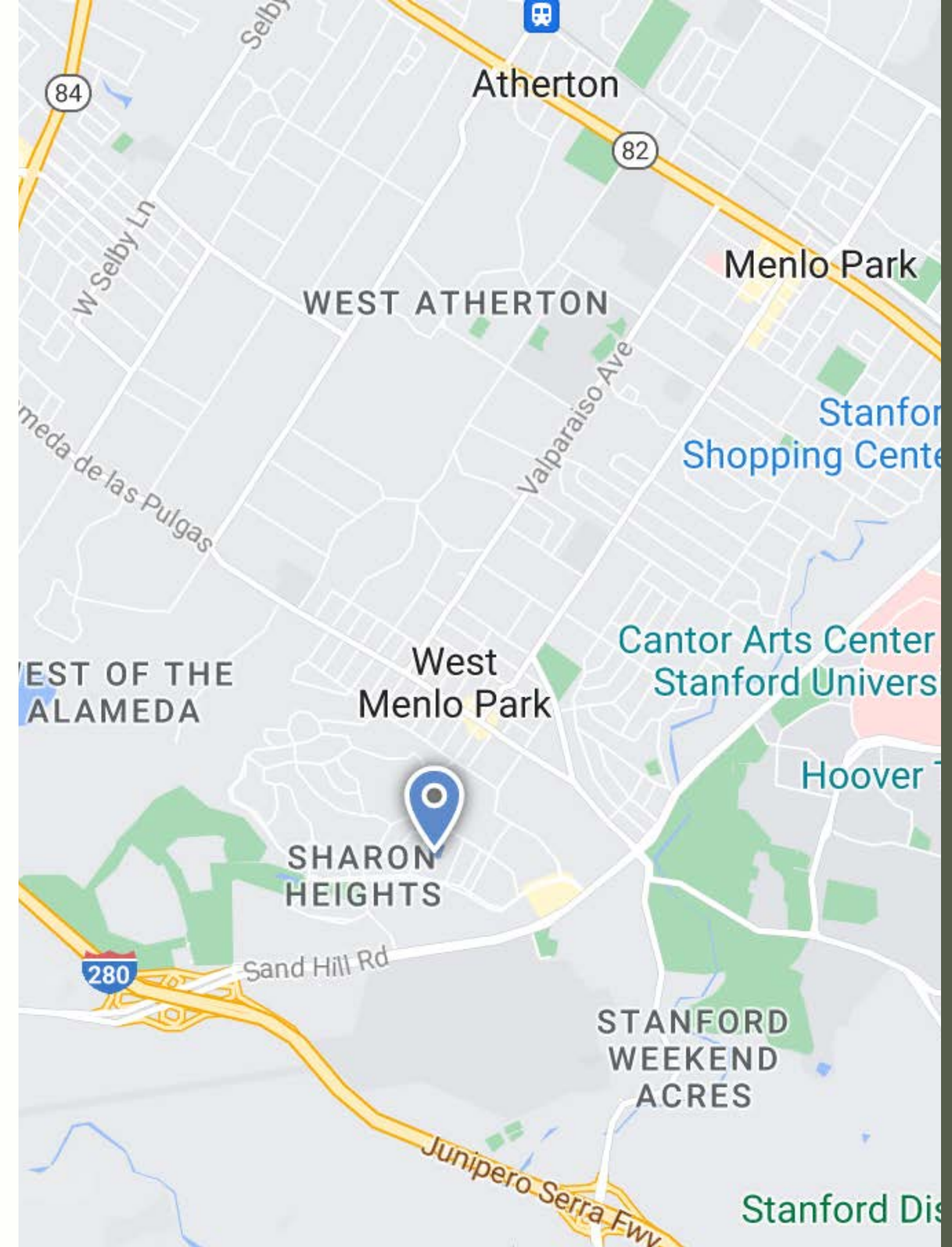
Purchase Date: 04/26/2023

Construction Start Date: 02/27/2024

Construction End Date: 03/28/2025

Estimated Sale Price: \$8,500,000

Estimated ROI: 42.5%



355 Los Altos Ave, Los Altos, CA 94022

SB9, New Construction

Purchase Price: \$4,500,000

Purchase Date: 04/13/2022

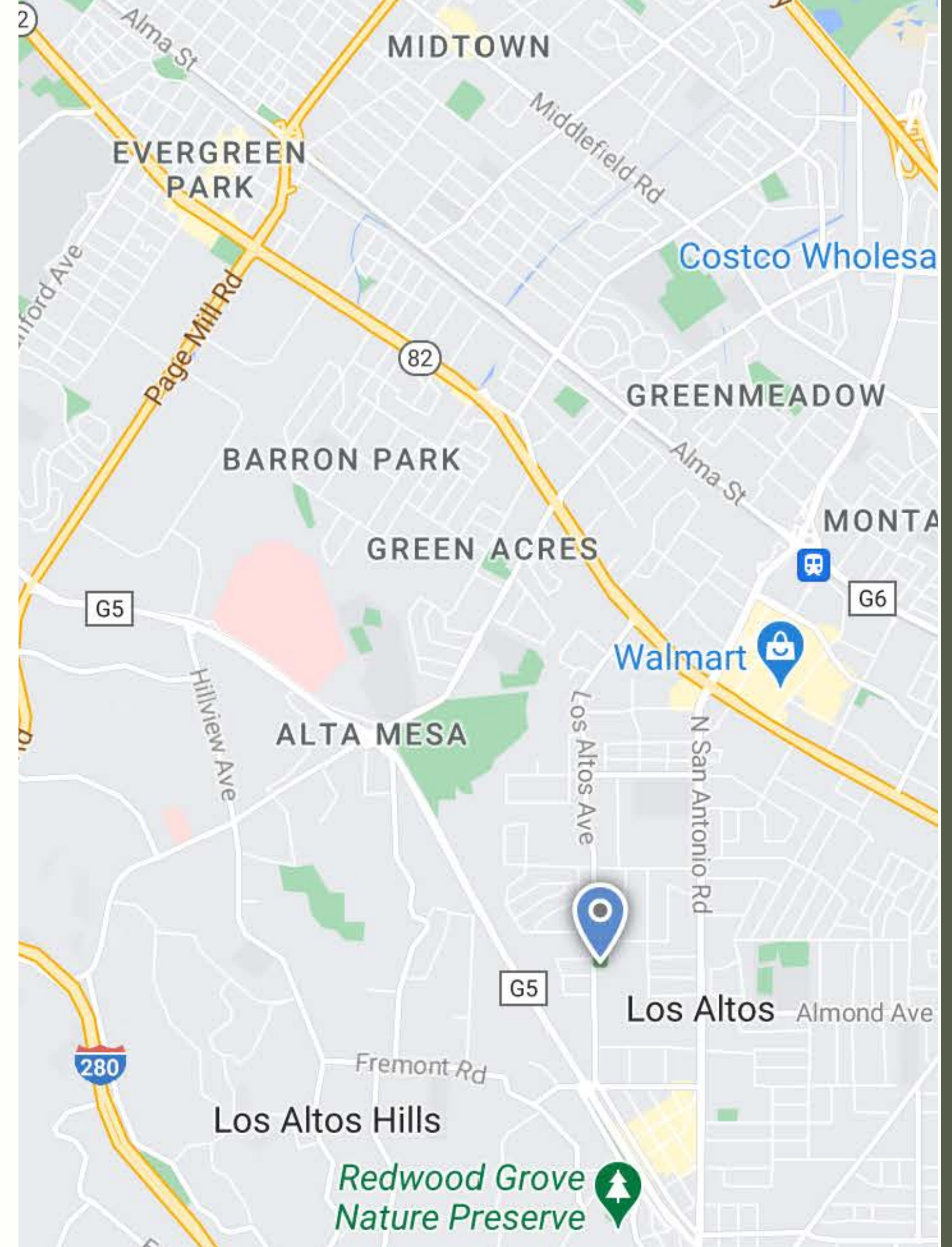
Construction Start Date: 02/27/2024

Construction End Date: 03/28/2025

Estimated Sale Price: \$9,000,000

Lot Size: 0.39Acres

Cash on Cash Return: 16.62%



61 Irving Ave, Atherton, CA 94027

SB9

Purchase Price: \$5,500,000

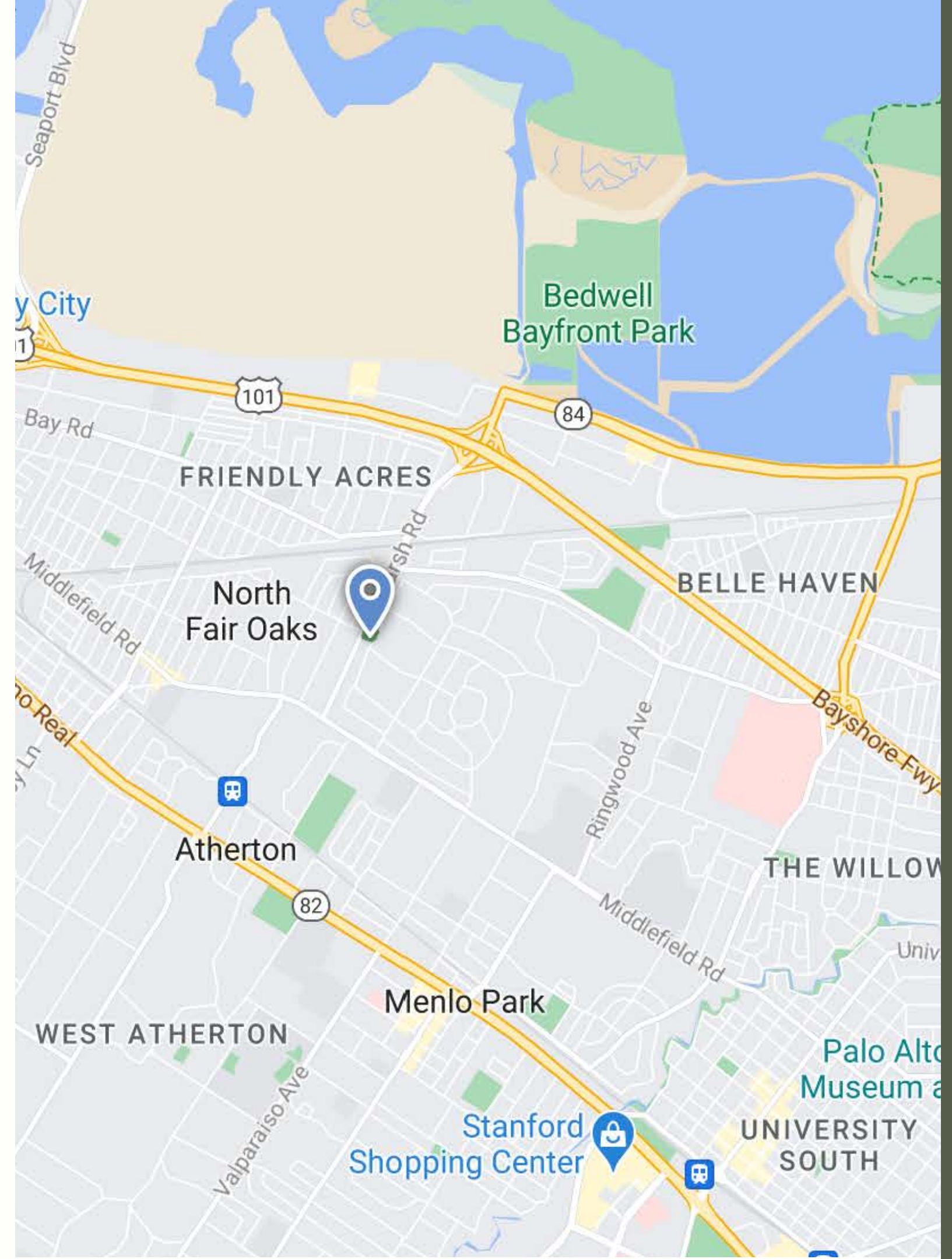
Lot Size: 0.95 Acres

Total Cost: \$9,428,250

Estimated Sale Price: \$16,000,000

Estimated Profit: \$6,571,750

Estimated Construction Time: 12 Months



1334 Miller Ave, SAN JOSE, CA 95129

9 units of development

Purchase Price: \$6,332,000

Purchase Date: 05/17/2021

Construction Start Date: 04/30/2024

Construction End Date: 10/30/2025

Estimated Sale Price: \$24,000,000

Total Site Lot: 46,415 Sq.ft



125 Kirk Ave, SAN JOSE, CA 95127

18 Units of Attached SFHs,

Build-to-Rent & Build-to-Sell

1 Lots → 18 Lots (1.49 Acre)

Acquisition Price: \$1,800,000.00

Floor Area: 1,480 -1,909 sq ft/unit

Lot: 1,602~2,249 sq ft/unit

Estimated IRR: 20%-25%

Total Cost: \$16,791,761

Sale Price: \$24,500,000

Net Profit: \$7,708,239



20860 McClellan Rd, Cupertino, CA 95014-0100

Development of 6 Units of SFR with ADU

Purchase Price: \$9,300,000.00

Total Lot Area: 1.27 Acre

Projected ROI: 39%

Total Cost Estimated: \$21,821,984

Sale Price: \$28,800,000

Estimated Profit: \$6,978,016

Cash Needed: \$9,755,431

Current Status: Under Entitlement



214 Sequoia Ave, Redwood City, CA 94061

SB9, New Construction of 1 unit

Purchase Date: 05/25/2021

Purchase Price: \$1,160,000.00

Entitlement Date: 03/20/2023

Estimated Sale Price: \$2,800,000

Current Status: Design in Process



549 E Arques Ave, Sunnyvale, CA 94085

New Construction of 3 Units

Purchase Date: 12/17/2020

Purchase Price: \$1,320,000.00

Entitlement Date: 04/20/2023

Sale Price (Estimated): \$4,200,000.00

Current Status: Design in Process



374 Lastreto Ave, Sunnyvale, CA 94085

SB9, New Construction of 2 Units

Purchase Date: 02/17/2021

Purchase Price: \$1,300,000

Entitlement Date: 7/20/2023

Estimated Sale Price: \$3,500,000.00

Current Status: Design in Process



940 Altschul Ave, Menlo Park, CA 94025

SB9, New Construction, 2 Units

Purchase Price: \$2,750,000

Purchase Date: 12/26/2022

Entitlement Date: 9/20/2023

Estimated ROI: 28.6%

Total Cost: \$5,004,374

Sale Price (Estimated): \$7,600,000

Net Profit: \$1,405,626

Cash Needed: \$1,579,058

Current Status: Design in Process

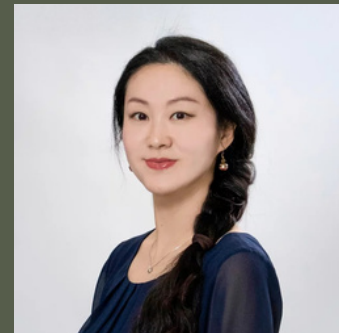


The Team



Stephanie Yi

- Founder and CEO of AlphaX RE Capital
- Led Alphax becoming a top SFR investment group in Bay Area within three years
- Currently managing \$250M+ assets with solid experience in SFR, multifamily and land acquisition and development
- Successful biotech entrepreneur sold the company in 2017
- P.H.D in biotechnology



Lisa Gao

- COO of Alphax RE Capital
- CEO of RateDNA mortgage company
- \$100M+ loan origination experience
- Award-winning real estate expert in marketing luxury and SFR in the Bay Area and Arizona
- Licensed RE broker and highly experienced investor



De Nguyen

- Partner of Alphax RE Capital
- CEO of The Design and Development Group
- 10+ years' experience in SFH design



Laurent Chen

- Managing Director of Alphax RE Capital
- \$800M+ commercial and residential bridge loans credit analysis experience
- 7+ year acquisition and development underwriting experience on 100+ multifamily, student housing, retail, office and mixed-use deals across the U.S.
- Extensive experience for private lender, debt fund, REPE and developer
- Duke M.B.A



Jane Lin

- CIO of AlphaX RE Capital
- UC Berkeley Master of Real Estate Development and Design
- Managed a diverse portfolio over \$100MM: mixed-use residential, office, retail shopping centers, RV/mobile home parks and development projects
- shares her expertise on social media, accumulating over 3 million views and 40,000 likes
- a singer, emcee, and certified RYT 200 yoga instructor.



Jia Li

- CAMO of AlphaX RE Capital.
- ITU M.B.A. 8+ years of real estate development and investment in high-rise residential and mixed-use development.
- Cornell University Master of Regional Planning.

The Team



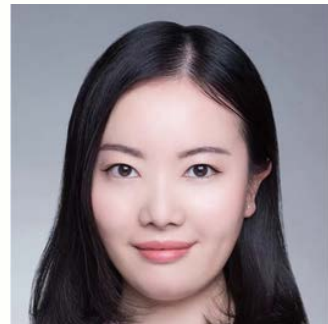
Athena Liang
Investment



Thompson Xu
Investment



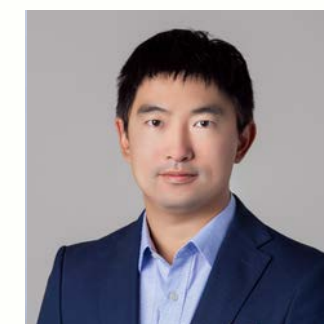
Jamie Jiang
Investment



Jenny Zhang
Investment



Jadie Yan
Construction
& Design



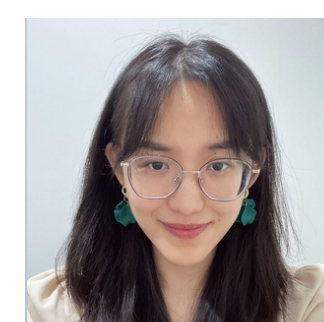
Logan Du
Construction



Kai Zhang
Design



Mau Pham
Design



Vivian Jia
Design



Contact Us

Learn more about
our *diverse*,
low-risk portfolio

Get up-to-date information

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TEL: 408-381-0291

1v1 Meeting



Wechat



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