



A FISYN INVESTOR'S GUIDE

THE TEXAS REAL ESTATE ADVANTAGE

A Personal Letter from Ron McVaney, Founder of FISYN

Dear Future Investor,

First and foremost, I'd like to extend a very sincere thank you for taking the time to learn about FISYN.

It's truly an honor to have your interest.

We built FISYN for one reason: **to serve.**

To share the hard truths most financial firms won't talk about.

To connect personally with the people we may one day be honored to work with.

And to give you a clear, honest look at a better way forward.

Because at FISYN, you're never just another account number.

You're someone with goals, dreams, and a future worth protecting.

When I first started in real estate investing over 40 years ago, I saw something that didn't sit right with me...

In many traditional investment firms, there's a gap, a lack of alignment between those managing the money and those entrusting them with it.

Too much bureaucracy.

Too many hidden agendas.

Not enough real, human connection.

That's why I founded FISYN.

We built this fund with a simple but powerful belief:

When we invest alongside our clients — when our success is tied directly to yours — great things happen.

At FISYN, our family works every day to help your family succeed. We treat each investor the way we would treat our own — with honesty, care, and a genuine commitment to doing what's right.

If you ever have questions, concerns, or simply want to have a real conversation about your financial goals, we're here.

And when you reach out, you'll hear directly from me, Micah, Jonah, or Cami.

Thank you again for considering FISYN.

We'd be honored to be part of your financial journey.

Have a Blessed Day,

Ron McVaney

President, FISYN Fund



Welcome to The Texas Real Estate Advantage: The FISYN Investor's Guide

Unlock the full potential of your wealth with one of the strongest real estate markets in the country, guided by a family-owned team that puts your goals first.

Imagine investing in a place where population and economic growth are outpacing the rest of the nation... and partnering with a fund that has consistently delivered results most investors only dream about.

This guide will show you why Texas is that place, and how FISYN's proven approach could be your key to tapping into one of the greatest wealth-building opportunities available today.

Let's dive in and show you what's possible when you invest with the right team, in the right market, at the right time.



**At FISYN,
we believe
building
wealth should
be simple,
transparent,
and aligned
with your goals
— not Wall
Street's**

**Ron McVaney, President
of FISYN**

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8. Summary	An overview of everything discussed in this guide
9. Next Steps	The next steps to take to further our relationship together
10. Thank You!	

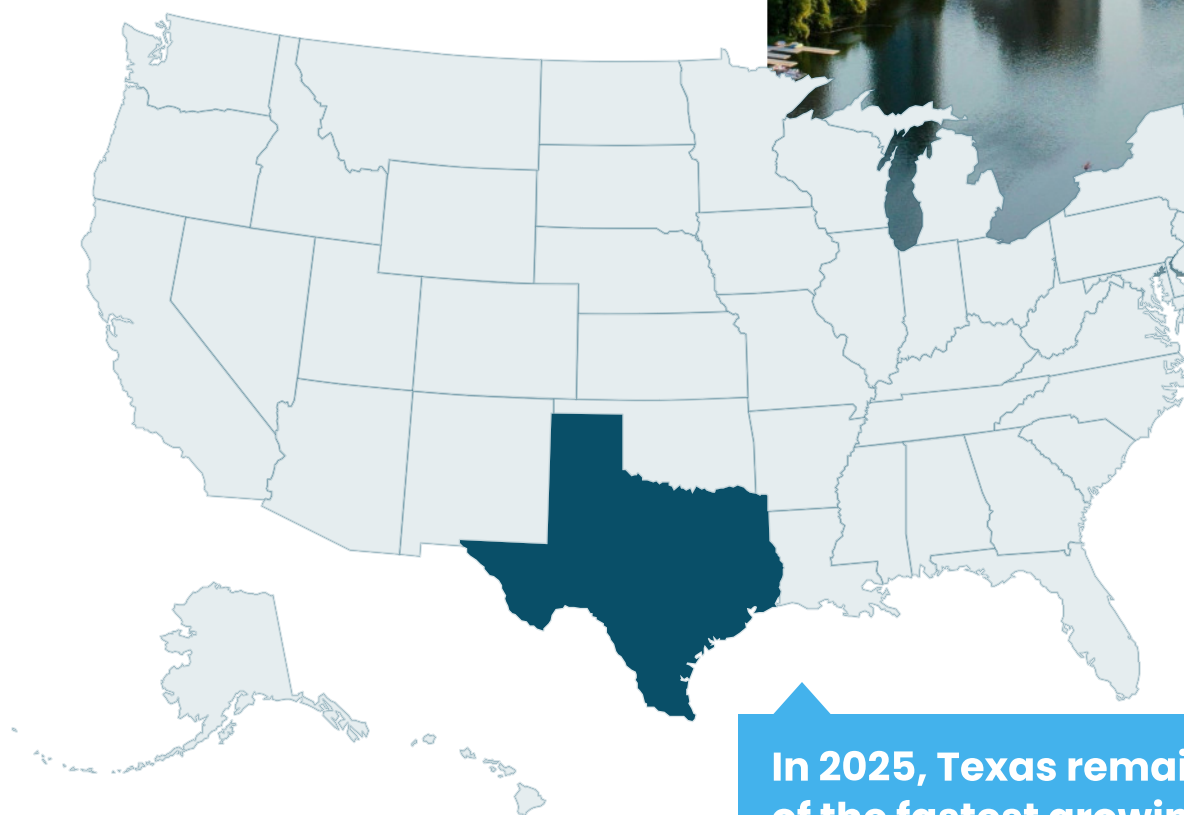
Why invest in Texas?

When you're building your future, where you invest matters just as much as how you invest.

And there's no place like Texas.

Texas is widely recognized as one of the most strategic real estate markets in the country — and for good reason.

Its combination of economic strength, business-friendly policies, and explosive population growth create a rare environment where both stability and opportunity coexist.



In 2025, Texas remained one of the fastest growing state in terms of population growth.

Source: US Census Bureau

Here's why smart investors are turning their attention to the Lone Star State:



Diversified Economy

Unlike many regions that rely heavily on a single industry, Texas boasts a diversified economy across sectors like energy, technology, healthcare, and advanced manufacturing. *This diversity strengthens market resilience, even during broader economic shifts.*



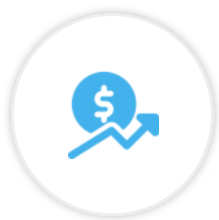
Rapid Population Growth:

Texas continues to dominate national growth charts. According to the U.S. Census Bureau's 2024 data, Texas' major metropolitan areas (especially Houston and DFW) led the nation in metro population increases in 2024, reinforcing its trend as a major growth center.



Attractive Regulatory Environment

Texas continues to rank among the top states for ease of doing business, offering stability and predictability that few markets can match.



Affordability and Growth Potential

Affordable living costs, compared to coastal cities, continue to drive both corporate relocations and population inflows, creating sustainable demand for land and development.



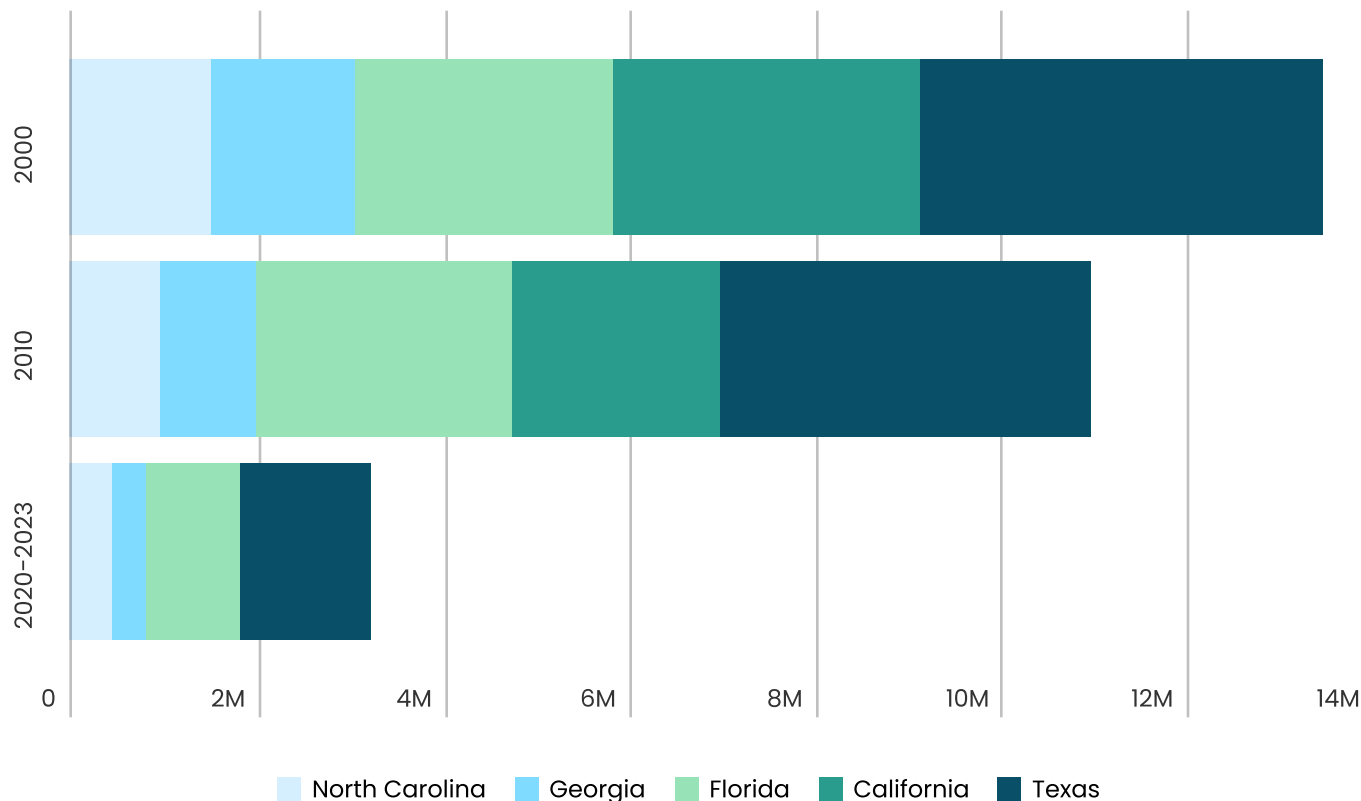
Business-Friendly Climate

Low taxes, fewer regulations, and economic incentives to grow. As businesses flood into Texas, soaring demand for commercial and residential growth makes it a real estate investor's dream.

Bottom Line: When you invest in Texas, you're not just buying land, you're securing a stake in one of the most dynamic, future-focused economies in the world.

And with FISYN's guidance, you're tapping into this opportunity with a trusted, experienced team at your side.

A Market Built for the Future



Source: US Census Bureau

When it comes to building wealth, choosing the right market is everything. And Texas isn't just growing, it's thriving in a way few other states can match.

While many regions across the U.S. face stagnation, declining populations, or economic uncertainty, Texas continues to surge ahead with remarkable consistency.

Year after year, it outperforms the national average in key areas like population growth, job creation, and economic expansion.

This isn't by accident. Texas has intentionally built a business-friendly environment with low taxes, fewer regulations, and policies designed to attract both companies and talent.

The result?

A self-reinforcing cycle of opportunity, more businesses, more jobs, more people, and more demand for real estate at every level.

Here's why Texas growth matters to investors



Population Growth = Rising Demand

As new residents flood into Texas for better opportunities and affordable living, demand for housing, infrastructure, and commercial space keeps climbing.



Corporate Relocations = Economic Stability

Major companies like Tesla, Oracle, and Hewlett Packard have moved significant operations to Texas, strengthening the state's economy and expanding the tax base.



Diverse Industries = Long-Term Resilience

Energy, tech, healthcare, education, and manufacturing all contribute to Texas' economic strength, making it far less vulnerable to single-industry downturns.



Infrastructure Investment = Future Expansion

Billions are being invested into Texas' transportation, airports, and city development projects, laying the foundation for even more growth over the next decade.

When you invest in Texas, you're joining a market that's not just growing, it's **positioned for sustained success**.

At FISYN, we help you harness this growth by targeting prime real estate opportunities backed by deep local expertise and a family-first approach to investing.

How We Stack Up

When evaluating any investment opportunity, it's important to see how it performs against widely recognized benchmarks.

In this section, we'll show you how FISYN's historical performance compares to traditional investments like the S&P 500 and the Dow Jones Industrial Average.

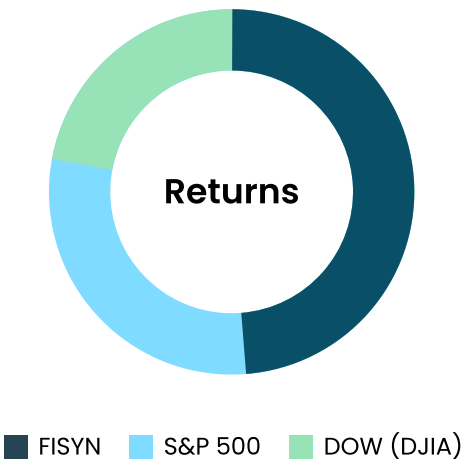
What you'll notice is simple:

While stocks can deliver growth, they often come with volatility, uncertainty, and market swings that leave investors feeling uneasy.

At FISYN, our goal has always been different , to deliver consistent, attractive returns by investing in real, tangible assets: prime Texas land.

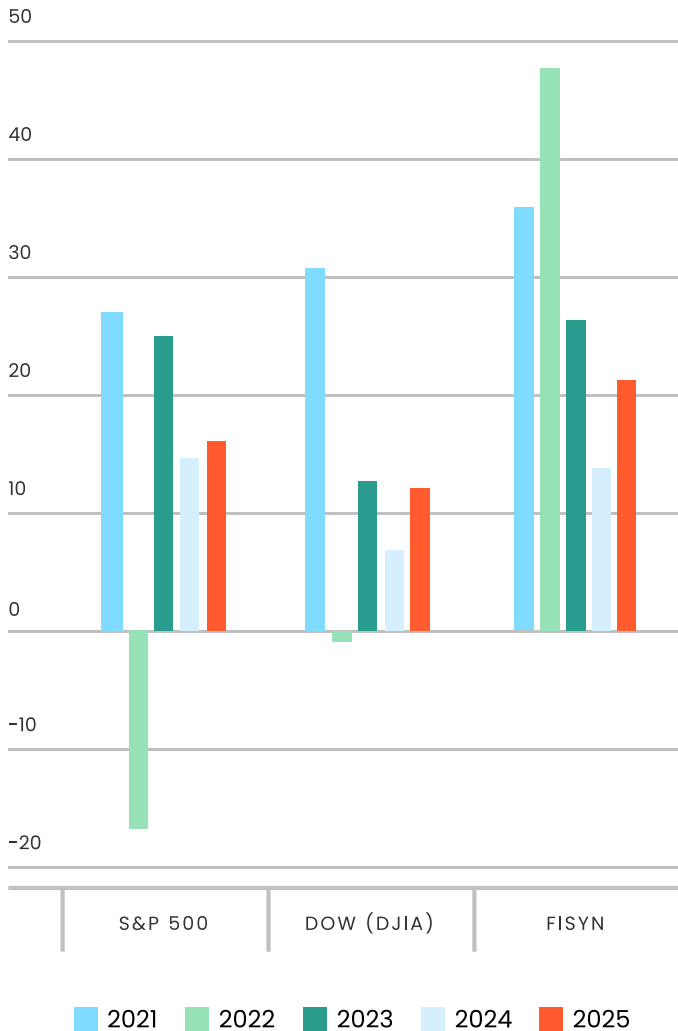
The charts below tell a powerful story, one of strong returns, stability, and an alternative path to building wealth.

The Average Annual Return Over the trailing 5 years



Source: Morningstar

Annual Return Comparison for the last 5 years



Source: Morningstar

Consistency That Matters

Over the past decade, investors have faced no shortage of challenges, market volatility, economic shifts, and uncertainty around every corner.

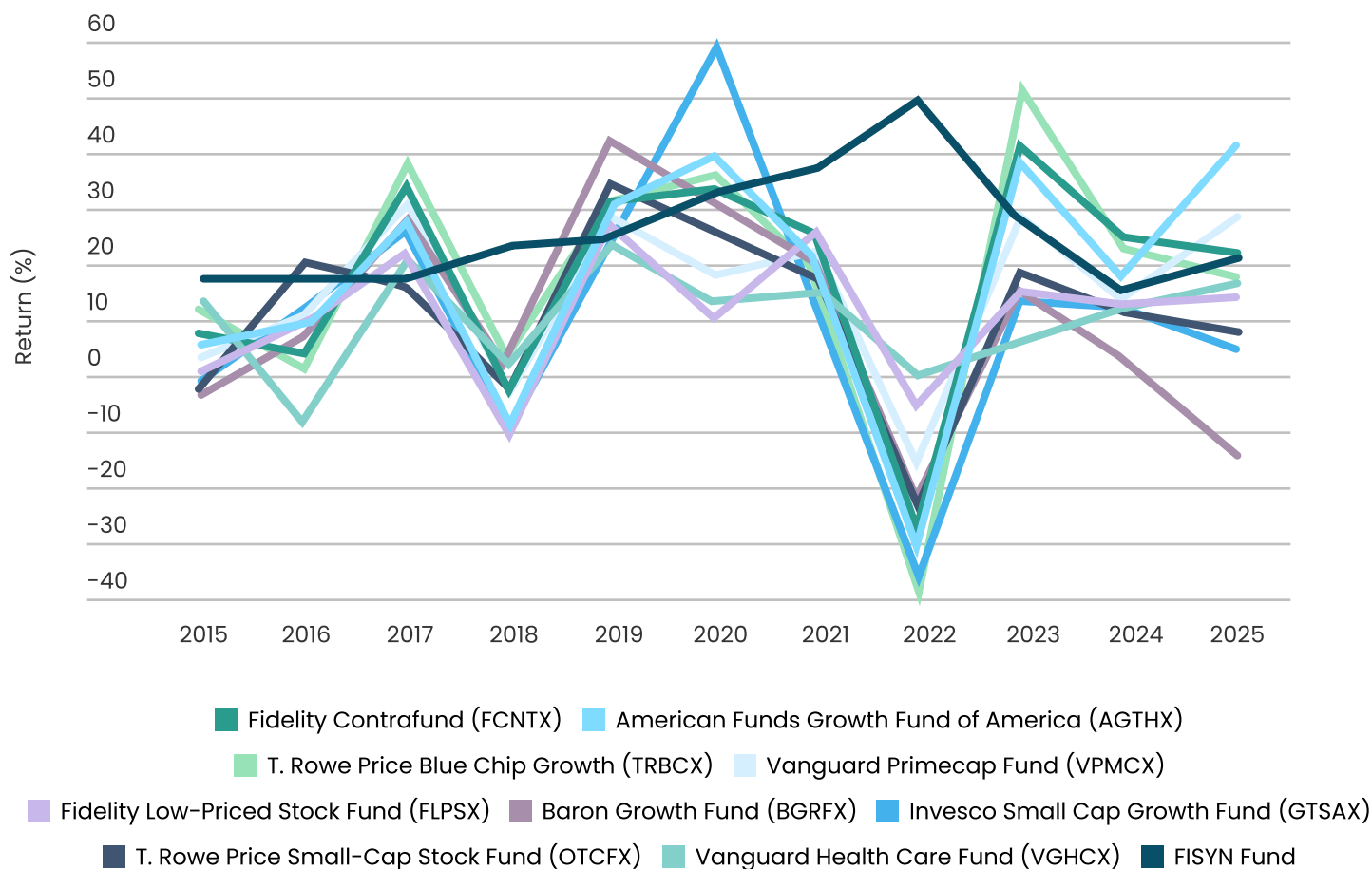
Yet through it all, FISYN's investment strategy has remained strong, stable, and reliable.

In this section, we compare FISYN's historical returns against the top-performing mutual funds over the last 10 years.

Our goal?

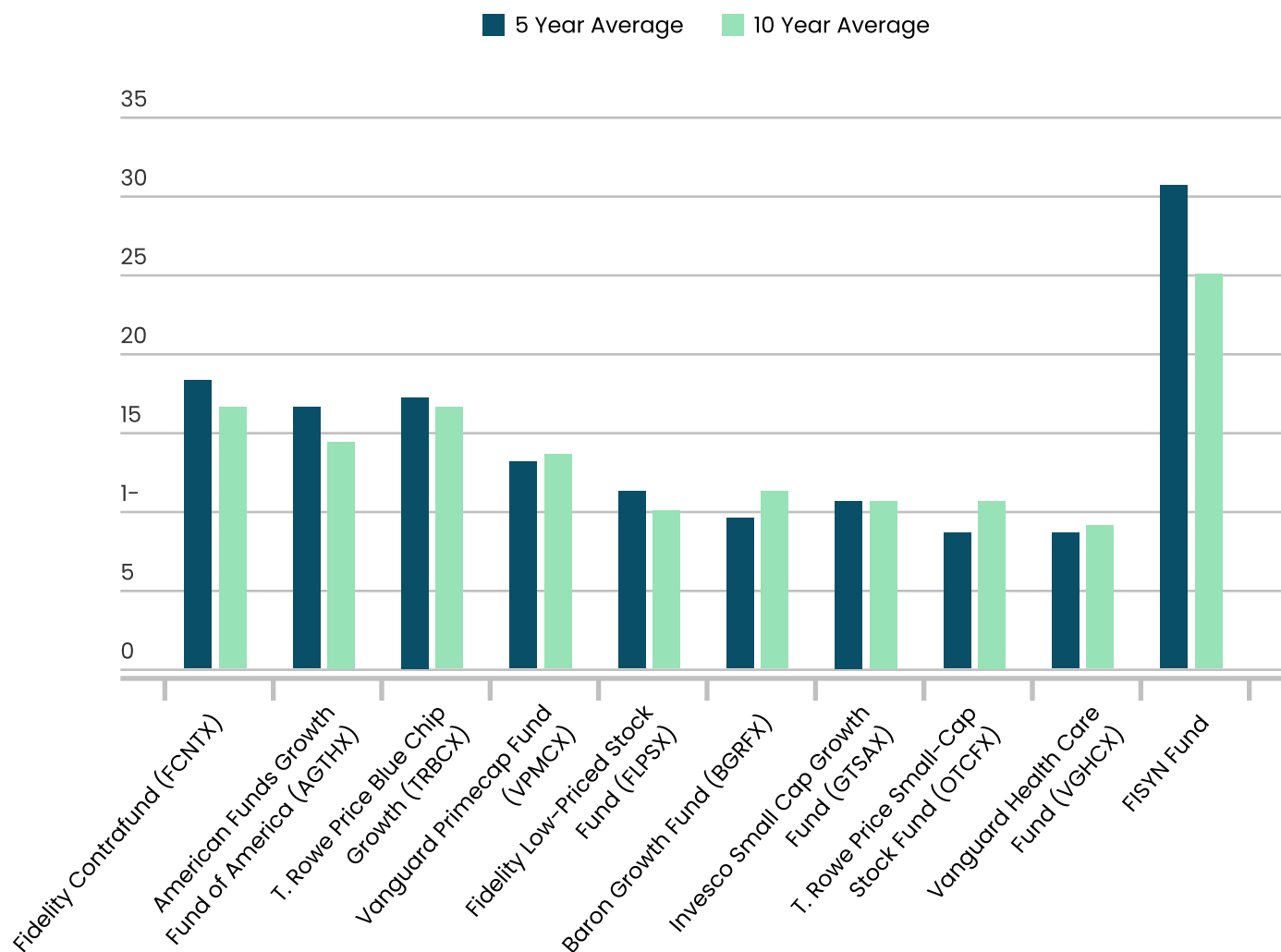
To give you a clear, transparent look at how a well-designed, real estate-backed approach can provide an attractive alternative to traditional market-driven investments.

We believe investing should feel steady, not stressful, and these numbers show why more investors are choosing to align with FISYN.



Source: Morningstar, Yahoo Fi

5 & 10 Year Averages vs Top 10 Performing Mutual Funds



Source: Morningstar

When it comes to investing, short-term wins are good, but long-term consistency is everything.

Here we take it one step further, comparing FISYN's 5-year and 10-year average returns against the top 10 performing mutual funds.

This bigger-picture view shows why many investors are looking beyond the traditional options and turning toward strategic real estate investing with FISYN. Because when you prioritize steady growth over speculation, the results speak for themselves.

A Track Record You Can Trust

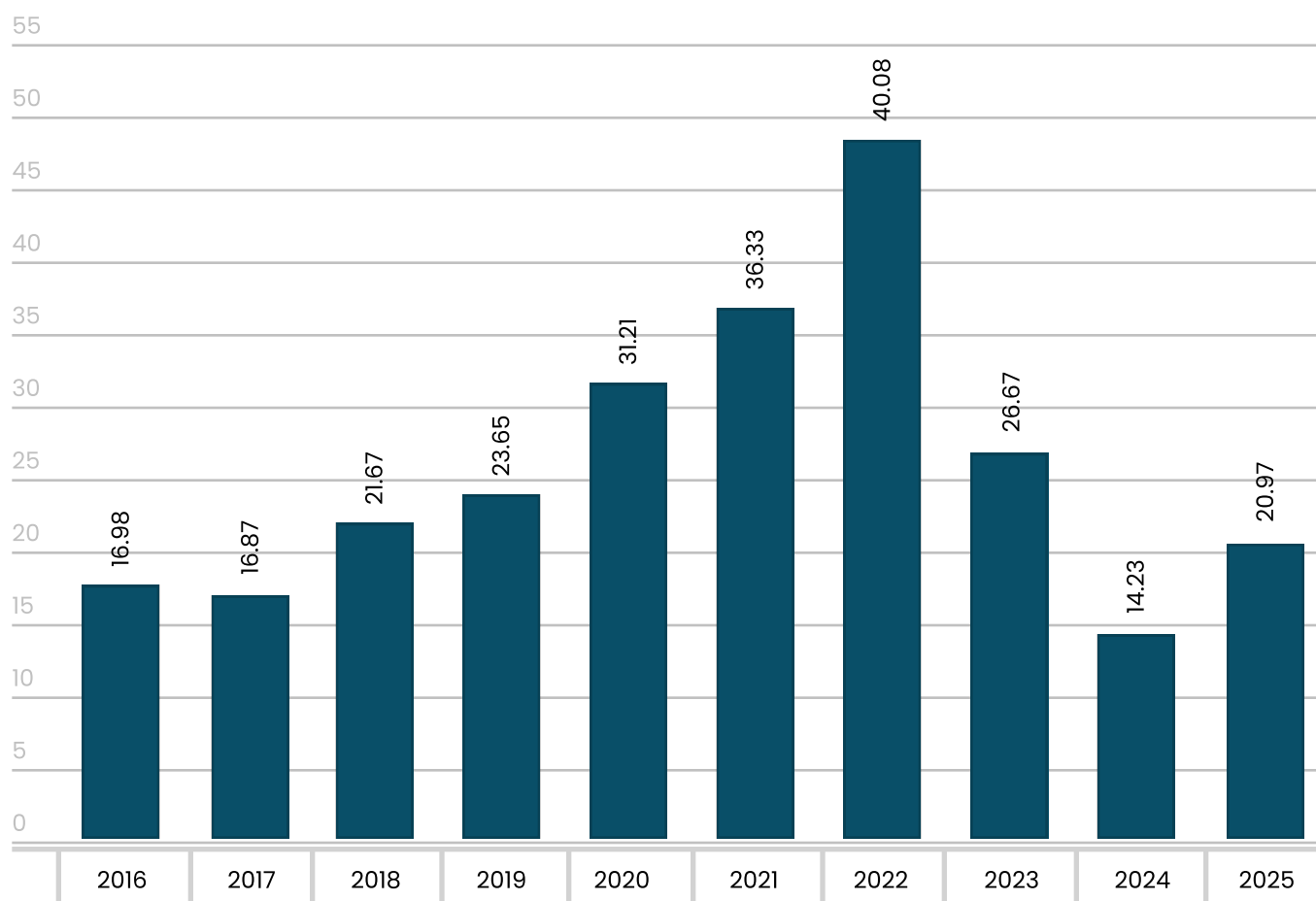
At FISYN, we believe the best way to build trust is through results, not promises.

This section highlights FISYN's historical returns over the past 10 years, giving you a transparent look at the performance we've delivered year after year.

In an ever-changing financial world, stability and consistency matter.

Our focus on **all-cash, debt-free Texas land** investments has helped us stay true to one simple mission: Helping our investors grow and protect their wealth, without the stress of traditional market swings.

Take a look at the numbers that tell the real story.



Here's What We Actually Do

At FISYN, we don't believe in smoke and mirrors. We believe in results.

That's why we're opening up our books, and showing you actual purchaser and seller statements from recent transactions.

These aren't projections.

They're proof.

This is the difference between theory and execution.

Between promises and performance.

Between "maybe someday" and **we've done it before, and we're doing it again.**

Take a look, because when it comes to your retirement, **you deserve to see the receipts.**

The image displays a collage of multiple "SELLER'S STATEMENT" documents from FISYN, illustrating the transparency of their transactions. Each document provides a detailed breakdown of the financial aspects of a real estate sale, including:

- Seller Information:** Name, address, and contact details.
- Property Information:** Address, legal description, and survey details.
- Settlement Credits:** A list of credits applied to the transaction, such as commissions, fees, and taxes.
- Charges and Deductions:** A list of charges and deductions, including closing costs, taxes, and fees.
- Compliments of Independent Title:** A section detailing the title insurance and related costs.

The documents are dated from July 26, 2023, to April 11, 2023, and show various property addresses and transaction details. The documents are layered on top of each other, creating a sense of depth and transparency.

See The Full Breakdown →

Property #1

Property: Lot 2, Block 1, Walsh Subdivision,
City Of New Braunfels, Texas

Purchaser: FISYN

Purchase Price: \$1,008,075.39

Sale Price: \$2,860,000



A. Settlement Statement U.S. Department of Housing and Urban Development CMBS No. 2102-0205

B. Type of Loan
 1. 1st Lien 2. 2nd Lien 3. 3rd Lien 4. 4th Lien 5. 5th Lien 6. 6th Lien 7. 7th Lien 8. 8th Lien 9. 9th Lien 10. 10th Lien
 11. 11th Lien 12. 12th Lien 13. 13th Lien 14. 14th Lien 15. 15th Lien 16. 16th Lien 17. 17th Lien 18. 18th Lien 19. 19th Lien 20. 20th Lien

C. Note This form is intended to give you a summary of what settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "Pay to" or "Pay from" are shown in the "Pay to" or "Pay from" column. Items marked "Pay to" or "Pay from" are shown in the "Pay to" or "Pay from" column.

D. Property Location
 1. Property Address: 1000 Highway 290, New Braunfels, TX 78130
 2. Property City: New Braunfels, TX 78130
 3. Property State: TX 78130
 4. Property Zip: 78130

E. Settlement Date
 1. Settlement Date: 07/28/2023
 2. Settlement Time: 11:06 AM

F. Settlement Agent
 1. Settlement Agent: Independence Title
 2. Settlement Agent Address: 1000 Highway 290, New Braunfels, TX 78130
 3. Settlement Agent City: New Braunfels, TX 78130
 4. Settlement Agent State: TX 78130
 5. Settlement Agent Zip: 78130

G. Settlement Costs
 1. Settlement Costs: \$1,008,075.39
 2. Settlement Costs: \$1,008,075.39
 3. Settlement Costs: \$1,008,075.39
 4. Settlement Costs: \$1,008,075.39
 5. Settlement Costs: \$1,008,075.39
 6. Settlement Costs: \$1,008,075.39
 7. Settlement Costs: \$1,008,075.39
 8. Settlement Costs: \$1,008,075.39
 9. Settlement Costs: \$1,008,075.39
 10. Settlement Costs: \$1,008,075.39
 11. Settlement Costs: \$1,008,075.39
 12. Settlement Costs: \$1,008,075.39
 13. Settlement Costs: \$1,008,075.39
 14. Settlement Costs: \$1,008,075.39
 15. Settlement Costs: \$1,008,075.39
 16. Settlement Costs: \$1,008,075.39
 17. Settlement Costs: \$1,008,075.39
 18. Settlement Costs: \$1,008,075.39
 19. Settlement Costs: \$1,008,075.39
 20. Settlement Costs: \$1,008,075.39

SELLER'S STATEMENT

GFNo: 2308897-COM

Date: July 28, 2023

Sale From: LODOML Holdings, LLC, a Texas limited liability company
 200 S Oak Ridge Drive, Suite 101-534
 Hudson Oaks, TX 76087

FM 1044 Storage, LLC, a Texas limited liability company
 7925 South Broadway, Suite 220
 Tyler, TX 75703

Property: Lot 2, Block 1, Walsh Subdivision, in the City of New Braunfels, according to the map or plat thereof, recorded in Doc# 201906016527, Comal County, TX, 1954 FM 1044, New Braunfels, TX 78130

Sales Price: \$2,860,000.00

Reimbursements/Credits: \$0.00

Total Reimbursements/Credits: \$0.00

Gross Amount Due to Seller: \$2,860,000.00

Less: Charges and Deductions

Commission to United Properties Group \$25,000.00

Commission to Savills \$28,600.00

Engineering Fee to JTD Engineering, Inc. \$7,500.00

Architect Fee to B&A Architects \$48,623.26

Tax Certificate to Texas Real Tax Services, Ltd. \$43.30

Mobile Notary Fee to DocPro's Nationwide Notaries \$175.00

Guaranty Fee to Texas Title Insurance Guaranty Association \$2.00

Title Insurance to Independence Title Co. \$15,673.35

OPILP Simultaneous to Independence Title Co. \$13,629.00

Area&Boundary Amend T-1 OP to Independence Title Co. \$2,044.35

Title Company Fees: \$716.00

Escrow Fee to Independence Title Co. \$450.00

Courier Fees to Independence Title Co. \$150.00

Recording Fees to Independence Title Co. \$108.00

E-recording Fees to Independence Title Co. \$8.00

Tax Proration 1/1 through 7/28: \$9,158.43

Payoff Existing Lien to Cindy J. Lewis Declaration of Trust \$108,826.80

Payoff Existing Lien to Stephen and Sara Meyer \$380,893.80

Payoff Existing Lien to Living Trust of John L. Anderson and Pamela Anderson \$54,413.40

Payoff Existing Lien to The Morgan Rev Living Trust \$161,063.66

Payoff Existing Lien to Wikie SD, LLC \$183,240.20

Payoff Existing Lien to Home Fund, LLC \$141,474.84

Payoff Existing Lien to Millennium Trust Co LLC FBO Ronald W Morgan ROTH \$26,118.43

Payoff Existing Lien to Millennium Trust Co LLC FBO Cindy J Lewis Roth IRA \$141,474.84

Payoff Existing Lien to Millennium Trust Co LLC FBO Debra Morgan IRA \$217,653.60

Payoff Existing Lien to Millennium Trust Co, LLC FBO Garry Frost IRA \$108,826.80

Payoff Existing Lien to DTUCKFIELD RD, LLC \$81,620.10

Payoff Existing Lien to HRH Cheryl, LLC \$65,296.08

Payoff Existing Lien to Cheryl K. Markille Living Trust dated 12/11/2012 \$45,530.72

Earnest Money released to Seller \$20,000.00

Total Charges and Deductions: \$1,851,924.61

Net Amount Due to Seller: \$1,008,075.39

Printed at: 07/28/2023 (11:06 am)

Compliments of Independence Title

Printed at: 07/25/2023 (11:08 am)

Compliments of Independence Title

Sale Price: \$7,002,792.72

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Opportunity Zones for next Property



Aledo

Property Location: West Fort Worth

Median Household Income Has Surged To \$152,083, A 23% Year-Over-Year Increase, Signaling Massive Purchasing Power.



Anna

Property Location: North Dallas

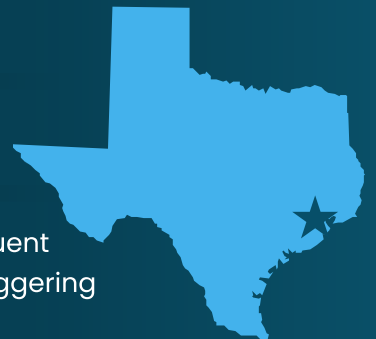
Named One Of The Top 5 Fastest-Growing Cities In The U.S., Anna's Population Has Surged By Over 17% In The Last Year Alone.



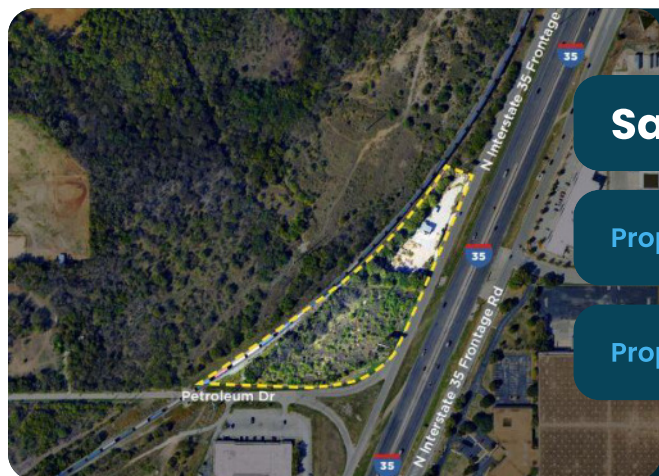
Fulshear

Property Location: West Houston

Ranked As The #1 Fastest-Growing Affluent Suburb In America For 2025, With A Staggering Five-Year Population Increase Of 237%.



Properties Under Management



San Antonio

Property Size: 3.546 Acre Tract

Property Location: 4335, IH 35



New Braunfels

Property Size: 6.009 Acre Tract

Property Location: 5615 IH 35 N Service Rd



New Braunfels

Property Size: 14.372 Acre Tract

Property Location: 5675 IH 35 N Service Rd



Properties Under Management

San Antonio Development Plan



New Braunfels Master Plan



BUILDING TYPES, SQUARE FOOTAGES, & PARKING COUNTS				
Area Use & Parking Analysis:				
	Units	SF	Parking	
RESTAURANT				
Restaurant 1	1	3,900	40	
Restaurant 2	1	4,750	48	
Restaurant 3	1	7,000	70	
Restaurant 4	1	7,000	70	
		22,650	228	
RETAIL				
Retail 1	1	18,500	75	
Retail 2	1	10,000	40	
Retail 3	1	21,000	87	
Retail 4	1	18,475	75	
Retail 5	1	21,000	87	
Retail 6	1	28,475	75	
	6	135,550	440	
FLEX WAREHOUSE				
Type A	18	12,000	68	
Type B	2	9,000	8	
Floor 23	2	7,500	8	
	22	28,500	83	
C-STORE				
	1	3,750	15	
OUTDOOR VENUE				
	1	14,130	94	
		401,400	876	
Grand Total:				
Land	99.55	1,714,086	23.62% coverage	

Texas isn't just a state, it's a powerful engine of opportunity.

With rapid population growth, a pro-business environment, and one of the most diverse economies in the U.S., Texas continues to stand out as one of the best places to invest for long-term success.

Since 2000, it's been the fastest-growing state, fueled by new job opportunities, affordable living, and a favorable tax climate.

At FISYN, we saw that growth firsthand, and built a strategy to help investors like you benefit from it.

Over the past five years, FISYN has consistently outperformed traditional benchmarks like the S&P 500 and Dow Jones Industrial Average.

When compared to the top-performing mutual funds over the last decade, FISYN's returns speak for themselves.

If you're looking for an investment strategy that combines smart planning, a strong track record, and a family-first approach, we believe FISYN offers a compelling path forward.

Because building wealth shouldn't be complicated, it should be smart, stable, and designed with your goals in mind.

**More money
has been made
in real estate
than in *all*
industrial
investments
*combined.***

Andrew Carnegie



3 Simple Steps to Move Forward with Confidence



If you've made it this far...**CONGRATULATIONS!**

You're clearly someone who wants to make smart, informed financial decisions. And momentum matters. To help you build on that momentum, here are 5 simple actions you can take right now to start turning insight into income.

1. Book A Discovery Call

If you'd like to speak with any of our team members whom you met this evening, go ahead and set up a call at your earliest convenience. That way, we'll be able to dive into your specific situation, and recommend the right path forward.

If you didn't get a chance to set one up during the event, simply go to: <https://www.fisyn.com/lets-talk-with-fisyn/> and select the day and time that best suits you.



2. Watch Our On-Demand Annuities Webinar

Would you like to learn more about the truth regarding annuities? Head to the website below, and watch Ron's special presentation on the subject: <https://www.fisyn.com/annuities-webinar/>



3. Write Down Your Questions

When thinking about booking a call, we encourage you to write down any and all the questions and inquiries you have. It will make our time spent together more valuable, as we tailor every call to each individual, prospective investor.

Thank you!

Thank you for taking the time to read this guide!

Should you have any questions about any of the material in here, or a question in general, please don't hesitate to reach out to myself, or any one of my family members.

Our family is here to serve yours.

Stay Blessed,
Ron McVaney

Ron McVaney



Contact Us



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FISYN



FISYN FUND



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