# FISYN VALUE-ADD FUND

*Texas Commercial Land. Real Assets. Investor-Aligned.*

## 29.25%

**ANNUALIZED RETURN — TRAILING 5 YEARS**

**12%** Annual Distributions*

**20%** Equity Participation

## Who We Are

FISYN is a family-owned Texas commercial real estate investment firm founded by Ron McVaney after 40+ years in the securities industry. Our belief: the firm should only win when our investors win — real assets, real alignment, no fine print.

## The Strategy: Buy, Enhance, Sell

### Buy

Acquire strategically located commercial land in high-growth Texas markets, with cash — not debt.

### Enhance

Increase value through rezoning, entitlements, permitting, and development preparation.

### Sell

Sell development-ready land to builders and developers — multifamily, industrial, data centers, retail, and more.



## Why Texas

Population growth, corporate relocation, infrastructure investment, and accelerating data center / AI infrastructure demand are converging on Texas markets right now — and the supply of development-ready commercial land has not kept pace.

## Who This Is For

### RIAs & Advisors

Real asset diversification with a transparent structure and track record you can stand behind.

### Retirement & Legacy Investors

Tangible assets, passive participation, and long-term stewardship of capital.

### Forward-Looking Investors

Direct exposure to the land behind Texas growth and AI/data center infrastructure demand.

# Fund Structure

- Reg D 506(c) — accredited investors only
- 5-year fund structure
- Compounding or monthly distributions — investor's choice
- 12% preferred return + 20% equity participation
- No current intent to use debt financing

**29.25%** Trailing 5-Year Annualized Return

**24.85%** Annualized Since Inception




**Austin, TX**
45+ Acre Tract | 368-Day Hold
Sold at **350%** of Purchase Price



**New Braunfels, TX**
8+ Acre Tract | 605-Day Hold Sold
at **317.78%** of Purchase Price



**Austin, TX**
Multiple 2.5-Acre Sites
Sold at **225.31%** of Purchase Price

# Questions? Let's Talk

In plain English, without
pressure, on your schedule.


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**Schedule Your Discovery Call**

**The Preferred Return and profit share are contractual distribution priorities, not guaranteed returns, and depend on the Company generating sufficient distributable cash. Historical performance figures reflect prior FISYN funds and do not guarantee future results. This is not an offer to sell securities. Any offer is made only through the Company's Private Placement Memorandum to verified Accredited Investors.*