



FISYN FUND
TEXAS CRE

FISYN FUND II

REG A, \$25,000,000 OFFERING

REG D 506C, \$25,000,000 OFFERING

INVESTOR E-BOOKLET

NOVEMBER 2024



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OUR HISTORICAL RETURNS

Year	ROI	Year	ROI
2015	16.72	2020	31.21
2016	16.98	2021	36.33
2017	16.87	2022	48.08
2018	21.67	2023	26.67
2019	23.65	2024	14.23

31.3% INVESTOR TOTAL RETURN*

IN TRAILING 5 YEARS INCLUDING
EQUITY PARTICIPATION

*BASED ON PREFERRED OFFERING LEVEL



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PAST PERFORMANCE



Austin, TX

45 + ACRE TRACT
368 DAY HOLD



New Braunfels, TX

8+ ACRE SITE
605 DAY HOLD



Austin, TX

MULTIPLE 2.5
ACRE SITES

**SOLD AT 350% OF
PURCHASE PRICE**

**SOLD AT 317.78%
OF PURCHASE PRICE**

**SOLD AT 225.31% OF
PURCHASE PRICE**

THE OPPORTUNITY

Developers seek properties they can build on immediately, but land must first be zoned, entitled, and permitted, a process that can take 12-24 months. Many developers prefer to avoid this process, often paying a premium for "shovel-ready" properties.

This is where our market and expertise align. With decades of experience and strong relationships across Texas, along with supply and demand indicators, we identify raw land properties in high demand areas for self storage, office-warehouse and multi-family. Once we conclude the purchase of our properties, we immediately begin obtaining permits, entitlements, and plans, which create significant value without leveraging debt, thereby reducing investment risk, ensuring smoother transactions and stronger returns.



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REG A INVESTMENT LEVELS

TOTAL FUND OFFERING: \$25,000,000

VALUE PER SHARE: \$100

1

OFFERING INVESTMENT LEVEL

- \$1,000+
- 10% Monthly Distribution
- 20% Profit Participation

2

PREFERRED OFFERING LEVEL

- \$50,000+
- 12% Monthly Distribution
- 20% Profit Participation



FISYN FUND
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REG D 506 C INVESTMENT LEVELS

TOTAL FUND OFFERING: \$25,000,000

VALUE PER SHARE: \$100

1

OFFERING INVESTMENT LEVEL

- \$15,000+
- 10% Monthly Distribution
- 20% Profit Participation

2

PREFERRED OFFERING LEVEL

- \$ 50,000+
- 12% Monthly Distribution
- 20% Profit Participation



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WHY TEXAS?



Texas has 5 of the top 15 most populated cities in the US & current trends project for population to continue growing!



If Texas was a country, it would have the 8th largest GDP in the world!



Its a pro-business state & the perfect environment for growth



Texas has consistently been leading the population growth charts for over two decades



FISYN FUND
TEXAS CRE

Our Process



FISYN
identifies &
underwrites
land for best
use



If determined to be
suitable for self storage,
office warehouse or
multi family



FISYN solicits soft
commitments
from developers
and purchase
property



FISYN develops site plan
and processes
entitlements for future
developer



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FISYN sells
property to
developer



FISYN Fund and
Investors enjoy a
200% - 400% percent
gain within 24-30
months



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OUR PRESIDENT - RAWNEY MCVANEY



RAWNEY MCVANEY

WITH OVER 40 YEARS OF EXPERIENCE IN RETAIL AND COMMERCIAL REAL ESTATE (CRE) INVESTMENTS, RAWNEY HAS LAUNCHED A NEW INVESTMENT OPPORTUNITY. HE HAS SUCCESSFULLY ORIGINATED, SPONSORED, AND COMPLETED MORE THAN A DOZEN FULL-CYCLE CRE TRANSACTIONS IN TEXAS. RAWNEY HAS HELD THE MANY SECURITIES LICENSES, INCLUDING SERIES 7, 24, 65, 22, AND 63.

RAWNEY HAS OVER \$500,000,000 IN TRANSACTIONS THROUGHOUT HIS CAREER



FISYN FUND
TEXAS CRE

OUR VICE PRESIDENT - MICAH MCVANEY



MICAH MCVANEY

AFTER 4 YEARS AS A DIVISION I COLLEGE FOOTBALL PLAYER, MAJORING IN POLITICAL SCIENCE AT THE UNIVERSITY OF NEW MEXICO MICAH BEGAN HIS CAREER IN THE FIELD OF LOGISTICS BEFORE ACCEPTING AN OFFER TO SERVE INTERNATIONAL BUSINESSES SEEKING GUIDANCE IN LEVERAGING AND MAXIMIZING THEIR FOREIGN CURRENCY TRANSACTIONS. MICAH HAS BEEN WORKING ALONG SIDE HIS FATHER SINCE 6/2022 UTILIZING HIS UNDERWRITING SKILLS TO HELP ANALYZE CRE VALUE AND TRANSLATE VALUE OPPORTUNITIES TO INVESTORS.

MICAH HAS BEEN INVOLVED IN OVER \$30,000,000 IN REAL ESTATE TRANSACTIONS THROUGHOUT HIS CAREER



ABOUT US

We are a family-owned and operated fund specializing in real estate acquisitions, particularly in Texas. By investing in these properties alongside our investors, we ensure that our interests are perfectly aligned with theirs.

For a long time, we have invested in individual pieces of commercial real estate alongside our investors, some of whom we've known for over 25 years. After achieving continued success, we recognized that limiting our investor pool to friends and family restricted our growth potential. This realization led to the birth of FISYN Fund I LLC.

In addition to our experience, we are well connected in the space with well known brokers, developers, accountants, engineers, appraisers, attorneys and bankers that allow us to identify properties, underwrite, negotiate, purchase and sell with maximum efficiency.

WHAT WE DO

We buy commercial properties in and around the major markets of Houston, Dallas/Ft Worth, Austin and San Antonio for purpose of entitling the properties to offer to Commercial Developers for development upon FISYN's obtaining of permits and offers a "shovel ready" property.

The ideal property types that are prime for development and work well within our business model are: Self Storage, Office Warehouse/Shallow Bay and Multi-Family. The process FISYN goes through in "pre-purchase" underwriting is quite extensive and is designed to identify any barriers to entry for development in one of our three core property types. Upon completion of our underwriting we reach out to our extensive network of developers to gauge their interest and establish a "soft commitment" for their purchase of the property upon completion of our entitlement processes.

Commercial Developers prefer to only seek properties fully entitled and ready for development, as this keeps them fully engaged in their core business & our business model fits right into that, as we facilitate & provide the properties after doing all the necessary horizontal development needed for them to come in and build upward.

We seek a 200% return (2 X) on each investment within a 24-30 month window. The timeline for entitlements is generally 12-18 months and sales can be completed within that window. Upon sale of the properties, 20% of the profits are distributed to the investors. This exact model has produced a yield of 31.3% for the past rolling 5 years.



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CONTACT US

 (469)-708-3209

 www.fisyn.com

 rmcvaney@fisyn.com
mmcvaney@fisyn.com
jsingh@fisyn.com





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Thank you

