Invest in Texas land positioned for *digital infrastructure.*

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FISYN VALUE ADD FUND LLC | REG D 506(C)

ACCREDITED INVESTORS ONLY





Who Is FISYN?

Family-Owned. Texas-Focused. Investor-Aligned.

Founded by Ron McVaney after 40+ years in securities and financial services — built around one belief: **FISYN only wins when its investors win.**

> "I spent decades in an industry where the advisor got paid whether the client won or lost. I wanted to build something different."
> **— Ron McVaney, Founder & President**

29.25%

ANNUALIZED RETURN — TRAILING 5 YEARS

24.85%

Annualized Since Inception

REGULATION D 506(c) | $100,000 MINIMUM INVESTMENT | ACCREDITED INVESTORS ONLY

Buy land. Entitle it. Prepare it. *Exit well.*

The strategy is designed to be simple: identify undervalued commercial real estate in high-growth markets, improve its development readiness, and position it for demand from larger buyers, developers, or institutional users.

Cash-Based Acquisitions

No debt. Full flexibility to hold and execute with patience.

Hands-On Preparation

We prepare every property ourselves before we sell.

Plain Communication

No jargon. Straight talk, always.



01 — Acquire Strategic Land

Identify undervalued commercial parcels in active Texas growth markets.



02 — Move Through Entitlement

Advance zoning, permitting, and approvals to expand development options.



03 — Prepare for Infrastructure Use

Coordinate power, utilities, and site planning for institutional viability.



04 — Position for Institutional Demand

Surface readiness to developers, hyperscalers, and large capital buyers.



05 — Seek Value Creation at Exit

Pursue exits aligned with the maturity of the digital infrastructure cycle.



Why Texas?

Population Growth

+562,941 people in one year

More inbound movers than any other state — every year.

Corporate Relocation

314+ corporate headquarters since 2015

HQs and operations reshaping entire Texas metro areas.

Infrastructure Buildout

$138B 10-year transportation investment

Roads, utilities, and logistics hubs in the path of growth.

Business-Friendly Policy

#1 Best Business Climate — 4 years running

Tax, regulatory, and economic advantages that attract capital.

Deep local relationships with municipalities, planners, and developers give FISYN a first-mover edge before opportunities become widely visible.

Sources: U.S. Census Bureau (2024); Texas Economic Development & Tourism Office (2025); TxDOT (2026); Business Facilities / Office of the Texas Governor (2026).



INTRODUCING

The FISYN Value-Add Fund

Direct access to Texas commercial land — including a fast-growing category: **sites positioned for data center and AI infrastructure development.**

Power-adjacent, entitlement-ready sites

The combination developers actually need — and genuinely scarce.

Same disciplined land strategy

Applied to a category of demand that is accelerating right now.

Community-first approach

We only pursue sites where growth brings real local benefit.

The Fund, By the Numbers

12%

Annual Preferred Return

Cumulative; paid to Class A investors before any other distributions.

20%

Investor Profit Share

Of remaining cash after preferred return & return of capital.

Minimum Investment

$100,000

Current Offering

Up to $150M Class A Units

5-Year Fund Term

Defined hold period with a clear path to exit and return of capital.

Zero Debt Acquisitions

Properties acquired with investor capital only — no leverage risk.

Reg D 506(c)

Available exclusively to verified Accredited Investors.

Preferred Return Priority

Class A investors paid first before any other distributions.

The Preferred Return is a contractual distribution priority, not guaranteed. Full terms are in the PPM and Operating Agreement, which govern.

Bonus Tiers

8% Bonus Units

For investments of **$250K+**

10% Bonus Units

For investments of **$500K+**

Available for qualifying investments

Who This Fund Is Built For



The Registered Investment Advisor

Private market access with real asset backing — a strategy you can explain, stand behind, and document for compliance.



The Retirement & Legacy Investor

Tangible assets, passive participation, and a firm that treats stewardship of your capital as seriously as you do.



The Forward-Looking Investor

Participation in the real economy behind AI and infrastructure trends — not just another public equity position.

Whichever fits — the investment is the same: disciplined, transparent Texas land, structured to align FISYN's success with yours.

A Straight-Talk Section on Risk

We are not going to pretend this investment is without risk — and any firm that tells you otherwise is not being honest with you.

How We Manage It

1 **Cash-only acquisitions**

No leverage to amplify downside.

2 **Rigorous underwriting**

Before we buy anything.

3 **Deep local execution**

In the specific Texas markets we know.

4 **Aligned incentives**

We only win when you win.

Where to Go From Here

The next step is a conversation — not a commitment.

Full Fund Structure

Walk through every detail of how the fund is built.

Current Opportunity

See exactly what we are acquiring and preparing today.

Full Risk Disclosures

Every risk factor, plainly explained — no fine print surprises.

Your Questions Answered

In plain English, without pressure, on your schedule.

Schedule Your Discovery Call

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