

PRC EQUITY FUND

INVESTMENT DECK



DOWNLOAD

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Where Opportunity Meets Impact





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WHAT MOST INVESTORS SIGN UP FOR



Tenants & Occupancy



Management Headaches



Interest Rates



Market Cycles



Insurance



Repairs & Maintenance



Construction Delays



This is the traditional real estate model - returns earned by absorbing decades of operational risk

WE ASKED A DIFFERENT QUESTION:

Pioneer Realty Capital has spent **20+ years** on the lending and transaction side- origination, financing, and closing activity- while limiting exposure to long-term ownership risk.



What if investors could participate in the transaction side of real estate instead of being exposed to the long-term operational side?"

TRANSACTION SIDE



Origination

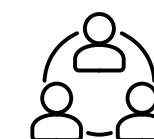


Financing



Closing

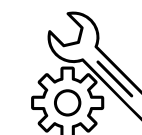
OPERATIONAL SIDE



Management



Tenants



Maintenance

THE PRC EQUITY FUND MODEL

We fund the transaction, not the decades of operations that follow.

Redeploy into Next Transaction



1

PRC Equity Fund Provides Upfront Transaction Capital



3

Bond Closing Repays PRC Equity Fund



2

Qualified Nonprofit Advances the Deal via Tax-Exempt Municipal Bond Financing



THE QUALIFIED NONPROFIT IS THE KEY CUSTOMER



THE NEED

Upfront transaction capital to reach the closing table

THE SOURCE OF REPAYMENT

Tax-exempt municipal bond closing proceeds; affordable/workforce cases may also include low-income housing tax credits.



University Partnership

(master lease, affiliation agreement, letter of support)



Public-Purpose Affordable & Workforce Housing

The nonprofit bridges the gap with permanent capital already structured on the other side.

THE PRC EQUITY FUND IS THE SPARK

These costs must be paid before the larger financing is available. [PRC Equity Fund](#) gets the nonprofit to the closing table.



THE CAPITAL LIFESTYLE

STAGE 1



STAGE 2



STAGE 3



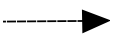
STAGE 4



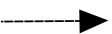
STAGE 5



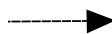
Initial capital
deployed



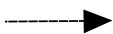
Deals progress
forward



Bond is closed
and funded



Capital returned
at target



Capital redeployed
into new opportunities

Capital is returned and redeployed before long-term operational risks can accumulate.

WHICH SIDE OF THE TABLE

7



Owner/Operator

- Buys and operates the asset
- Returns depend on rents over 10-30 years
- Expose to construction delays, cost overruns, occupancy, repairs, management, market shifts

Can I operate this profitably for decades?



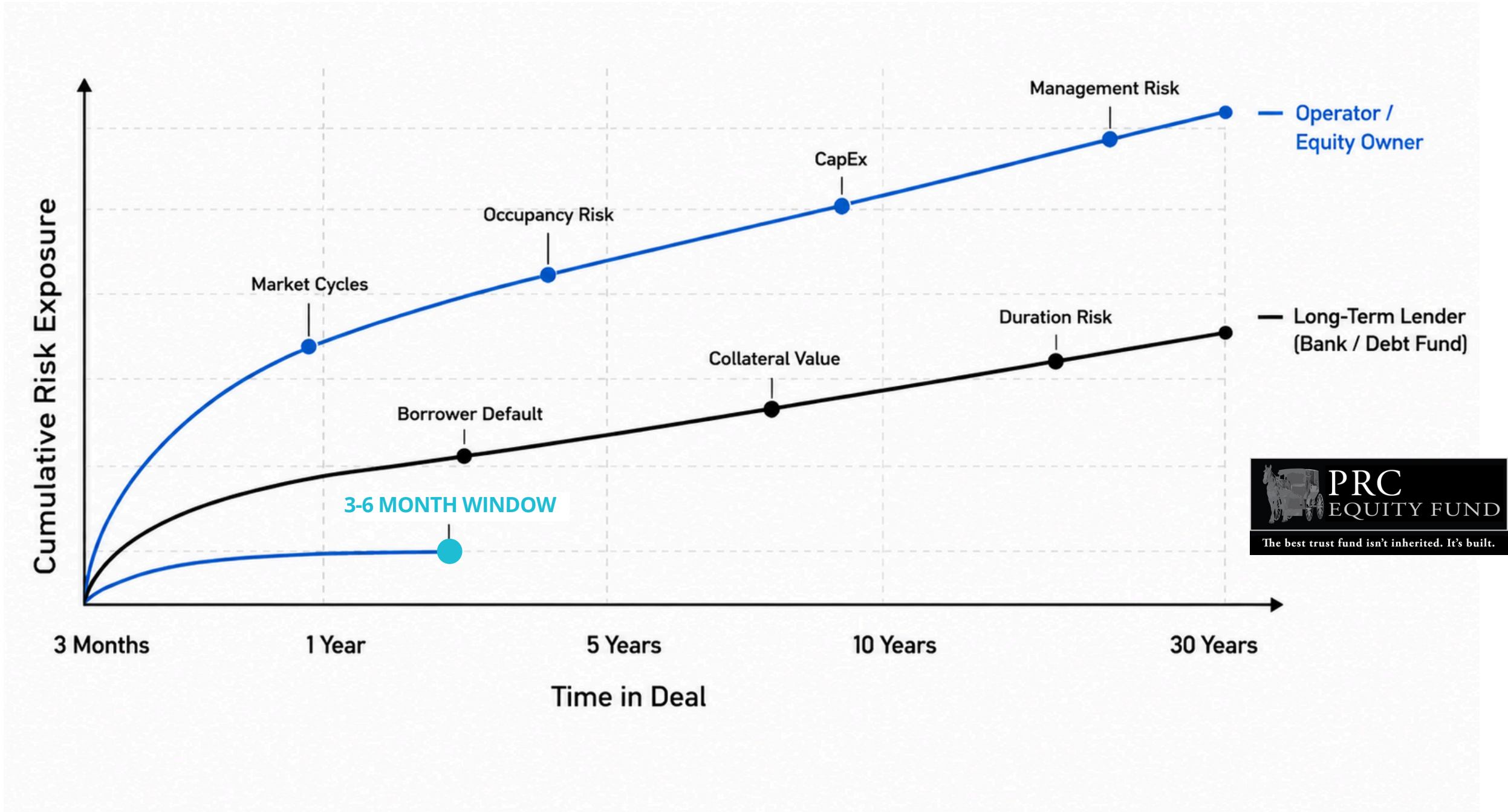
Financing Side (PRC Equity Fund)

- Provides capital that helps the transaction close
- Returns generated from the transaction itself
- Exits at bond closing before long-term risks accumulate

*Will the transaction close, and the fund be repaid from financing proceeds?
Operate this profitably for decades?*

**Banks and debt funds have always sat on the financing side.
PRC Equity Fund gives investors access to it**

THE LONGER THE CAPITAL STAYS IN, THE MORE RISK IT ABSORBS



Exposure is a function of time. **PRC Equity Fund** is designed to minimize time in the deal- and therefore exposure to the risks that erode long-term returns

DISCIPLINE THAT KEEPS THE RISK WINDOW SHORT

9

We Deploy Only on Confirmation



Capital is not committed to hope.

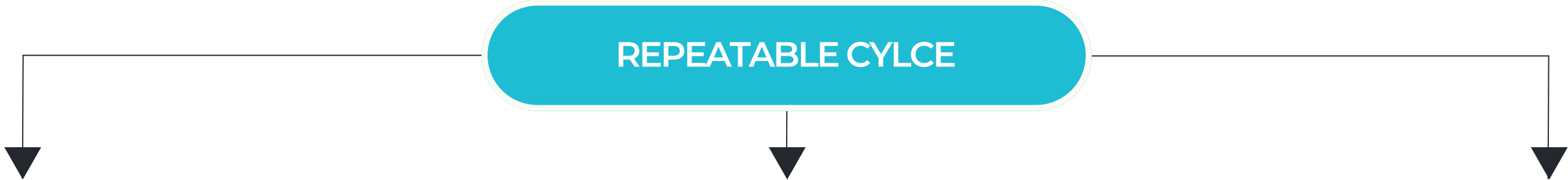
PRC deploys only **after confirmation from the bond** underwriter that the deal has been underwritten and is structurally likely to close.

We Always Build a Plan B



If the bond transaction does not close for any reason, a partnership structure is engineered in advance to **ensure the deal still gets done** and capital is not locked up long-term.

*Short exposure is not an accident; it is engineered: **validated before entry, protected by a contingency.***



Student Housing

Nonprofit partners with a university via master lease, affiliation agreement, or letter of support



Affordable Housing

Public purpose access to tax-exempt bonds and potentially low-income housing tax credits.



Workforce Housing

Recognized community need supports public-purpose financing.



The nonprofit gets capital support. The community gets needed housing. The investor accesses a transaction-centered model designed to reduce exposure to long-term operations.

THE PRC EQUITY FUND STORY



Real Estate-Backed
Opportunity



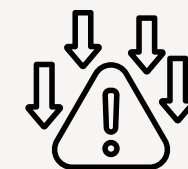
Qualified Nonprofit
Partners



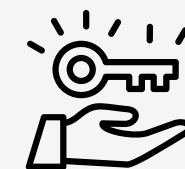
Tax-Exempt Municipal
Bond Takeout



Transaction-Centered
Income



Reduced Exposure to Long-
Term Operational Risk



Access to the Financing
Side of the Table

CONTACT



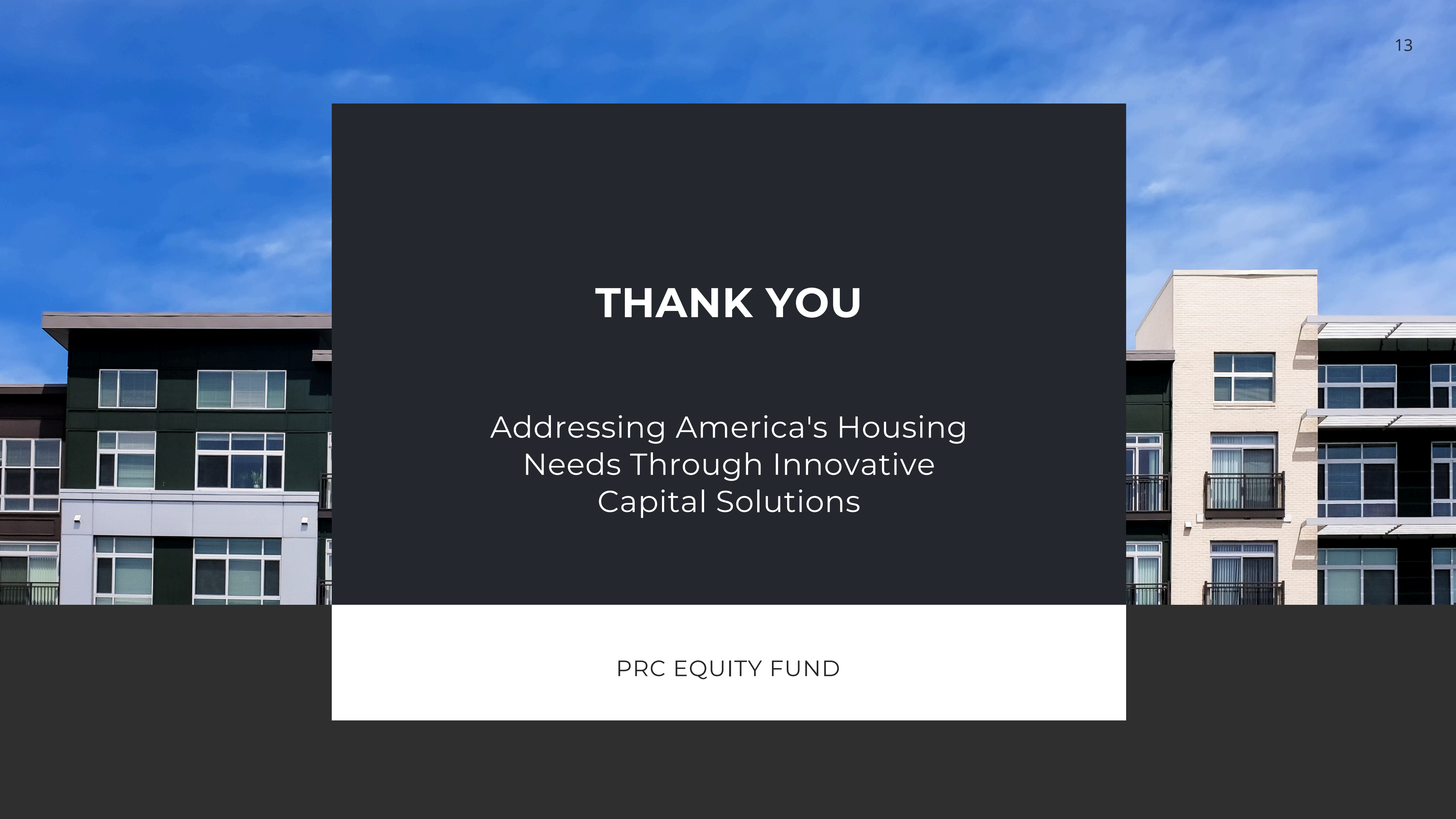
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THANK YOU

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Needs Through Innovative
Capital Solutions

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