



## INVESTOR BRIEF

# No Debt Leverage — Ever.

**Greater Returns, More Solid Investments.**

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Thanks for taking a few minutes with our team. Here's a closer look at how Shore Acres Capital sources, acquires, and exits distressed real estate — and how the same discipline could work for your capital.

## Who We Are

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Shore Acres Capital is a private real estate investment firm based in New York. We acquire distressed real estate assets and separate them into pools of commercial and residential property. The majority of our property pools are acquired off-market or through auctions. We set out to always acquire below replacement cost, sourced through direct relationships with asset managers, municipal entities, and auction channels most buyers never see. Every acquisition is made in cash, with no debt-servicing costs at any point.

# How We Operate

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This is not opportunistic house flipping. It's institutional portfolio acquisition — sourcing distressed pools through channels most buyers can't access, then choosing the fastest, most capital-efficient exit for every position.

## Source

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Distressed, off-market properties acquired at a discount to value — sourced through direct relationships with asset managers, municipal entities, and auction channels before it's ever broadly marketed.

## Underwrite

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Every position is underwritten independently for its fastest, most capital-efficient

path to exit.

## **Exit**

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Most of a pool is sold wholesale to other real estate firms shortly after acquisition — the primary strategy, built for capital velocity. Where the underwriting supports it, we renovate and sell at retail instead, for the additional upside.

## **No Leverage, Ever**

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Every acquisition is all cash. No mortgages, no lender deadlines, no monthly debt-service payments forcing bad decisions. There is no bank standing between our investors and the asset — only the asset and the investors.

## Why This Works

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- **Below replacement cost.** Assets are acquired below replacement cost, creating margin at purchase.
- **We buy every property all cash.** No debt service, no costly monthly mortgage payments.
- **Off-market sourcing.** Direct relationships with asset managers, municipal entities, and auction channels mean limited buyer competition, not bidding wars.
- Savings from closing costs and recording fees are passed on to the investor for greater returns.

# Track Record: The Richmond Residential Pool II

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Our most recent completed pool was 7 residential assets in Richmond, our home market and a borough our team has worked for nearly three decades. Every asset in the pool was acquired distressed, underwritten independently, and exited at a gain.

| METRIC                    | AMOUNT             |
|---------------------------|--------------------|
| Capital Deployed (all-in) | <b>\$1,903,869</b> |
| Realized Proceeds (exit)  | <b>\$2,698,888</b> |
| Gross Spread              | <b>\$795,019</b>   |
| Leverage Used             | <b>None</b>        |

Properties sourced below their value through direct relationships and distressed situations, underwritten individually, and

exited through the fastest capital-efficient path — with no debt on any asset at any point.

Past performance does not predict or guarantee future results. Realized results shown in gross dollars, exclusive of closing costs, financing, carrying costs, and taxes. Figures are unaudited and certain holds are approximate. Individual asset detail is not disclosed. Presented for illustration of the firm's operating model.

## Questions Investors Ask

### What secures my investment?

The real property itself. Shore Acres buys assets with no debt on them, so there is no lender ahead of you. Our Investor Relations

team walks through the exact structure and documentation on your discovery call.

## **When do I see money back?**

Distributions follow as each pool is realized — 1–7 months on average. Capital is not locked into a multi-year fund cycle.

## **What happens if a property underperforms?**

Individual assets vary — some beat the underwriting and some miss it. We source at discounts deep enough that the pool is built to perform on the average, and we report results either way. In our completed Richmond Pool II, every asset exited profitably.

## **Do you use debt?**

Never. Every acquisition is all cash. No mortgages, no margin, no lender pressure on timing.

## **What are the fees?**

There are no acquisition or management fees. We make money when the properties make money.

## **How involved do I need to be?**

You don't swing hammers and you don't manage tenants. Our team runs sourcing, underwriting, and exit. You receive updates and distributions.

## **How do I actually invest?**

It starts with a short discovery call with our Investor Relations team. They'll walk you through how the model works, answer every

question, and build a plan around your capital and goals — with no obligation at any step.

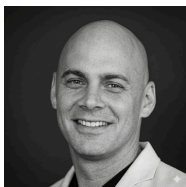
## The Next Step

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Shore Acres Capital doesn't run a public offering. Access comes through a direct relationship — the same way we source our deals. This brief is your entry point into how we think about distressed real estate, and the discovery call is where we find out if it's a fit for your capital.

On the call, our Investor Relations specialist will walk you through our current pool activity, answer every question you have,

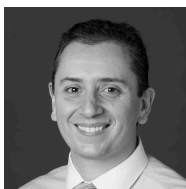
and build a plan tailored to your goals — with no pressure and no obligation.



**Kenneth D'Anna**

**FOUNDER & MANAGING PARTNER**

30 years acquiring and repositioning distressed real estate at scale. Deal flow comes through his direct relationships with asset managers, municipal entities, and auction channels — the kind of institutional access that surfaces distressed pools before they're ever broadly marketed.



**Frank A. Deliessche,  
MSM, PMP**

**MANAGING PARTNER**

Over 35 years of enterprise-scale operational and digital strategy experience, including a tenure at Pfizer leading global brand governance across 70 countries. That discipline shapes how Shore Acres approaches investor communications, digital infrastructure, and operational rigor.

**Let's get to know each other better.** On a short discovery call, we'll walk through our current pool activity and build a plan around your capital and goals — no pressure, no obligation.

**SCHEDULE YOUR DISCOVERY CALL**

Or reply to the call, text, or email this brief arrived with, and we'll find a time that works.

Shore Acres Capital

DISCLOSURES

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## Shore Acres Capital

New York

*Investing in securities involves risk, including the possible loss of principal.*

*Realized results from prior principal activity, shown in gross dollars and excluding closing costs, financing, carrying costs, and taxes. Figures are unaudited and certain holds are approximate. Past performance is not indicative of future results. This material is for informational purposes only and does not constitute an offer to sell or a solicitation to buy any security.*

*Any offering is made only through definitive documentation provided to prospective investors.*

*Prospective investors should consult their own legal, tax, and financial advisors.*