



CROSSPOINT REAL ESTATE FUND I LP

Private Equity Fund

Crosspoint Real Estate Fund I LP is a private equity fund specializing in multiple investment opportunities **all secured by real estate**. The fund will partner with “Deal Partners” who have investment opportunities within the real estate space and will have both short-term and long-term strategies. The fund will provide preferred returns for investors as well as excess payouts for profits earned over and above the preferred return minimums.

TYPE OF DEALS

- **Note Purchasing/Selling (Short and Long Term):** Purchasing performing notes is a great way to create cash flow as well as backend paydays.
- **Multi-Family Residential Long-Term Rentals:** Purchase underperforming or poorly managed multi-family units which are renovated, stabilized and sold. Typically, a 1–3-year timeframe per deal.
- **Single Family Residential Long-Term Rentals:** Homes purchased to rent long term in appreciating markets. Creates cashflow during deal and backend profit thru appreciation.
- **Flipping:** Purchase of any type of property typically in need of repair at below market price. After renovations are completed, property is sold for a profit.
- **Short-term Bridge Loans:** Funds loaned to deal partners for short term capital needs in real estate.
- **SFR/Condo Short-Term Rentals:** We partner with experienced vacation rental operators who choose markets with healthy appreciation targets and steady cash flow.
- **Other Real Estate** Related Profitable Opportunities

OPPORTUNITY

- 1 With interest rates projected to continue to fall, we believe quality assets will appreciate as cost of funds continue lower.
- 2 With the commercial market under pressure, we are prepared to buy properties that become available as loans refinance at rates unattractive to borrowers.
- 3 Access to deals at attractive prices is a challenge we overcome through strategic partnerships with experienced investors who use their networks to find opportunities.
- 4 We diversify across multiple asset classes to provide a stable investing portfolio through various market seasons.

INVESTMENT OPTIONS

Unit A

- **10%** Annual Preferred Return
- **10%** of Excess Income
- For investors who want a **higher regular cash flow** with lower backend payday

Unit B

- **5%** Annual Preferred Return
- **30%** of Excess Income
- For investors who prefer a **bigger back end payday** with lower regular cash flow

Ask about our opportunity for early investors

HOW TO INVEST?

- Choose Your Units
- Sign a Commitment Letter
- On the first capital call, complete a subscription document and fund the subscription. On subsequent capital calls, add to the investment
- When a deal is available, answer the Capital Call by funding your subscription or adding units as desired.

CONTACTS

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