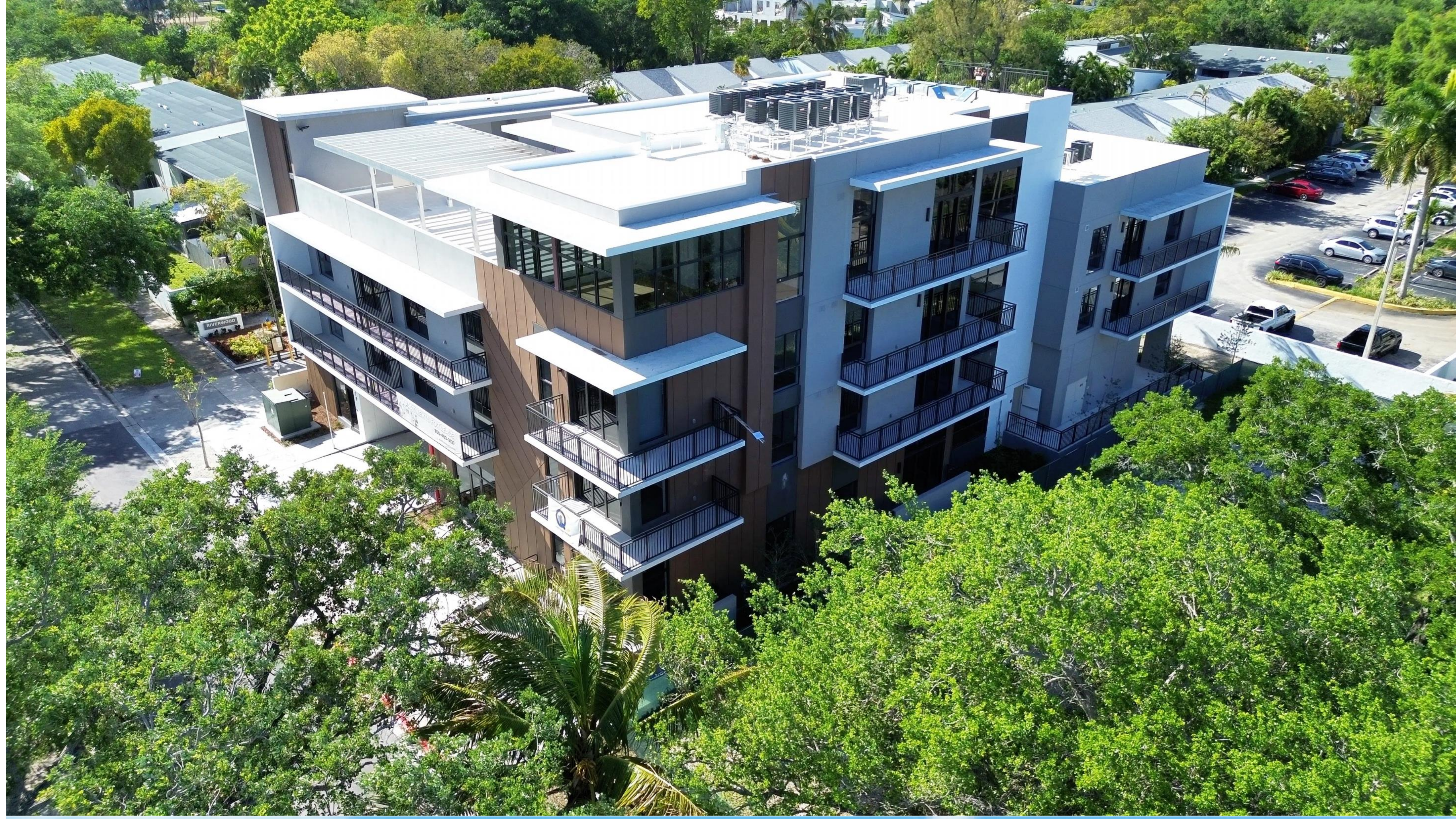
VERAFUND

Aventura Quattro

2479 NE 192 St, Miami, FL 33180

Newly Delivered Boutique Multifamily Asset

Acquisition Opportunity



Offering Memorandum

Executive Summary

Vera Fund ("VF") presents Aventura Quattro ("The Asset"), a newly delivered, 20-unit boutique multifamily building located in the heart of the Aventura corridor, one of South-Florida's most desirable and high-performing residential submarkets, defined by institutional investment activity and world-class retail anchors.

- The Asset totals **23-income-producing units across 15,560 SF of NRA** - comprised of **20 residential units spanning 13,610 SF, and 3 ground-floor office suites spanning 1,950 SF.**

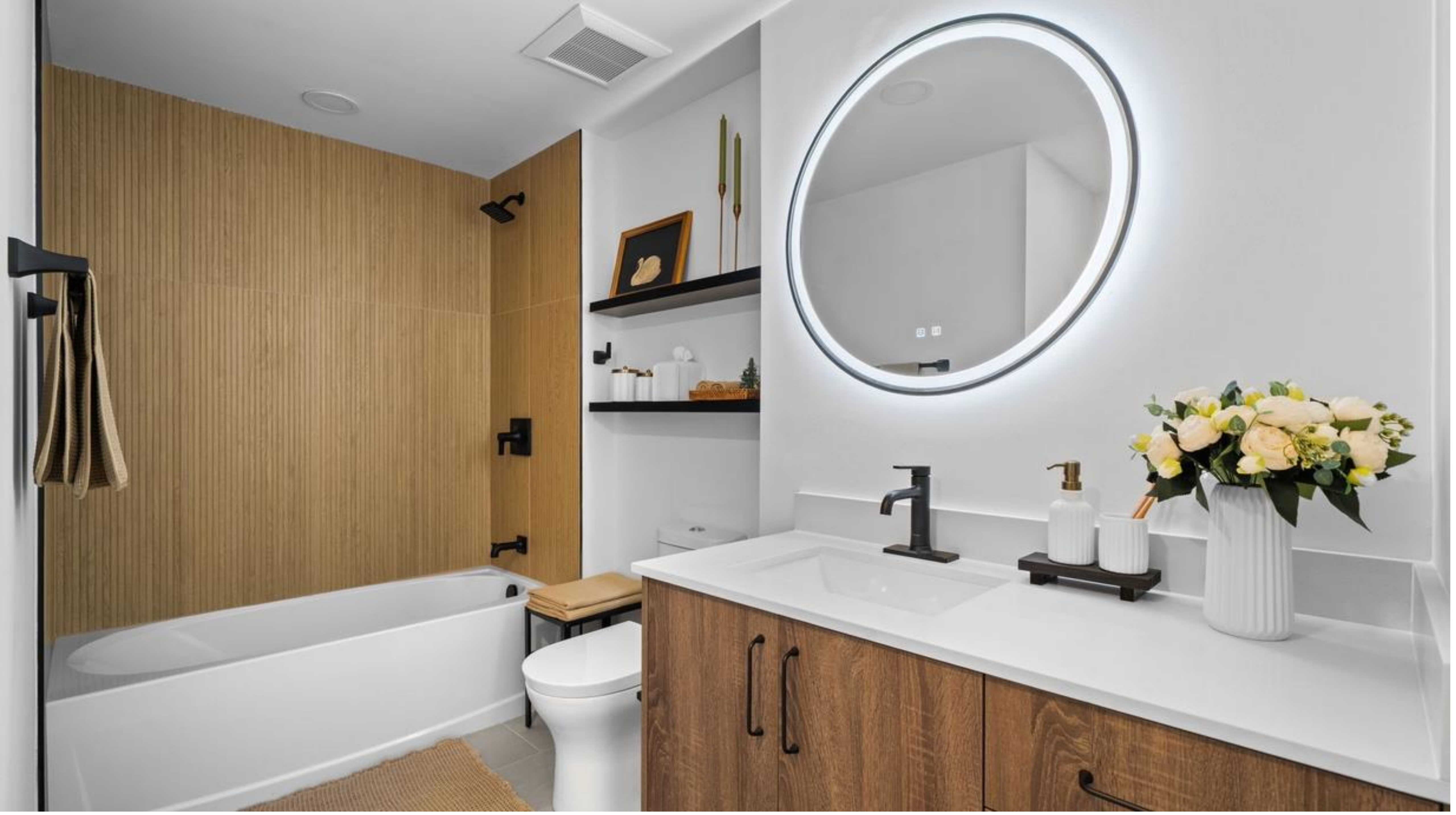
- Since **delivery in April 2026**, The Asset has demonstrated strong lease-up capability - reaching **60% occupancy** for the residential component in **less than 4 months of opening,** in one of South Florida's most competitive submarkets.

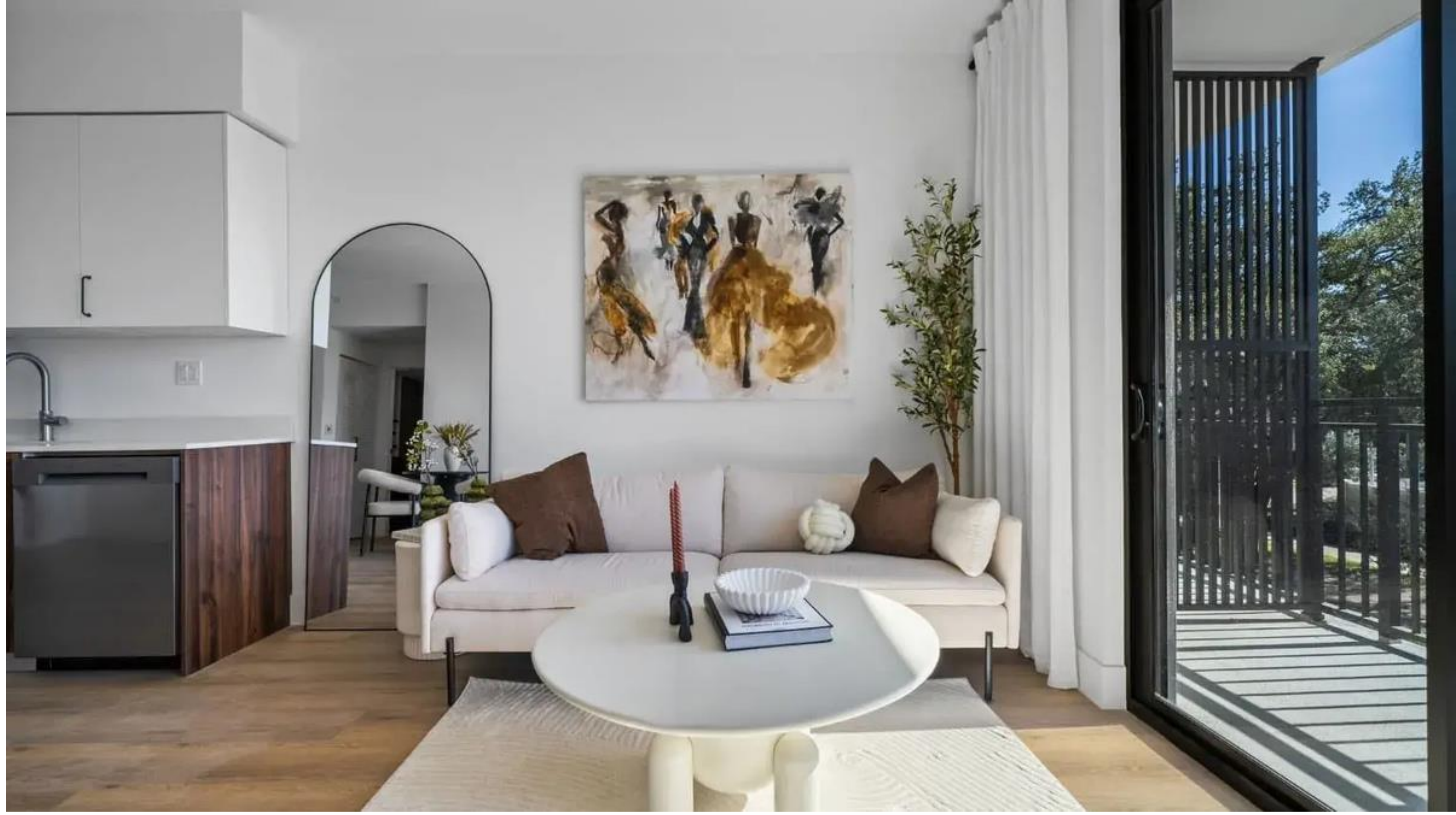
- Current in-place and asking rents across both residential and commercial components support a **blended annualized PGI of approximately $770K, with room for growth to 961K on a mark-to-market basis.**

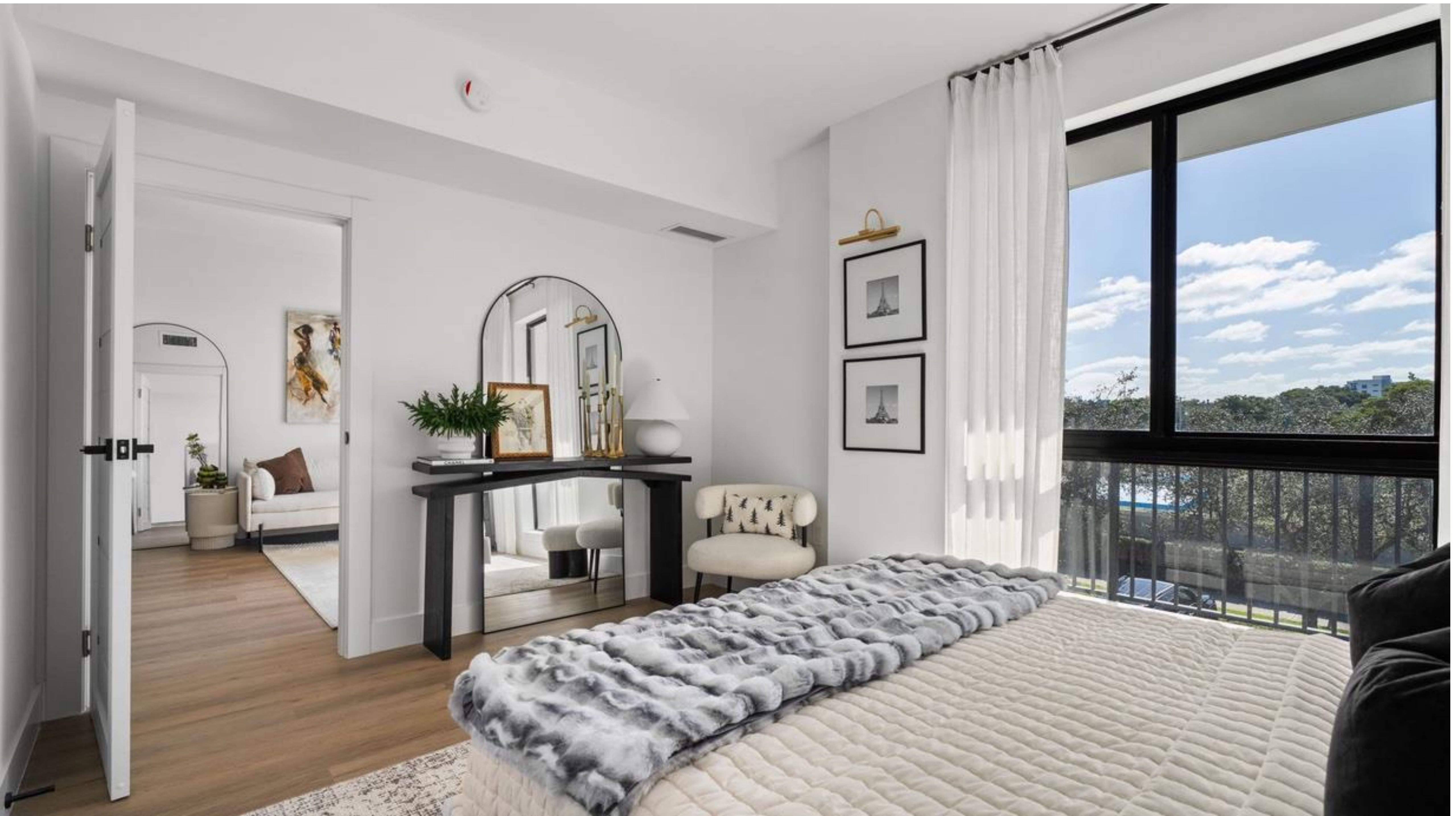
Aventura Quattro represents the only boutique, low-rise multifamily product of its kind within the immediate market segment - while nearby large-scale developments such as Avida and Modera benefit from the same institutional-quality demographics, they target a distinctly different renter profile, positioning The Asset to capture demand without competing directly for the same tenant base.

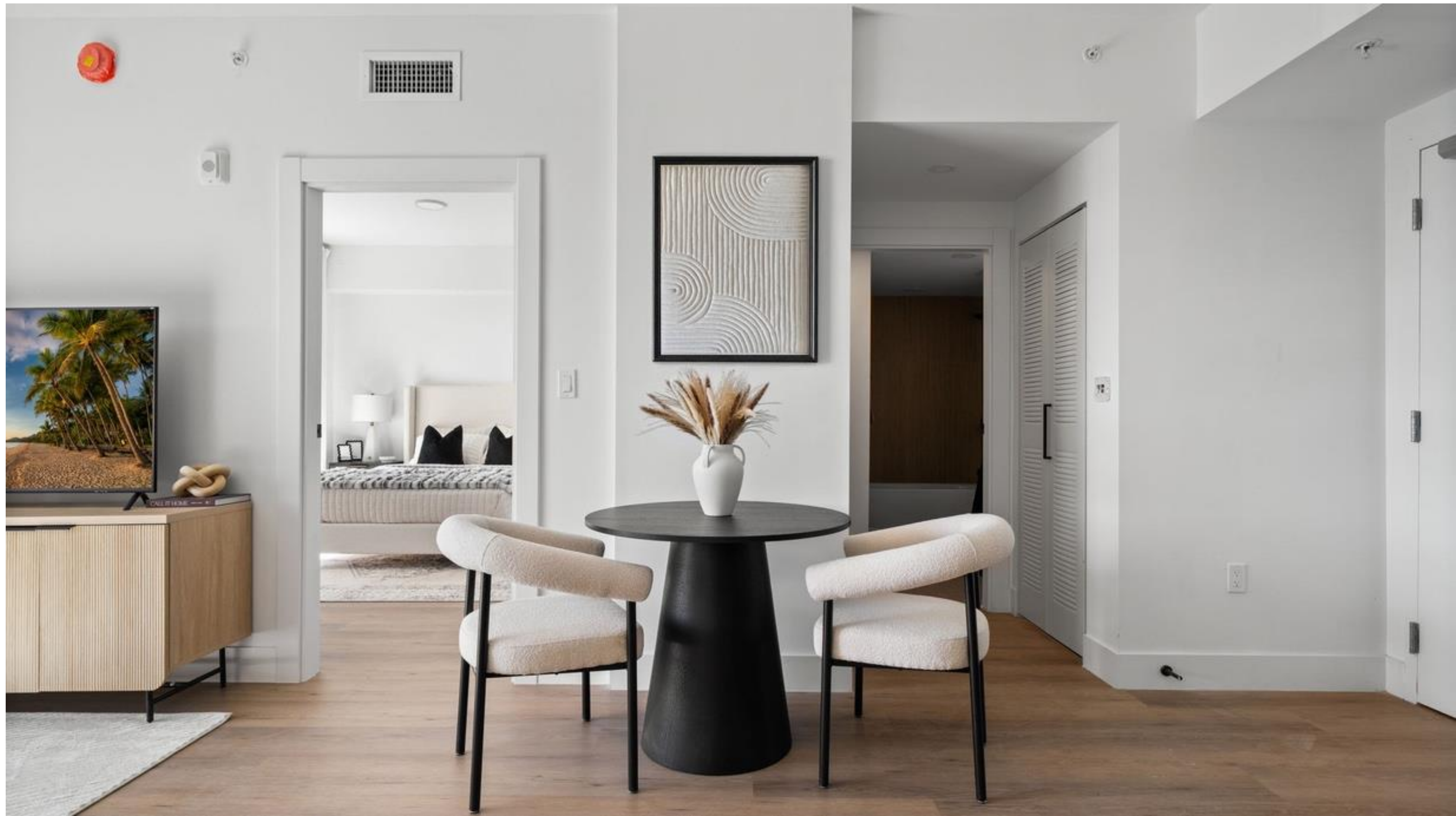
Positioned one block off the primary commercial corridor, the property combines walkable proximity to Aventura's retail and transit infrastructure with the quiet residential character of its immediate block – a rare pairing in a submarket defined by high-density development and traffic.

The property features a **curated amenity package,** including a state-of-the-art fitness center & spa, designated yoga studio, indoor & outdoor lounges, and a rooftop terrace, complemented by assigned parking and EV-charging stations.









Asset Overview

Address - 2479 NE 192 St, Miami, FL 33180

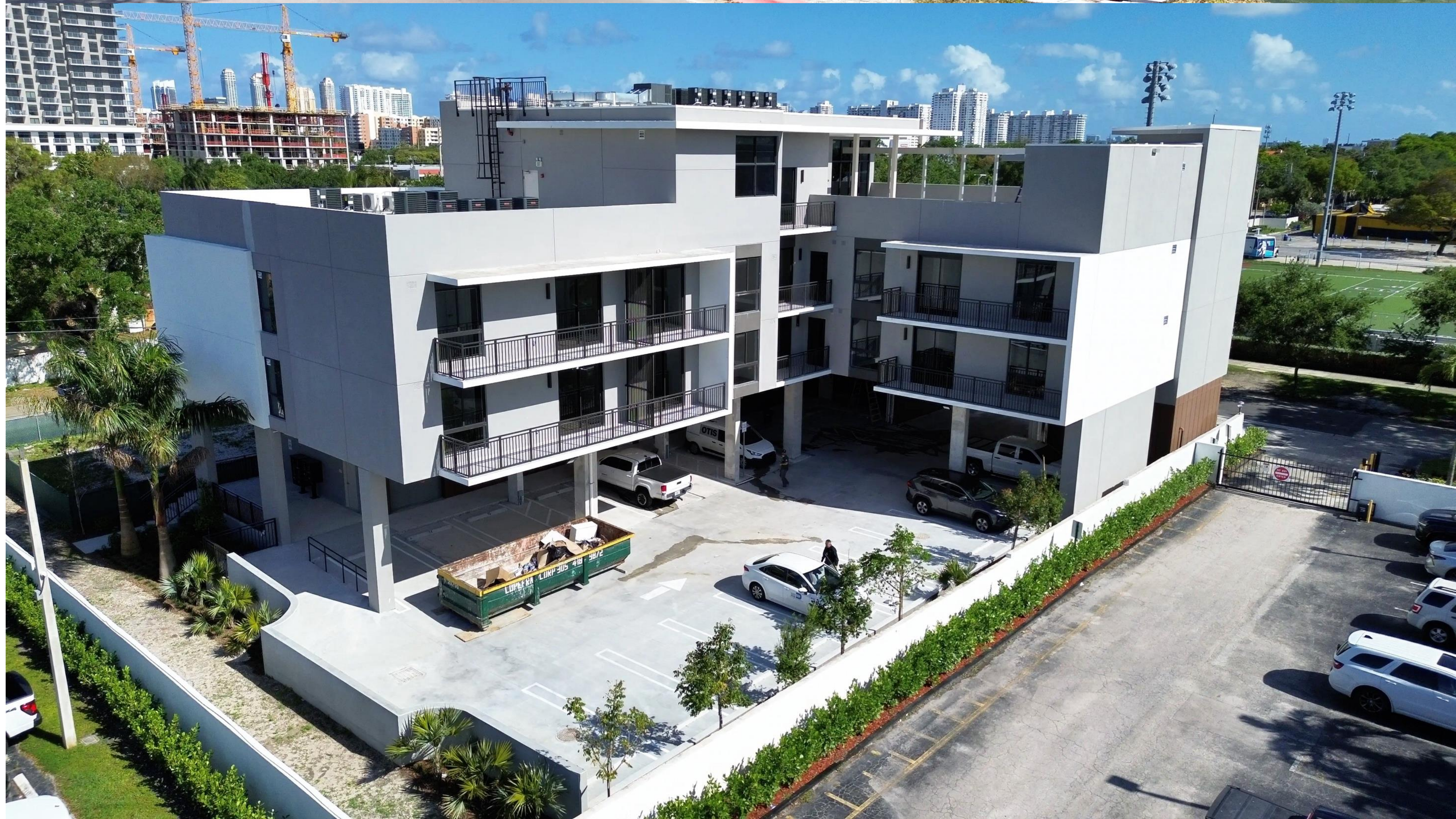
- Building Type - Boutique Multifamily
- Building Height - 4 Stories
- Average Unit Size - 680 SF
- Parking - 20 Spots
- Year Delivered – 2026

Unit Mix

- 1 Bed/1 Bath - 16 Units
- 2 Bed/2 Bath - 4 Units
- Office - 3 Units
- Total Units - 23 Units
- Blended Occupancy - 52%

Net Rentable Area

- Residential NRA - 13,610 SF
- Commercial NRA - 1,950 SF
- Total NRA - 15,560 SF



Rent Roll Analysis

AVENTURA QUATTRO APARTMENTS — RENT ROLL — As-of June 21, 2026										
Unit	Flr	Unit Type	Bd	Ba	Sq Ft	Status	Lease Start	Lease Expiration	Monthly Rent Current	Monthly Rent Market
103	1	A5	1	1	632	Vacant			$2,550	$3,400
105	1	A4	1	1	704	Moved In	06/16/2026	08/31/2027	$3,000	$3,500
201	2	B1	2	2	828	Moved In	04/21/2026	04/20/2027	$3,000	$3,750
202	2	A1	1	1	632	Vacant			$2,450	$3,300
203	2	A1	1	1	632	Moved In	07/18/2026	07/17/2027	$2,450	$3,300
204	2	A1	1	1	632	Moved In	06/25/2026	08/31/2027	$2,450	$3,300
205	2	A2	1	1	707	Signed	08/01/2026	09/30/2027	$2,700	$3,400
206	2	A3	1	1	614	Moved In	06/27/2026	08/31/2027	$2,250	$2,499
207	2	A1	1	1	632	Vacant			$2,450	$3,300
208	2	B1	2	2	828	Moved In	06/27/2026	08/31/2027	$3,033	$3,750
209	2	A1	1	1	632	Vacant			$2,450	$3,300
301	3	B1	2	2	828	Applied	09/20/2026		$3,250	$3,750
302	3	A1	1	1	632	Vacant			$2,500	$3,300
303	3	A1	1	1	632	Moved In	06/18/2026	31/08/2027	$2,500	$3,300
304	3	A1	1	1	632	Vacant			$2,500	$3,300
305	3	A2	1	1	707	Moved In	05/20/2026	07/31/2027	$2,750	$3,400
306	3	A3	1	1	614	Vacant			$2,306	$3,300
307	3	A1	1	1	632	Applied	08/15/2026		$2,500	$3,300
308	3	B1	2	2	828	Vacant			$3,250	$3,750
309	3	A1	1	1	632	Signed	08/26/2026	10/31/2027	$2,500	$3,300
RESIDENTIAL SUBTOTAL (20 units)					13,610				$52,839	$67,499
Office 1	4	Office			650	Vacant			$3,000	$3,000
Office 2	4	Office			650	Vacant			$3,000	$3,000
Office 3	4	Office			650	Vacant			$3,000	$3,000
OFFICE / COMMERCIAL SUBTOTAL (3 units)					1,950				$9,000	$9,000
TOTAL — ALL UNITS (23 units)					15,560				61,839	$76,499

47.83%	8.70%	8.70%	34.78%	100.00%
11	2	2	8	23
Vacant	Applied	Signed	Moved In	TOTAL

Full Occupancy Mark-to-Market Revenue Analysis (Annualized)	
Current Rental Rate Revenue	$742,068
Mark-to-Market Revenue	$917,988
Lease-up Revenue Increase	$175,920
Revenue Growth	**1.23x**

Current asking rents sit below market - by simply **marking rents to market at renewal**, the asset is projected to experience a **1.23x increase in rental revenue.**

Notably, this **1.23x revenue increase** is achievable **through mark-to-market alone, with no renovations, capital improvements, or repositioning required –** emphasizing the embedded upside that immediately becomes available to buyer upon acquisition.

Financial Summary

ACCOUNT	Annualized As Is	Annualized Proforma
Rent - Residential	634,068.00	809,988.00
Rent - Office	108,000.00	108,000.00
TOTAL RENTAL REVENUE	**$742,068**	**$917,988**
Utilities Charge	23,460.00	38,640.00
Move-in Fee	1,500.00	1,500.00
Other Income	3,000.00	3,000.00
TOTAL INCOME	**$770,028**	**$961,128**
EXPENSES		
Building Repair	9,000.00	9,000.00
Supplies and Materials	2,400.00	2,400.00
Janitorial Services	13,500.00	13,500.00
Land Scaping - Sprinklers	4,800.00	4,800.00
Internet/TV/Telephone/IT	3,202.80	3,202.80
Insurance	45,474.09	45,474.09
Property Taxes	55,000.00	55,000.00
Electricity	3,600.00	3,600.00
Water and Sewer	5,400.00	5,400.00
Trash Disposal	5,112.00	5,112.00
Management Fees	34,651.26	43,250.76
TOTAL EXPENSES	**($182,140)**	**($190,740)**
NET INCOME	**$587,888**	**$770,388**

Aventura Quattro's initial lease-up strategy was deliberately calibrated to compete against an unusually dense wave of new supply, **with more than 300 units delivered nearby in recent months at large-scale developments leaning on heavy concessions to drive occupancy.**

Rather than compete directly on price against that concession-driven leasing environment, **we priced Aventura Quattro's in-place rents below market to accomplish two objectives simultaneously:**

1. Remain competitively positioned against high-density new supply during the critical lease-up window.

2. Attract a distinct renter profile – one drawn to the Property's boutique scale, serenity, and quality, while still benefiting from the same institutional-grade location and demographic fundamentals as its larger competitors.

This was a deliberate, temporary trade-off: **below-market pricing in service of lease-up pace**, not a reflection of **The Asset's underlying rent potential.**

With the **building now approaching full stabilization**, the opportunity ahead is to systematically **mark rents to market**, unlocking substantial embedded value with **no capital investment required.**

This transition alone is projected to drive annualized **NOI growth of approximately 31%, from $588K to $770K**, emphasizing the scale of upside immediately available to a buyer at acquisition.

Location Overview

- **Aventura Quattro** ("AQ") is located at 2479 NE 192nd Street, Miami, Florida 33180, in the heart of the Aventura submarket - **one of South Florida's most established and affluent residential and retail corridors**, defined by its luxury lifestyle appeal and standing as one of the region's premier places to live.

- **The Asset sits minutes from Aventura Mall**, a 1.8-million-square-foot retail destination and one of the **top-grossing shopping centers in the U.S**., and fronts the Biscayne Boulevard corridor, offering **direct access to I-95 and the Florida Turnpike between Miami and Fort Lauderdale.**

- Connectivity is a defining feature of the site: Aventura Quattro is **within walking distance of the Brightline Aventura Station**, providing high-speed rail service to Brickell and destinations as far north as Orlando, and carries a Walk Score of 86 and Transit Score of 58.

- The Property also sits directly across from **Scheck Hillel Community School, one of the world's largest Jewish community day schools and a National Blue Ribbon School of Excellence**, reinforcing the submarket's appeal to families and higher-income renters.

- Together, these attributes - **premier retail, rail connectivity, major thoroughfare access, and top-tier education**, position Aventura Quattro within one of Miami-Dade County's most desirable and resilient submarkets.

Market Overview

Aventura Highlights

- **Aventura is one of South Florida's most established and affluent submarkets**, anchored by world-class retail and a dense, walkable urban core along the Intracoastal Waterway.
- **With a population of nearly 40,000 residents across just 3.5 square miles, Aventura is one of the most densely populated cities in the country**, reflecting sustained demand for compact, walkable living.
- **Home to Aventura Mall**, the **5th-largest shopping center in the U.S.** at 2.8 million square feet, featuring 300+ stores, 50+ restaurants, and five anchor department stores including Nordstrom and Bloomingdale's.
- **A median household income of approximately $89,000 and median home value exceeding $450,000** underscore the submarket's affluent resident base.
- **Aventura's international appeal is reflected in a foreign-born population of nearly 54%**, reinforcing its standing as a global luxury lifestyle destination.

#1 Best City to Live In

(Miami New Times, 2025 Readers' Choice Awards)

#1 Best Mall in America — Aventura Mall

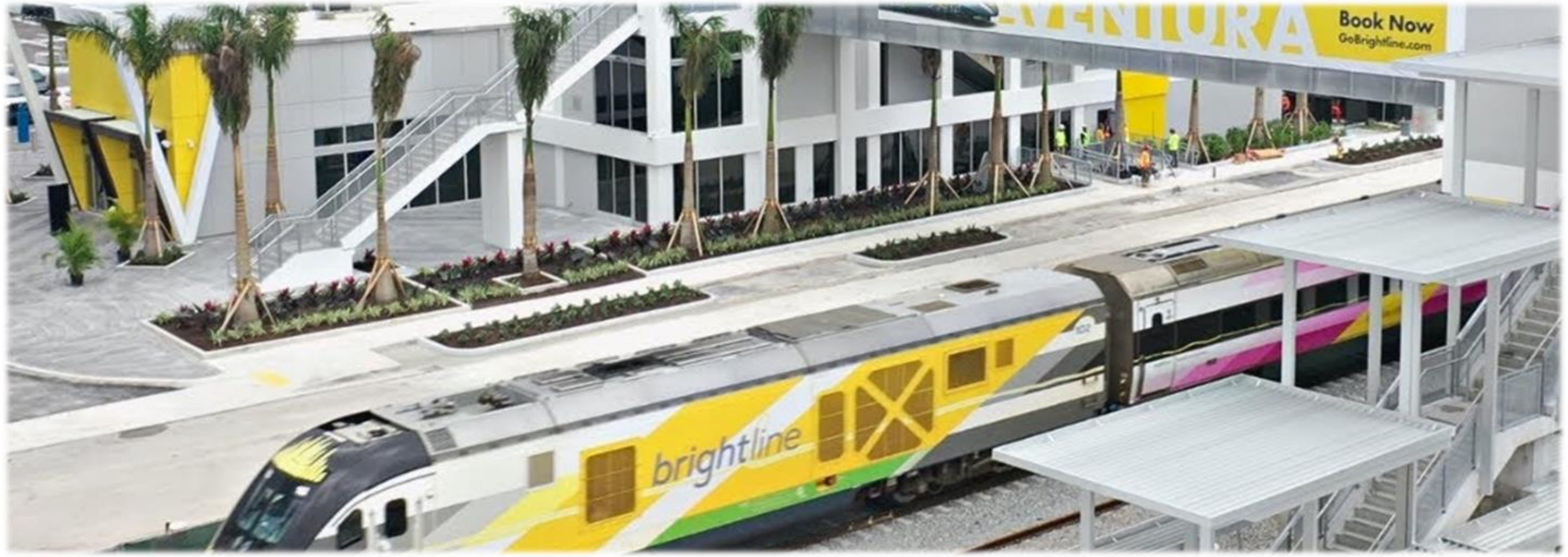
(USA Today 10Best Readers' Choice Awards, 2025)

5th Largest Shopping Mall in the U.S.

(2.8 million SF — Aventura Mall)

"City of Excellence"

Official municipal designation, City of Aventura



SCHECK HILLEL COMMUNITY SCHOOL

Transportation & Education

- **Aventura Quattro sits within walking distance of the Brightline Aventura Station**, providing direct high-speed rail access to Miami, Fort Lauderdale, Boca Raton, West Palm Beach, and Orlando.
- **Brightline trains operate at speeds of up to 125 mph**, connecting residents to Miami's Brickell Financial District and beyond without the region's most congested highway corridors.
- **The Property is directly adjacent to Scheck Hillel Community School**, one of the world's largest Jewish community day schools, with residents able to walk directly from the building onto the school's campus.
- **Serving nearly 1,300 students from PreK through Grade 12, Scheck Hillel is a two-time National Blue Ribbon School of Excellence**, reflecting sustained demand from families prioritizing top-tier education.
- **This unmatched adjacency to elite education and high-speed rail connectivity** meaningfully differentiates Aventura Quattro's location relative to competing multifamily product in the trade area.

Walking Distance Brightline Aventura Station

(Direct rail access to Miami, Ft. Lauderdale & Orlando)

125 MPH Brightline Top Operating Speed

(High-speed rail connectivity across South Florida)

2x Blue Ribbon School of Excellence

(Scheck Hillel Community School, 2011 & 2020)

~1,300 Students, PreK–12

(One of the world's largest Jewish community day schools)

Strong Nearby Demographics

The trade area surrounding Aventura Quattro offers some of the strongest demographics in South Florida, with income, education, and home value figures that compete with many of the state's most affluent submarkets.

$89K

median household income

(City of Aventura — U.S. Census ACS)

22,687

daytime employee population within 1 mile

57%

bachelor's degree or higher

(~1.5x the Miami–Ft. Lauderdale MSA rate)

$451K

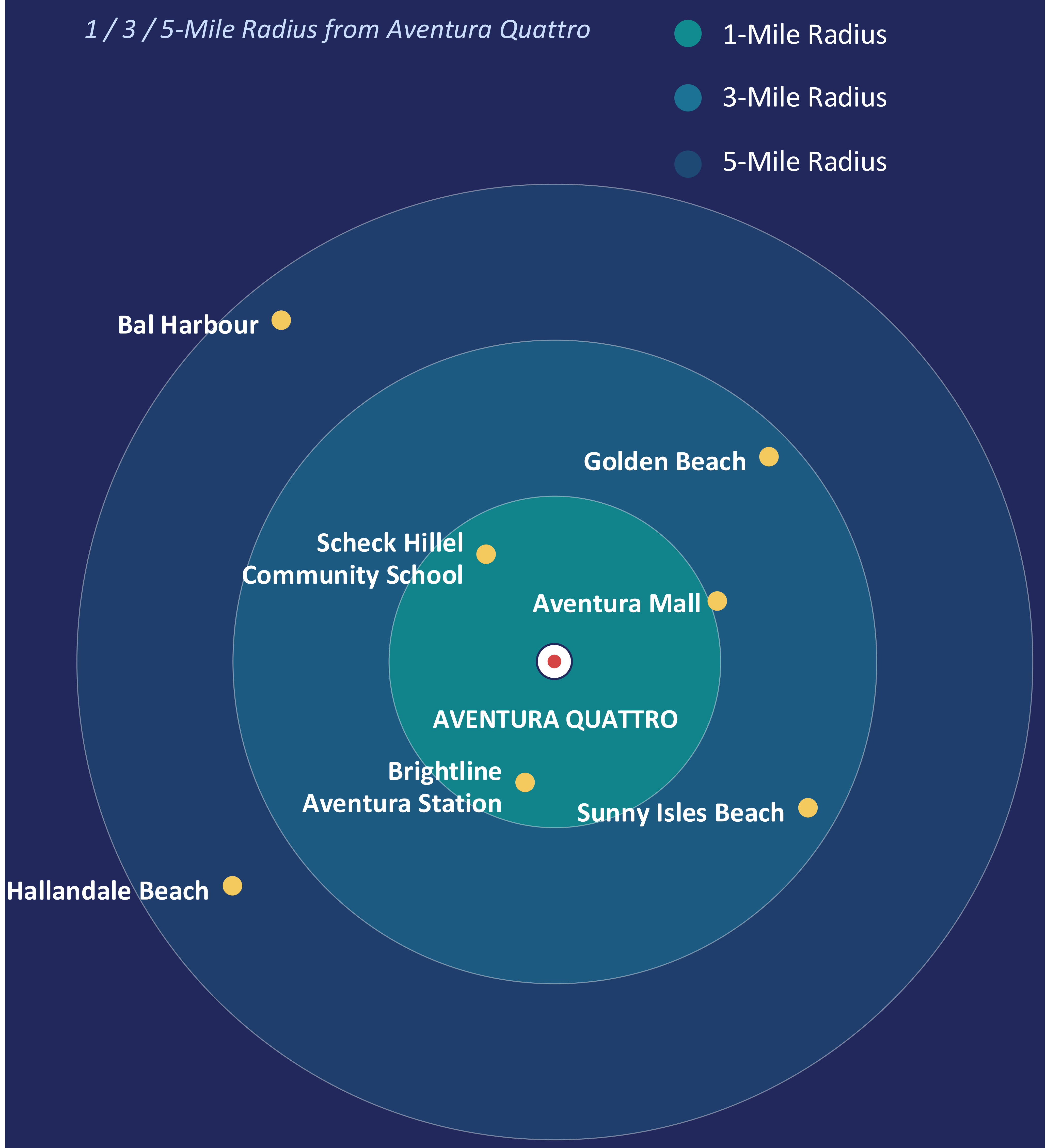
median home value

(City of Aventura — U.S. Census ACS)

Limited Competing Product

AVENTURA TRADE AREA

1 / 3 / 5-Mile Radius from Aventura Quattro



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General Disclaimer

THE INTERESTS OFFERED IN THIS CONFIDENTIAL OFFERING MEMORANDUM OF INTERESTS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAWS, IN RELIANCE UPON EXEMPTIONS FROM REGISTRATION PROVIDED BY SECTION 4(2) OF THE SECURITIES ACT, AND SIMILAR EXEMPTIONS FROM REGISTRATION PROVIDED BY APPLICABLE STATE SECURITIES LAWS. THE INTERESTS HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION NOR HAS THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THIS MEMORANDUM. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. ANY INVESTMENT IN THE INTERESTS INVOLVES RISKS, AND OFFEREES SHOULD THOROUGHLY CONSIDER THOSE DESCRIBED IN THIS MEMORANDUM AND CERTAIN SPECIAL CONSIDERATIONS CONCERNING THE PROPERTY OWNER DESCRIBED HEREIN. PLEASE REFER TO THE SECTION ENTITLED “RISK FACTORS.”

INVESTORS MUST BE PREPARED TO BEAR THE RISK OF THEIR INVESTMENT FOR AN INDEFINITE PERIOD AND BE ABLE TO WITHSTAND A TOTAL LOSS OF THEIR INVESTMENT.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EVALUATION OF THE TERMS OF THE OFFERING, INCLUDING THE RISKS INVOLVED.

THIS MEMORANDUM HAS BEEN PREPARED FOR INFORMATIONAL PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE INVESTORS IN EVALUATING A POTENTIAL INVESTMENT THE PROPERTY.

NEITHER THE DELIVERY OF THIS MEMORANDUM NOR ANY SALE MADE HEREUNDER SHALL CREATE, UNDER ANY CIRCUMSTANCE, ANY IMPLICATION THAT THERE HAS NOT BEEN ANY CHANGE IN THE AFFAIRS OF THE PROPERTY AND ANY OTHER INFORMATION CONTAINED HEREIN SINCE THE DATE HEREOF.

A PROSPECTIVE INVESTOR SHOULD CONSULT HIS, HER OR ITS OWN COUNSEL, ACCOUNTANT OR BUSINESS ADVISOR, RESPECTIVELY, AS TO LEGAL, TAX AND OTHER MATTERS CONCERNING HIS, HER OR ITS PURCHASE OF THE INTERESTS.

THESE SECURITIES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, AND THE APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE OPERATING AGREEMENT WHICH IN THE MINIMUM REQUIRES THAT SUCH TRANSFERS BE APPROVED BY THE SPONSOR. INVESTORS SHOULD BE AWARE THAT THEY MAY BE REQUIRED TO BEAR THE FINANCIAL RISKS OF THIS INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

THE INFORMATION PRESENTED HEREIN WAS PREPARED BY THE SPONSOR SOLELY FOR USE BY PROSPECTIVE INVESTORS IN CONNECTION WITH THE OFFERING. NOTHING CONTAINED HEREIN IS, OR SHOULD BE RELIED ON AS, A PROMISE OR REPRESENTATION AS TO THE FUTURE PERFORMANCE OF THE INTEREST OR PROPERTY.

PROSPECTIVE INVESTORS SHOULD CAREFULLY CONSIDER THE SPECIFIC FACTORS SET FORTH BELOW AS WELL AS THE OTHER INFORMATION INCLUDED ELSEWHERE IN THIS MEMORANDUM AND OTHER DOCUMENTS IN CONNECTION WITH THIS OFFERING BEFORE DECIDING TO INVEST IN THE INTERESTS OFFERED HEREBY.

Real Estate, Economic and Certain Other Conditions: The real estate industry is cyclical and is sensitive to changes in general economic conditions nationwide, or on a local level in Miami, FL such as levels of employment, consumer confidence, income and certain other factors hereafter discussed. The timing of the completion of a development or renovation in Miami may be delayed for various reasons, including regulations, inspections and force majeure events.

Vacancies at Market Place: Vacancies can be expected to occur from time to time in the operation of any real estate asset, and significant vacancies could cause the cash available to pay operating expense or for distribution to investors to decrease.

Tenant Default or Bankruptcy: If a significant number of tenants or an anchor tenant is unable to meet its obligations to the property owner, the cash receipts and cash available to pay operating expense or for distribution to investors will decrease. At any time, a tenant at the Property may seek the protection of bankruptcy laws, which could result in the rejection and termination of their lease. Any tenant that has filed for bankruptcy protection may not continue making payments under its lease or may not make such payments in a timely manner.

Competition: The real estate industry is highly competitive and fragmented. Real estate owners compete not only for tenants, but also for desirable properties, financings, purchasers and management. The property owner competes with other local, regional and national real estate owners, some of which have longer operating histories and greater financial, marketing and sales resources than the property owner. Further, any tenant(s) at the Property may compete with other area tenants for business in their respective industries.

Environmental Matters: The property owner cannot assure that there are no potential environmental liabilities, that no environmental liabilities may develop, that no prior owner created any material environmental condition not known to the property owner, or that future uses or conditions, including, without limitation, changes in applicable environmental laws and regulations, will not result in liability for the property owner. The costs of any required remediation removal of environmentally hazardous substances may be substantial, and such liability could exceed the fair value of the Property and/or the property owner’s aggregate assets. The presence of, or the failure to properly remediate substances when released may adversely affect the property owner’s ability to sell the affected real estate or to borrow using the real estate as collateral.

Dependence on Management Personnel: The success of the property owner depends to a significant degree on the efforts of the property owner’s management, which is provided by an affiliate of Vera Fund LLC (the “Sponsor” or the “Manager”), and on the efforts of the Property’s management. The property owner’s operations may be adversely affected if one or more members of senior management of the managing member cease to be active in the property.

Cash Flows May Not be Distributed: There is no guarantee that the property owner will have sufficient cash available in any given quarter to make distributions to investors.

Lack of Liquidity and Public Market Interest for the Interests: The interests are restricted and have not been registered pursuant to the Securities Act of 1933, as amended, or any states securities law. Also, the interests will be subject to restrictions on transfer, assignment and resale and may not be transferred, assigned or resold unless they are registered under appropriate federal and/or state laws, or unless exemptions from such registration requirements are available. The operating agreement restricts the transfer of membership interests. Investors should be prepared to hold their interests indefinitely.

Conflicts of Interest: The property owner is subject to potential conflicts of interest arising out of the relationship between the Sponsor and certain affiliated entities. These potential conflicts of interest will not be resolved through arms-length negotiations, but through the exercise of the managing member’s judgment.

Compensation and Other Fees: The Sponsor will be reimbursed by the Company for all out-of-pocket expenses paid or incurred in the performance of any its or his duties, including services rendered pursuant to the property management agreement. The Sponsor or affiliate entities may be paid acquisition fees, asset management fees, brokerage fees, equity/structuring fees and/or other similar fees. The Company may also engage an affiliate of the Sponsor as the property manager and pay a property management fee. Additionally, an affiliate of the Sponsor may be paid a construction management fee or developer fee. Additional overhead shall be reimbursed to an affiliate of the Sponsor by the property.

No Control by Investors: The Sponsor has sole control over the business of the Company. Investors purchasing interests will have no voice in the day-to-day management or other decisions of the Company or the property owner’s business. Accordingly, no person should purchase interests unless he or she is willing to entrust virtually all aspects of management of the property owner and the Company to the Sponsor.

Private Offering and Lack of Agency Review: Because this is a non-public offering, and, as such, is not registered under federal or state securities laws, the interests will not have the benefit of review by the Securities and Exchange Commission or by any state securities commission.

Tax Risks: Any investor is subject to a number of significant tax risks. The purchase of interests involves complex federal, state and local tax considerations that differ for each investor. Each investor will be allocated a portion of the annual income of the company without regard to actual cash distributions, thereby possibly resulting in a tax liability that could exceed cash distributions. Each prospective investor is strongly urged to consult with his or her own tax advisor with respect to his or her particular tax situation, the United States federal, state and local and foreign income tax consequences of the purchase, ownership and disposition of interests and possible changes in the tax laws or the regulations thereunder.

Some of the statements contained in this investment memorandum are forward looking statements. These statements involve known and unknown risks, uncertainties and other factors that may cause actual results, levels of activity, performance, or achievements of the property owner or the Property to be materially different from any future results, levels of activity, performance or achievements expressed or implied by these forward looking statements. A number of these factors are described in the “Risk Factors” section and other sections of this memorandum.

In some cases, a forward looking statement can be identified by the use of terminology such as “may,” “will,” “should,” “could,” “expects,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” “potential,” or “continue,” or the negative of these terms or other similar terminology.

ALTHOUGH THE SPONSOR BELIEVES THAT THE EXPECTATIONS REFLECTED IN THE FORWARD LOOKING STATEMENTS ARE REASONABLE, THE SPONSOR CANNOT MAKE GUARANTEES OF FUTURE RESULTS, LEVELS OF ACTIVITY, PERFORMANCE, OR ACHIEVEMENTS. NEITHER THE SPONSOR NOR ANY OTHER PERSON ASSUMES RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF FORWARD LOOKING STATEMENTS. NO ONE IS UNDER ANY DUTY TO UPDATE ANY OF THE FORWARD LOOKING STATEMENTS CONTAINED HEREIN AFTER THE DATE OF THIS INVESTMENT MEMO TO CONFORM THEM TO NEWLY DEVELOPED EXPECTATIONS OR ACTUAL RESULTS.

Transaction with Affiliates and Potential Conflicts of Interest

Services Provided by Affiliates: The Sponsor is subject to various potential conflicts of interest arising out of its relationship with Vera Fund LLC, and its affiliates. These potential conflicts of interest will not be resolved through arms-length negotiations, but through the exercise of the Managing entity’s judgment.

No Specific Time Commitment of Manager: The Sponsor is not required to devote any specific amount of time to the business of the property owner.

Ownership in Competing Businesses: The Sponsor may engage in or hold interests in business ventures of every kind whether or not in competition with the property owner. Vera Fund LLC and its respective affiliates have existing investments in real estate in the immediate vicinity of the Property which investments are in competition with the Property. Vera Fund LLC and its respective affiliates have additional existing investments in real estate and may form other public or private entities with activities similar to the property owner and may retain interests in real estate for which they are developers, managers or investors. Investors shall not have any interest or right to participate in these existing or future investments.