



A Better Way to Invest.

REAL ESTATE PRIVATE EQUITY FUND

An Opportunistic Income Strategy that provides access to prime real estate investments, delivering superior rates of return in a straightforward, and transparent manner.



Investors First.
Results Driven.
Integrity Always.

ETHOS IRR, LLC (Fund Manager) is a private real estate equity fund that is seeking \$25 Million in total investor commitments for Ethos IRR Fund I, that will deploy capital into targeted and vetted commercial real estate properties in selected markets to take advantage of favorable returns due to the current volatility in the commercial real estate market.

FUND STRATEGY

Target CRE Investments	Commercial Real Estate in Texas.
Capital Commitment Period	1 Year – from close of fund
Investment Period	3 to 6 Years with up to 3 one-year renewal extensions
Minimum Capital Commitment	\$250,000.00

INVESTOR SUMMARY

Fund Payout Schedule	Investors	Fund Manager
Return of your Capital	100%	0%
10% Preferred Return on your Investment	100%	0%
Waterfall Distribution on Invested Capital after ROC	70%	30%

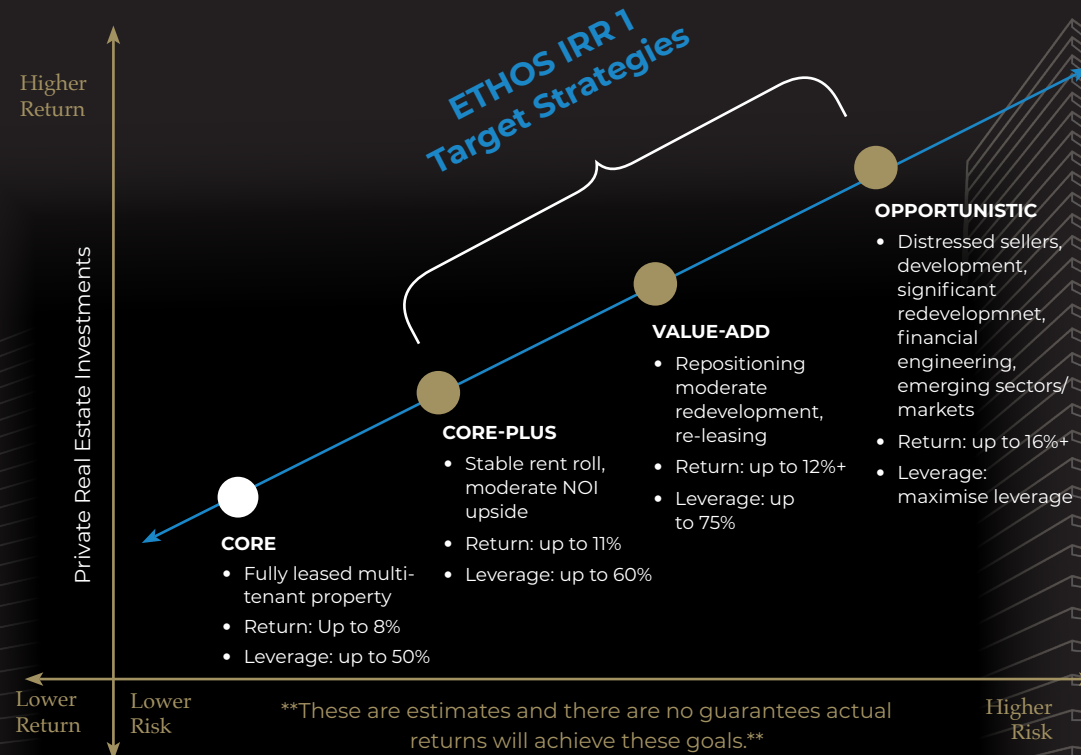
TARGET RATES

15%>
 Target IRR or Greater

1.50x
 Target Equity Multiplier

10%
 Investor Preferred Return

TARGET STRATEGY



Typical Risk / Return of Fund Types



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With an “Investor first” approach and a commitment to transparency in all aspects of operations, Ethos IRR is dedicated to delivering positive results while creating long lasting relationships.

WHY INVEST WITH ETHOS

ETHOS IRR was formed specifically to focus on a diverse and opportunistic investment strategy in targeted real estate communities throughout the Texas markets. In partnership with our core sponsors, our objective is to provide strong risk-adjusted returns to our investors.



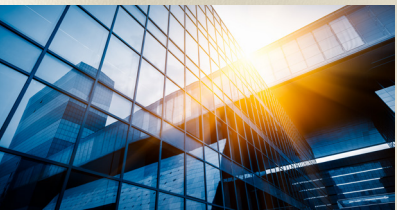
MONETARY ALIGNMENT

Ethos IRR’s team is **committed to the success of the fund** and is investing capital along side our investors. Our goal is to continue with our core investors with multiple opportunities in the future.



DYNAMIC MANAGEMENT

A team with synergistic capabilities and **experiences in all facets of real estate risk** underwriting, professional management, development, asset management and disposition of portfolios.



QUALIFIED DEAL SOURCING

Ethos IRR has a **vast network of relationships** with lenders, sponsors, brokers, and developers in Texas that provides exclusive opportunities for our investors.



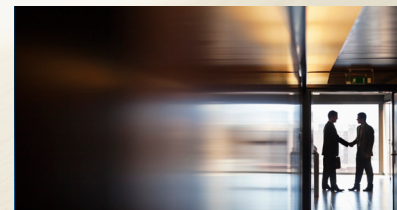
LENGTHY TRACK RECORD

With over **75 years of real estate experience**, the team’s diverse skill sets in development, risk management, finance, and asset management help to achieve strategic, operational and financial objectives in our investments.



DIVERSE PORTFOLIO

The Fund is **designed to give investors access to a diversified holdings** of commercial real estate investments that can enhance the overall performance of their investment portfolio.



FULL TRANSPARENCY

Ethos IRR’s is **committed to full transparency from investment selection to financial reporting**. Investors are provided with professional reporting and financial statements that can be accessed at anytime through our investor portal.

THE TEAM

MICHAEL E REYNA
CCIM, CPM, CRE
MANAGING MEMBER



A native San Antonian and a graduate of St. Mary's University with a Bachelor of Applied Science degree in Real Estate Management. Founder of T.C. Austin Realty Advisors, Mr. Reyna represents numerous international investment groups and clients managing over \$100 million dollars in investment portfolios in various asset classifications.

Mr. Reyna is responsible for asset management, development and project management, leasing and brokerage and oversees all financial reporting of assets under management. His professional involvement includes serving in 2002 as Chairman of the Board for the San Antonio Board of Realtors (SABOR) as the Director for the Texas Association of REALTORS® (TAR), Chairman and Vice-Chairman of the Multiple Listing Service (MLS).

Mr. Reyna has successfully closed over \$450 million in commercial transactions in his 30 plus year career. Mr. Reyna professional education includes being awarded the CCIM (Certified Commercial Investment Member) by the CCIM Institute. In addition to the CCIM designation, Mr. Reyna holds the CPM (Certified Property Manager) designation awarded by the Institute of Real Estate Management and has been awarded the CRE (Counselor of Real Estate) designation by The Counselors of Real Estate Organization.

JIM RECTOR
INVESTMENT &
DEVELOPMENT
MANAGER



Mr. Rector leverages his extensive experience and expertise to drive successful investment and development initiatives. His strategic vision, financial proficiency, and leadership skills continue to be assets that contribute to the growth and success of Ethos IRR's projects and initiatives.

Jim is a seasoned professional with a Bachelor's degree in Business Finance (BBF) from Sam Houston State University.

With over three decades of experience in the construction industry, Jim has held key managerial positions that have allowed him to make significant contributions to various projects. Throughout his career, Jim has demonstrated expertise in project estimation, management, and execution. His leadership skills, coupled with his deep understanding of project are instrumental in delivering projects on time and within budgets.



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TROY R
VAN BRUNT
ASSET &
PORTFOLIO
MANAGER



A graduate of Texas A&M College Station with a B.A. in Communications and Texas A&M International University where he received his MBA in International Banking with a concentration in Finance, Mr. Van Brunt began his real estate career as a real estate appraiser specializing in research, sales analysis and consulting.

Working alongside Mr. Reyna at TC Austin Realty Advisors, Mr. Van Brunt handles complex financial analysis and management of an investment portfolio valued over \$70 million dollars comprised of office, warehouse, and medical facilities including day to day responsibilities. Mr. Van Brunt is instrumental in maximizing returns for investors by actively managing and optimizing the performance of the fund's portfolio companies throughout the investment lifecycle.

Mr. Van Brunt has successfully closed over \$50 million dollars in commercials transactions with TC Austin Realty Advisors.



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