ARCADORA CAPITAL

INVESTOR PRESENTATION



LP ASSET-BACKED EQUITY · REG D 506C

Tiny Home ADU Rental Fund

A pooled fund that buys tiny homes and rents them as additional dwelling units, with site rent, utilities and maintenance paid by the fund.

ARCADORA CAPITAL
ARCADORA.COM

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THE OPPORTUNITY

A pooled fund that buys tiny homes and rents them as additional dwelling units, with site rent, utilities and maintenance paid by the fund.

Objective: Buy tiny homes, place them as rental ADUs on leased sites, and pool the rent from every unit into one fund distributed by contribution.

A general fund that buys tiny homes, such as HOME9 container duplexes and Amish-built cabins, and places them as additional dwelling units on leased sites. The fund pays site rent, utilities and maintenance as a triple-net leaseholder, and all rental income is pooled and distributed pro rata.

Key *terms*

TARGETED IRR 17–25%	FUND TYPE Pooled ADU rentals
SITE MODEL NNN leaseholder	MANAGEMENT 70 / 30 split
TARGET RAISE $1M+	HOLD PERIOD 4 years
RAISE Ongoing	MINIMUM INVESTMENT $50K
DISTRIBUTIONS Pro rata by contribution	LOCATIONS Manager discretion
STRUCTURE LP Asset-Backed Equity · Reg D 506C	

ON THE GROUND

Property *photos*



Finished containers staged for delivery



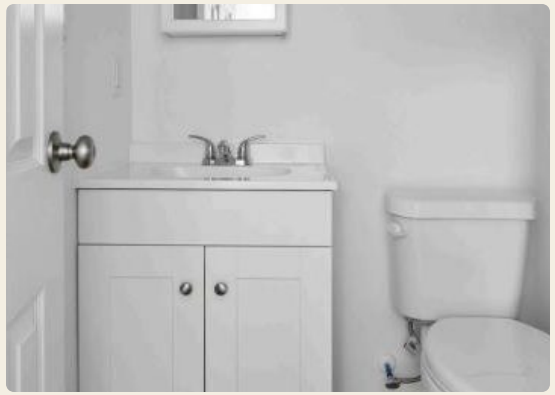
On its delivery wheels



End view with wall A/C



Studio kitchenette



Private bathroom



Luna A-frame cabin



Glass gable front



Side profile

THE PLAN

Example *units*

The fund buys finished tiny homes like these two and places them as rental ADUs. The mix at each site is chosen by the fund manager.

HOME9 container duplex

One shipping container finished as **two private studio apartments**, built in Fort Worth, Texas and delivered ready to rent.

- **Footprint:** 320 sq ft total (2 × 160)
- **Units:** 2 private studios per container
- **Bathroom:** full private bath in each studio
- **Kitchen:** kitchenette with stovetop in each studio
- **Climate:** window A/C, heat and dehumidify
- **Hookups:** 200-amp and 50-amp electrical, water, RV sewer

Amish-built A-frame cabin

The Quaker Cabins **Luna** park model, built by Amish and Mennonite craftsmen in Pennsylvania and delivered as a finished **one-bedroom rental**.

- **Living area:** 399 sq ft, 13 ft × 31 ft
- **Layout:** 1 bedroom, 1 full bath, open plan
- **Ceiling:** cathedral A-frame with full glass gable
- **Kitchen:** 2-burner cooktop, apartment-size refrigerator
- **Climate:** 9,000 BTU mini-split heat and air
- **Certification:** ANSI 119.5 park model RV

INVESTMENT MEMO

The *details*

01

The fund

The Tiny Home ADU Rental Fund is a general fund. It buys tiny homes and rents them out as **additional dwelling units (ADUs)**. Investors do not buy into a single property; their capital goes into one pool that owns every unit the fund acquires.

02

How each unit is placed

- **The fund owns the unit.** Each tiny home is bought by the fund and stays a fund asset.
- **The fund is the NNN leaseholder on each site.** The fund leases the ground under each unit on a triple-net basis and pays the **site rent, utilities and maintenance** for that unit.
- **Locations are chosen by the fund manager.** Sites are selected at the fund manager's discretion, based on rental demand, site cost and placement rules.

03

Management: 70/30 split

The fund manager manages the units, including placement, leasing, tenant relations, rent collection and upkeep, in exchange for a **70/30 split** of rental income: **70% to the fund** and **30% to the fund manager**.

04

Pooled income and distributions

- Rent from **every unit** goes into the fund collectively. No investor is tied to the performance of one unit or one location.
- After site rent, utilities, maintenance and the management split, net income is **distributed collectively, pro rata to each investor's contribution amount**.

05

Fund terms

TERM	DETAIL
Structure	Pooled fund, Reg D 506(c), accredited investors only
Assets	Tiny homes rented as ADUs
Site model	Triple-net (NNN) ground lease, paid by the fund
Fund pays	Site rent, utilities and maintenance on each unit
Management	Fund manager, 70/30 split of rental income (70% fund / 30% manager)
Locations	Selected at the fund manager's discretion
Distributions	Collective, pro rata to contribution amount
Minimum investment	$50,000
Target raise	$1,000,000+
Raise	Ongoing; the fund keeps accepting capital as it buys more units

NEXT STEPS

How to *invest*

01

Create your investor account

Sign in or register on the investor portal and confirm your accredited-investor status.

02

Subscribe and sign

Choose your amount (minimum $50K), then review and sign the subscription agreement electronically. Additional documents may be required later.

03

Fund by bank wire

Wire instructions are provided once your agreement is signed. Track your position in your portfolio.

Open this opportunity →

arcadora.com/portal/opportunity?slug=tiny-home-communities-fund

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