



EQUITY Fund

Smart growth and Long-term value creation.

Who We Are

Prawdzik Capital partners with accredited investors to build long-term wealth through strategic equity investments in residential development across New Jersey. With deep local market expertise and disciplined execution, we focus on projects designed to create meaningful appreciation and income.

The Goal

Provide accredited investors with direct participation in residential development projects through structured equity investments designed to generate long-term capital appreciation and project-level profit participation.

The Fund is focused on creating value through ground-up development, repositioning and strategic asset enhancement in New Jersey's strongest residential markets.

The Strategy and Asset Class

Invest primarily through equity positions in:

- Ground-up top New Jersey residential projects
- Spec home construction projects
- Infill lot development opportunities
- Value-add residential repositioning
- Distressed Asset acquisition

As an equity investor, the Fund participates directly in project profits, benefiting from appreciation, operational efficiencies and successful execution.

Investment Thesis

- Direct equity ownership through the fund in residential projects
- Focused exclusively on New Jersey residential markets
- Targeting value creation through development and strategic execution
- Short to mid-term investment horizons (typically 12-24 months)
- Experienced builder and operator relationships
- Active oversight and disciplined capital deployment
- Designed for long-term capital growth with opportunity in income distributions

17-22%

Target IRR

13-17%

Net Distribution Yield

3+ Years

Hold Period

Various

Asset Type

Income+Growth

Investment Objective

\$100,000

Minimum Investment





Schedule a Call



For Accredited Investors Seeking

- Higher upside potential through equity participation
- Long-term capital appreciation
- Exposure to residential development growth in New Jersey
- Diversification among top New Jersey real estate market
- Passive ownership with professional project oversight
- Participation in project-level profits

Target Fund Metrics

Distribution Frequency	Various by Project
Fund Structure	Evergreen
Investor Eligibility	Accredited Investors Only
IRA Eligible	Yes
Tax Reporting	K1

Why Prawdzik Capital

Prawdzik Capital combines local development expertise with structured investment management to identify, execute and oversee residential equity opportunities across New Jersey. By maintaining a focused strategy and disciplined underwriting approach, the Fund aims to align investor capital with long-term value creation and strategic growth.

Why the Equity Fund?

The Equity Fund provides flexible capital positioned between senior debt and sponsor equity totaling no more than 20% of the capital stack, targeting risk-adjusted yields while supporting institutional-quality projects.

Asset Types

- Renovation Projects
- SFH Development
- Land Development
- Distressed Note Acquisitions
- Active Value Add Multifamily
- Adaptive Reuse Opportunities

Investment Strategies

Equity Investment: Direct equity investments in value-add real estate assets, targeting capital appreciation through strategic improvements, operational efficiencies and disciplined exit timing.

Below Replacement Cost: Acquisition of existing housing assets at below replacement cost, providing a built-in margin of safety while generating strong risk-adjusted returns through value-add execution.

Income + Yield

Risk-adjusted returns targeted from equity positions that complement senior lending.

Flexible Capital

Customized structures help sponsors optimize capitalization while aligning risk and return.

Diversified Exposure

Allocation across preferred equity, equity financing, and development enhances resilience.

Evergreen Approach

Capital deployed when opportunities fit underwriting, prioritizing quality over rigid timelines.

Transparent Reporting

Consistent updates and dashboards provide clarity on portfolio performance and exposure.

Important Disclosures

This document does not constitute an offer to sell or a solicitation of an offer to buy securities. Any offering will be made only pursuant to official offering documents. Investing in private funds involves risk, including the potential loss of principal. Past performance is not indicative of future results. Prospective investors should review all offering materials and consult with their financial and tax advisors prior to investing.

