

EnKore Development

Fund I

Investor Overview

FUND TARGET	MIN. INVESTMENT	PREFERRED RETURN	TARGET IRR
\$50,000,000	\$1,000	8–10% / yr	14–22%
HOLD PERIOD	PROFIT SPLIT	STRUCTURE	PHASE 1 OPENS
3–5 Years	70% LP / 30% GP	Delaware LP	Reg CF

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EXECUTIVE SUMMARY

EnKore Development Fund I is a **\$50,000,000 private real estate development fund** structured as a Delaware Limited Partnership, with EnKore Capital LLC serving as the General Partner. The Fund targets high-growth real estate development opportunities across the Southeast United States — from North Carolina and Georgia's urban core through Alabama, and into South Florida and select Texas markets.

The Fund employs a two-phase capital raise strategy: **Phase 1 under Regulation Crowdfunding (Reg CF)** opens the investment to all investors with a \$1,000 minimum, followed by **Phase 2 under Regulation D 506(c)** targeting accredited investors with a \$25,000 minimum to complete the raise.

INVESTMENT STRATEGY

Asset Classes	Commercial Redevelopment · Ground-Up Multifamily · SFR Communities Mixed-Use Development · Data Center Infrastructure
Target Markets	Georgia (Primary) · South Carolina · North Carolina Alabama · South Florida · Texas (Select Markets)
Development Partner	Global Edge Development LLC — Atlanta-based firm with active projects across Georgia and the Southeast US

Fund Structure	EnKore Capital LLC (GP) → EnKore Development Fund I LP → Individual Project SPVs (Georgia LLCs)
Exit Strategy	Asset sale, refinance, or portfolio disposition within 3–5 year hold period. Distributions upon capital events.

CAPITAL RAISE STRUCTURE

	Phase 1 — Regulation CF	Phase 2 — Regulation D 506(c)
Eligibility	All investors (accredited & non-accredited)	Accredited investors only (\$200K+ income or \$1M+ net worth)
Minimum Investment	\$1,000	\$25,000
Target Raise	\$2M – \$3M	\$47M – \$48M
Filing	Form C (SEC / FINRA portal)	Form D (SEC filing)
Timeline	Q3–Q4 2026	Q4 2026 – 2027

DISTRIBUTION WATERFALL

Tier 1st	Return of Capital LP investors receive 100% return of invested capital
Tier 2nd	Preferred Return LP investors receive 8–10% annual preferred return (cumulative)
Tier 3rd	Profit Split 70% to LP investors / 30% to GP sponsor (carried interest)

CURRENT PORTFOLIO PROJECTS

Project	Location	Type	Highlights
ASCENSION Gateway District	College Park, GA	Mixed-Use Development	\$450M+ 311 acres 4 development zones 15% target IRR
Hapeville Redevelopment	Hapeville, GA (Atlanta Metro)	Commercial Redevelopment	Phase 1 Reg CF Urban core redevelopment Shovel-ready
42-Lot SFR Community	Georgia (Metro Atlanta)	Ground-Up SFR	Single-family residential community Southeast US market

300+ Unit Multifamily	Georgia (Metro Atlanta)	Ground-Up Multifamily	Flagship asset Institutional-grade multifamily development
100MW Data Center Campus	Southeast US	Data Center Infrastructure	Hyperscale infrastructure High-demand asset class

MANAGEMENT & EXECUTION

EnKore Capital LLC (General Partner)	Responsible for investor relations, capital allocation, regulatory compliance, and strategic oversight.
Global Edge Development LLC (Development Partner)	Atlanta-based real estate development firm with active projects across Georgia. Serves as the developer for the Fund's assets.

HOW TO INVEST

Step 1	Register Your Interest Visit enkorecapital.com and complete the investor interest form. No commitment required.
Step 2	Receive the PPM Registered investors will receive the Private Placement Memorandum (PPM) when issued in Q3–Q4 2026.
Step 3	Review & Qualify Review the PPM with your financial advisor. Phase 2 investors must verify accredited status.
Step 4	Subscribe Complete the subscription agreement and fund your investment. Phase 1 minimum: \$1,000. Phase 2 minimum: \$25,000.

KEY RISK FACTORS

- Investment Risk: Investments in private real estate development funds involve significant risk, including the potential loss of principal.
- Liquidity Risk: This is an illiquid investment. Investors should not expect to be able to sell or transfer their interests before the end of the hold period.
- Development Risk: Real estate development is subject to construction delays, cost overruns, permitting issues, and market conditions.
- Market Risk: Real estate values may decline due to economic conditions, interest rate changes, or local market factors.
- Regulatory Risk: The Fund's ability to conduct its offering is subject to SEC review and approval. There is no guarantee the offering will be qualified.
- Not FDIC Insured: Investments are not insured by the FDIC or any other government agency.

IMPORTANT LEGAL DISCLAIMER

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EnKore Capital LLC is not a registered investment adviser. This document does not constitute investment, legal, or tax advice. Prospective investors should consult with their legal and tax advisors.

Past performance of any affiliated entity is not indicative of future results. Forward-looking statements are based on current expectations and assumptions.

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