

Hasanity
G R O U P

FUND OVERVIEW

The **Hasanity Group LP Debt Fund** is a professionally managed investment vehicle designed to pool capital from multiple investors in order to originate debt to **Hasanity Group LP**. This capital is used to acquire, develop, and manage real estate assets across Florida through a structured 15% APR debt product.

Hasanity Group LP maintains a clear investment strategy, with a focus on targeted property types and high-potential geographic regions. Since 2022, the team has followed a proven and disciplined process in real estate investing, consistently delivering strong returns. As a result, our 15% fixed-interest offering is positioned as a low-risk note within the **Hasanity Group LP Debt Fund**.

The primary objective of **Hasanity Group LP** is to generate attractive returns for investors through a combination of rental income, property appreciation, and well-timed strategic exits.

Backed by a strong track record, the **Hasanity Group LP** team brings together deep expertise in real estate and finance. Their disciplined risk management approach, combined with effective investor communication and a commitment to transparency and ethical practices, helps foster trust and long-term investor relationships.

The **Hasanity Group LP Debt Fund**, established in 2024, was created to offer investors stable, low-risk, fixed annual returns through a strategic partnership with **Hasanity Group LP**. As an added layer of security, **Hasanity Group LP** provides a **first lien position** on all properties acquired using the fund's capital. This ensures that investors are prioritized and fully repaid per the agreed terms, with their investments backed by high-equity residential real estate assets.

HASANITY GROUP LP

XAVIER THOMPSON

Founder

Paul Singh

Fund Manager

HASANITY GROUP TEAM

Why we invest with the best

XAVIER THOMPSON

Founder

Total business value of 30 million+

ZAILYN ALVARADO

Disposition Manager

250+ deals sold for Hasanity

ALIJAH ROGALA

Acquisitions Specialist

100+ plus acquisitions for Hasanity

PAUL SINGH

Fund Manager

Has managed and raised over 50 million+

HAKO BESKOVIC

Acquisitions Specialist

150+ plus acquisitions for Hasanity

JAY BARBOSA

Investment Analyst

15 million in real estate deals

MICHAEL KOLCUN

SGR LAW FIRM

UNITED TITLE SOLUTIONS

Title Company Partnered with
Hasanity Group

TRACY ATKINSON

The Law Office of Tracy Stape
Atkinson, PA

Florida Residential Real Estate: A High-Growth Market Opportunity

The residential real estate market in Florida presents a significant and compelling opportunity. Known for its warm climate, beautiful coastlines, and business-friendly tax environment, Florida continues to attract both domestic and international buyers. The state offers a diverse mix of housing—from luxury waterfront estates to affordable suburban homes—catering to a wide range of buyers and investors.

Florida's rapidly growing population and strong job market are major drivers of residential demand. Cities like **Tampa, Miami, and Boca Raton** are emerging as some of the most valuable real estate markets in the U.S., potentially rivaling legacy markets such as New York and Los Angeles in the coming years.

At **Hasanity Group LP**, we recognize that market conditions can vary significantly by region. That's why our expert real estate acquisition team conducts in-depth research and market analysis to identify trends, patterns, and emerging hotspots. Our strategic insight allows us to position ourselves ahead of the curve and optimize every deal for maximum returns.

The **Hasanity Group LP Debt Fund** is designed to support scalable growth by providing capital to **Hasanity Group LP**, enabling us to execute larger transactions with speed and efficiency. Through this model, our investors benefit from fixed, predictable returns, while **Hasanity Group LP** leverages that capital to acquire undervalued properties in high-demand areas.

Our strategy centers on identifying properties in "hot" markets—defined by population growth, increasing demand, and strong economic fundamentals—and adding value through targeted renovations or new construction. By acquiring deeply discounted real estate and implementing strategic improvements, we aim to maximize appreciation and deliver exceptional returns to both our investors and stakeholders.

INVESTMENT THESIS

The Hasanity Group LP Debt Fund (HDF): Fixed Returns, Backed by Real Assets

The **Hasanity Group LP Debt Fund (HDF)** is an open-ended, fixed-rate investment vehicle designed to deliver **consistent 15% annual returns** to our investors. Through an exclusive lending relationship with **Hasanity Group LP**, HDF originates a high-yield, 15% APR debt product that supports the acquisition, development, and management of Florida-based real estate assets.

This structure allows our investors to earn returns that are nearly **three times higher** than top-performing bank or CD products, while maintaining a **comparable risk profile**. Investors commit to a minimum **2-year investment period**, during which they can earn a total return of 15%, with the flexibility to exit or reinvest capital thereafter based on their individual goals.

HGF is uniquely structured to minimize risk. Every loan originated is secured by a **first-position lien** on the real estate acquired by **Hasanity Group LP**, ensuring that investor capital is protected and collateralized by high-equity, income-generating assets. This lien structure serves as a critical safeguard against market volatility or asset disposition.

As HGF continues to scale, the fund may expand beyond its current partnership with **Hasanity Group LP**, selectively extending its debt product to other proven real estate operators who meet our underwriting standards—offering additional growth opportunities for the fund and its investors.

Hasanity Group acquires more than 20+ investment opportunities per month

Hasanity Group LP leverages advanced data analytics and artificial intelligence to identify high-demand real estate markets driven by strong job growth, lifestyle shifts, and accelerating urbanization. By focusing on these "hot" areas, the fund is well-positioned to capitalize on long-term property appreciation and sustained market momentum.

Our proprietary AI tools, combined with the experience of our expert Acquisitions team, allow us to pinpoint and acquire distressed properties across Florida at deep discounts. This data-driven approach enables swift, strategic decision-making and enhances our ability to secure undervalued assets before they hit the broader market.

The dual focus on **value-add renovations** and **new construction** provides both diversification and flexibility, ensuring we can meet shifting market demands while maximizing returns across a range of asset types and investment timelines.

MARKET PROBLEM WE SOLVE AS HASANI FIXED INCOME FUND

THESIS

Challenges Faced by Traditional Real Estate Investors

- **Income Uncertainty:** Investors are heavily reliant on tenants making timely rent payments, which introduces volatility and risk to their cash flow.
- **Unpredictable Maintenance & Capital Expenditures:** Major expenses like roof replacements, HVAC systems, and water heaters can significantly reduce profit margins and make returns inconsistent.
- **Rising Insurance Costs:** Escalating insurance premiums across Florida eat into profits and further destabilize expected returns.
- **Time-Intensive Management:** Managing real estate investments demands significant time and attention, often becoming a second job for many investors.
- **Contractor Risk & Cost Inefficiencies:** Investors often struggle to find reliable contractors and end up overpaying for renovations or new construction—frequently at or above market rates.
- **Dependence on Property Management Firms:** As management fees increase and service quality declines, investors are left with limited options and reduced net returns.

How the Hasani Fixed Income Fund Creates Stability in a Volatile Market

At **Hasani Fixed Income Fund**, we offer a real estate-backed fixed income investment designed to reduce the volatility and unpredictability that many real estate investors face.

- **A \$4 Trillion Market Opportunity:** As of 2024, Florida's residential real estate market is valued at over **\$4 trillion**. Our team specializes in acquiring properties at **significant discounts** and building below market cost, creating substantial equity from day one.
- **\$480.6 Billion Debt Market:** Florida's real estate lending and collateralized debt market represents a massive **\$480.6 billion** opportunity. Our fund strategically participates in this market with strong underwriting and secured positions.
- **Stable Returns, Real Estate-Backed:** We provide investors with **fixed annual returns**, backed by real estate assets, allowing them to benefit from the strength of the real estate market **without the operational headaches or volatility**.
- **Proven Track Record:** Our team has successfully executed every deal to date, with **zero capital losses**, thanks to our disciplined **risk management**, strict **investment criteria**, and deep real estate expertise.

HASANITY GROUP STRATEGY & WHY WE BELIEVE IN IT

Strategic Use of Capital & Secured Returns

100% of the capital raised by the **Hasanity Group Income Fund** will be deployed to fund real estate projects executed by **Hasanity Group LP**. In return, the fund receives a **first-position lien** on all properties acquired, ensuring investor capital is fully secured until the fund and its investors are paid in full.

Hasanity Group LP follows a proven **value-add investment strategy**, targeting properties with untapped potential or in need of renovation. By acquiring assets at significant discounts, our team creates value through strategic improvements—such as enhancing curb appeal, upgrading interiors, replacing roofs and HVAC systems, or optimizing floor plans. These enhancements allow for increased rental income or resale value, driving superior returns. In addition to value-add plays, the fund is positioned to benefit from Florida's surging demand for **new construction** in high-growth areas. By identifying underserved markets with limited supply, **Hasanity Group LP** develops new residential properties tailored to local demand. This approach provides greater control over quality, design, and pricing—leading to stronger margins and long-term profitability. The firm is especially well-positioned in **community development**, where it can deploy **HOA systems** to create high-quality neighborhoods at scale.

Thanks to an industry-leading construction cost of approximately **\$110 per square foot**, **Hasanity Group LP** maintains a substantial competitive advantage in both renovation and new development projects.

With active deals underway across multiple counties—ranging from entry-level homes to high-end luxury builds—the fund benefits from a **diversified project pipeline**. Some properties are positioned for quick flips, while others are long-term value-add or ground-up construction opportunities, each carefully underwritten to maximize ROI.

This strategic model allows **Hasanity Group LP** to **comfortably service the fund's 15% fixed return**, creating a stable and attractive income stream for investors in the **Hasanity Group Income Fund**.

Navigating Florida's Competitive Real Estate Fund Landscape

Florida's booming real estate market, favorable tax climate, and strong economic fundamentals have made it a magnet for real estate investment funds of all sizes. The landscape is competitive—yet full of opportunity.

Major institutional players like **Blackstone Group**, **Starwood Capital Group**, and **Brookfield Asset Management** maintain a strong presence in the state, executing large-scale developments across diverse sectors. Alongside these giants, **local and regional funds** have carved out niches, leveraging deep market knowledge and specialization in targeted property types or submarkets.

The rise of **technology-driven and crowdfunding platforms** has further diversified access to real estate investment, offering retail investors more flexibility through smaller commitments and digital transparency.

Given this dynamic environment, it is critical for investors to evaluate not just opportunity, but **execution capability**. This includes reviewing a fund's **track record, expertise, risk management practices, and value-creation strategy**.

The **Hasanity Debt Fund** has rigorously assessed this competitive landscape and identified **Hasanity Group LP** as the ideal operating partner. With a proven ability to acquire and develop high-equity assets at below-market costs, Hasanity Group LP delivers both the **performance and security** necessary to support the fund's **15% fixed return model**.

RISK FACTORS

Hasanity Group identified to insulate HGF capital from risk

Investing in a debt fund that will originate debt to a single real estate company (HG), like any investment, carries certain risk factors that should be considered.

1. **Market Volatility:** Real estate markets can be subject to fluctuations in property values, rental income, and demand. Economic downturns or changes in local market conditions can impact the performance of real estate funds.
 2. **Economic Factors:** The performance of real estate funds can be influenced by broader economic factors such as interest rates, inflation, and employment rates. Changes in these factors can affect property values and rental income.
 3. **Regulatory and Legal Risks:** Real estate investments are subject to various regulations and legal requirements. Changes in zoning laws, building codes, or tax regulations can impact the profitability of real estate funds.
 4. **Property-Specific Risks:** Each property within a real estate fund carries its own risks. These can include factors such as location, tenant quality, property management, and potential environmental issues. Vacancy rates, maintenance costs, and unexpected repairs can also impact the fund's performance.
 5. **Liquidity Risk:** Real estate investments are generally less liquid compared to other asset classes. It may be challenging to sell properties quickly or access capital during periods of market downturns.
 6. **Leverage Risk:** Real estate funds often use leverage or debt to finance property acquisitions. While leverage can enhance returns in a rising market, it also increases the risk of losses if property values decline.
 7. **Management Risk:** The performance of a real estate fund is dependent on the expertise and decision-making of its management team. Inadequate property selection, poor asset management, or ineffective risk management strategies can negatively impact the fund's performance.
-
- It's important to thoroughly evaluate these risk factors and conduct due diligence before investing in a real estate fund in Florida. Consulting with financial advisors or professionals experienced in real estate investments can provide valuable insights and help mitigate potential risks.

DUE DILIGENCE PROCESS

HGF requires of Hasanity Group for each deal they consider

Financial Analysis: The fund examines the financial aspects of the investment, including the property's income potential, cash flow projections, expenses, and potential returns. This analysis helps determine the investment's profitability and long-term sustainability.

Property Evaluation: The fund conducts a detailed assessment of the property, including its physical condition, location, market demand, and potential for appreciation. This evaluation helps gauge the property's value and its alignment with the fund's investment strategy.

Legal and Regulatory Review: Due diligence involves reviewing legal documents such as leases, contracts, permits, and zoning regulations. This ensures compliance with applicable laws and identifies any potential legal or regulatory issues that may impact the investment.

Market Analysis: The fund analyzes the local real estate market, considering factors such as supply and demand dynamics, economic indicators, demographic trends, and competition. This analysis helps assess the property's marketability and potential for growth.

Risk Assessment: Due diligence involves identifying and evaluating potential risks associated with the investment, such as environmental hazards, title issues, liens, or pending litigation. Mitigating these risks is crucial to protect the fund's investment and ensure a favorable outcome.

Management and Team Evaluation: If the investment involves partnering with a property management company or development team, the fund assesses their track record, experience, and capabilities. This evaluation helps determine the competence and reliability of the team responsible for executing the investment strategy.

By conducting comprehensive due diligence, real estate funds can make informed investment decisions, minimize risks, and maximize potential returns for their investors. It is important to note that due diligence processes may vary among different funds and can be tailored based on specific investment strategies and objectives.

INVESTOR PROFILE



The investor profile of a debt fund offering fixed return schedule typically includes individuals or institutional investors seeking stable and predictable returns with lower risk compared to equity investments. These investors prioritize income generation and capital preservation over capital appreciation.



Investors interested in debt funds offering fixed income often have a conservative risk appetite and prefer investments with steady cash flow and limited volatility. They may include retirees, pension funds, insurance companies, and other entities looking for reliable income streams to meet their financial obligations.

EXIT STRATEGY & CAPITAL LIQUIDITY

Hasanity Group LP (HG) is fully committed to honoring the **15% fixed annual return** to investors in the **Hasanity Fixed Income Fund (HGF)**. To ensure this, HG employs multiple proven strategies to generate strong, consistent cash flows and maintain liquidity reserves:

- **Cash-Out Refinancing:** By acquiring properties well below market value, HG creates immediate equity. This allows for cash-out refinancing to access substantial capital, without needing to sell the asset.
- **Value-Add Sales:** HG sells properties after completing targeted renovations, capturing the increased value from improved condition, design, or function.
- **Stabilization & Rental Income:** Properties are leased to qualified tenants, producing stable, ongoing cash flow and increasing the asset's market value.

These three exit mechanisms work in tandem to ensure HG maintains a **cash-positive business**, capable of reliably servicing the **15% annual interest obligation** to HGF and its investors.

In addition, HG frequently sells properties to **institutional funds, investment firms, individual investors, and end-user buyers**, providing diversified exit channels and liquidity.

Investor Redemptions from HGF:

At the conclusion of the **2-year lock-up period**, investors have the option to:

- Redeem their capital and accrued interest
- Or reinvest into the fund at their discretion

Redemptions are fulfilled from **reserves generated by HG's repayments to HGF**, ensuring a smooth and timely exit process with no disruption to fund operations.

REPORTING & COMMUNICATION



We will do a summary conference call at the end of every quarter



Investors can email or call Hasani Group anytime and will get timely response from our support team



Investors are welcome to set appointments with fund manager for in person meeting at Hasani Group Headquarters

FUND TERMS



Minimum capital requirement - \$250,000



Preferred investor capital requirement - \$10,000,000



Estimated return - 15% per annum



Open ended, evergreen fund



2 year lock up period



15% returns to our investors and 2% additional bonus for preferred investors paid out at end of 2 years along with the initial investment.

TRACK RECORD

11908 Izarra way unit 7001,
Fort Myers, FL 33912

Profit 390k

1507 E North Bay St
Tampa, FL 33610

Profit 400k

1403 E Dr MLK Jr Blvd
Tampa, FL 33603

Profit 180k

6708 N Orleans Ave
Tampa, FL 33604

Estimated Profit 400k

3612 E Knollwood Street
Tampa, FL 33610

Profit 200k

3703 S Atlantic Ave #504
Daytona Beach, FL 32118

Profit 600k

6710 N Orleans Ave
Tampa, FL 33604

Estimated Profit 500k

And many more

