



# Brait Secured Fixed Fund

Investing in Security, Flexibility, and Long-Term Wealth

## Disclaimer

This material is provided for informational purposes only. All investments carry risk, and past performance does not guarantee future results. Please consult your financial and legal advisors before making any investment decisions.

Brait Secured Fixed Fund is filed as an SEC Reg D 506(c), offering open exclusively to accredited investors. This fund is a vertically integrated investment fund established primarily for value-add real estate properties.



## THE FUND'S PURPOSE:

- »» Wealth Preservation
- »» Predictable Cash Flow
- »» Financial Flexibility



## WHO WE ARE

Our team drives success in real estate investment with decades of expertise in value-add strategies for industrial and retail properties.

Returns from **6% to 8%** annually

**Focused** on light industrial, flex, and small retail properties

Led by a team with **20+ years** of real estate experience

## What Sets Us Apart

- *Social Impact:* Transforming distressed assets into thriving communities.
- *Strong Relationships:* Fostering a 'raving fan' culture among tenants and investors.
- *Core Values:* Integrity, humility, discipline, growth, and contribution.

## WHAT WE INVEST IN

### Core Assets:

- Light industrial, flex spaces, and small retail properties.
- Located in well-researched, high-demand markets.

### Key Features:

- High-performing, value-add properties with strong growth potential.
- Focused on generating predictable cash flow and long-term stability.

## KEY BENEFITS FOR INVESTORS:

- »» Predictable, fixed returns.
- »» Flexible investment options tailored to meet individual needs.
- »» Reduced risk through diversification across stabilized properties.
- »» Proven track record in value-add CRE.

## OUR INVESTMENT STRATEGY

### »» Acquisition:

- Identify underperforming or undervalued properties in strategic markets.
- Leverage industry relationships for access to off-market deals.

### »» Value-Add Strategy:

- Rehabilitate properties to improve functionality and appeal.
- Lease properties to stabilize occupancy and maximize income.

### »» Long-Term Vision:

- Hold primarily stabilized assets.
- Redeploy capital for new investments without needing to sell properties.

## OUR COMPETITIVE EDGE

### Industry Relationships:

- Established network with brokers, wholesalers, and receivers.
- Exclusive access to the best deals before they hit the market

### Vertically Integrated Model:

- In-house construction, leasing, and management teams for cost efficiency and quality control

### Experience Matters:

- Over 20 years of value-add investing experience.
- Expertise in identifying and executing on profitable deals.

## FUND OVERVIEW

FUND LAUNCH DATE	February 1, 2025	FIXED RETURN	From 6% to 8%
TOTAL RAISE AMOUNT	\$25 Million	FUND TYPE	506(C) Regulation D
PARTNERSHIP SIZE	\$10 Million	LIQUIDITY	Investors can cash out principal with up to 12 month notice.
MINIMUM COMMITMENT	\$25,000	CASH FLOW	Distributed quarterly
COMMITMENT PERIOD	1 year from the date of initial closing	FEES	Zero fees
INVESTOR REQUIREMENTS	Must be an "Accredited Investor"	DIVERSIFICATION	Spread across different sectors to mitigate broader market risks.



### READY TO INVEST?

Scan QR code to schedule a **consultation**

[braitcapital.com/fund/](https://braitcapital.com/fund/)

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*Join us in building wealth with security, flexibility, and freedom.*