BLACKRIDGE
CAPITAL GROUP

INVESTOR FACT SHEET

PRIVATE CREDIT / REAL ESTATE DEBT

WAHA Access Debt Fund I

RV PARK DEVELOPMENT / REAL ESTATE DEBT STRATEGY

The WAHA Access Debt Fund I ("WAHA") is a private credit, debt-position investment opportunity focused on financing the development of an RV park and mobile RV community on a large commercial land parcel. The fund seeks to provide investors with a fixed, attractive return through structured real estate debt financing.



$5M
CAPITAL RAISE TARGET

17%
TARGET ANNUAL RETURN[1]
(12% Base + 10% Bonus)

12
INVESTMENT TERM

Performance Summary

Target annual return of 17%, consisting of a 12% base return with a 10% project bonus, paid to investors over a 12-month term.

Projected Returns (Target)[1]	
Monthly (Est.)	1.00%
Annual (Base)	12.00%
Project Bonus	10.00%
Total Target Annual Return	**17.00%**

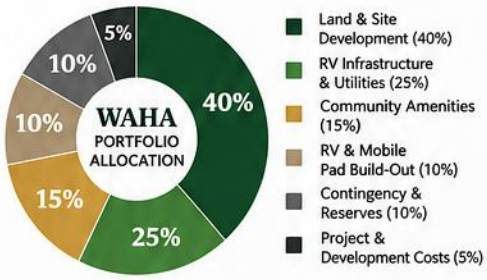


Investment Strategy

Provide debt capital to fund the development and construction of a premier RV park and mobile RV community. The strategy is focused on a secured debt position with a defined 12-month investment term.

- RV Park Development Financing
- Secured Debt Position
- Land & Infrastructure Improvements
- Utility and Amenity Construction
- Project Completion & Stabilization

Target Asset Allocation



Investment Objective

Provide investors with an attractive, fixed return through a secured debt position that finances the development of a high-demand RV park and mobile RV community on a large commercial acreage.

Key Benefits

- Target 17% Annual Return[1]
- 12-Month Investment Term
- Secured Real Estate Debt Position
- Tangible, Income-Producing Real Asset
- Growing RV & Outdoor Recreation Market
- Experienced Development & Management

Why Invest in WAHA?

- Attractive Target Return (17%)
- Secured Debt Position
- Short-Term Duration (12 Months)
- Real Estate–Backed Investment
- Exposure to the Growing RV Market
- Tangible Development Project

Offering Summary

Fund Name	WAHA Access Debt Fund I
Strategy	Private Credit / Real Estate Debt
Project Type	RV Park & Mobile RV Community
Legal Structure	Limited Partnership (LP)
Fund Manager	Blackridge Capital Group
Capital Raise Target	$5,000,000
Minimum Investment	$50,000
Distribution Frequency	Monthly
Distribution Term	12 Months
Reporting	Monthly & Project Updates

Target Portfolio Characteristics

Target Return	17% Annualized (12% Base + 10% Bonus)[1]
Investment Duration	12 Months
Investment Type	Debt Position / Private Credit
Collateral	Commercial Land & Project Assets
Location	United States (Commercial Acreage)
Risk Profile	Moderate
Leverage Strategy	Conservative & Project-Specific
Liquidity	Limited – Per Fund Terms

Important Disclosure

[1]The 17% target annual return consists of a 12% base annualized return plus a 10% project bonus, subject to meeting defined project milestones and the terms of the fund documents. Target returns are estimates only and are not guaranteed. Investing involves risk, including the possible loss of principal. This material is for informational purposes only and does not constitute an offer to sell or a solicitation to buy securities. Any offering will be made only through official offering documents, including the Private Placement Memorandum ("PPM"). Subscription Agreement, and related materials. Interests in the Fund may only be offered to qualified investors pursuant to applicable securities laws and exemptions.

For More Information

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