EQUITY CAPITAL ADVISORY PARTNERS II, LLC

ECAP FUND V, LP

ECAP-ADV.COM

FUND SUMMARY

Institutional Execution
Entrepreneurial Approach

CONTACT

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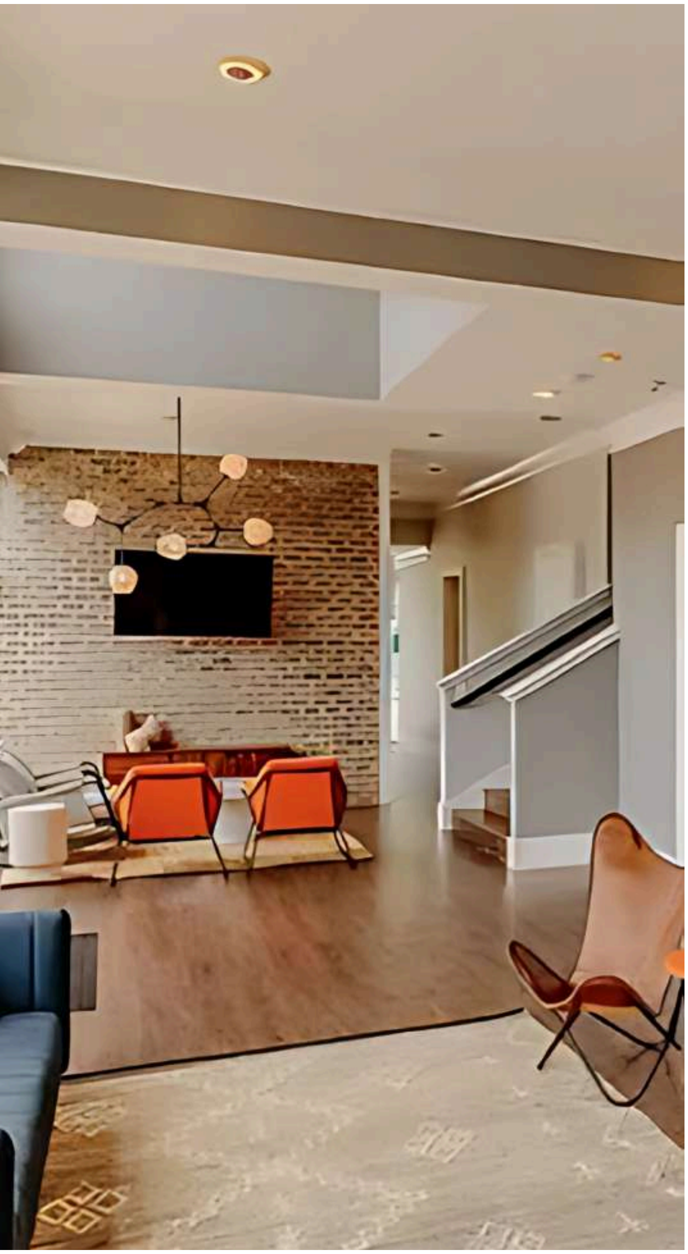
EQUITY CAPITAL ADVISORY PARTNERS II, LLC

Equity Capital Advisory Partners ("ECAP") is a leader in institutional real estate private equity, with a focus on multifamily construction, distressed acquisitions, value-add redevelopment, and core real estate cash flow opportunities.

ECAP is offering accredited investors the opportunity to acquire interests in ECAP Fund V, LP.



INVESTMENT OVERVIEW

OFFERING SUMMARY

Fund Size	$30,000,000
Min. Investment	$50,000
Fund Term	Up to 4-year term, with the option of two 1-year extensions
Target Return	Targeted 9% - 16% Net internal rate of return ("IRR")
Preferred Return	8% Preferred Return
GP Promote	20% of proceeds above 8% IRR
Fund Focus	Development & Distressed Acquisitions
Reporting	Quarterly performance report, annual K-1, audited financials

ECAP's strategic focus on secondary and tertiary markets and on smaller scale projects unlocks outsized risk adjusted return opportunities across diverse geographies and asset types, where competition is limited, and value is often overlooked.

ECAP OVERVIEW

Unlocking Value in Overlooked Markets

For nearly 20 years, prior **funds managed by Equity Capital Advisory Partners II (ECAP)** principals have specialized in uncovering high-potential investment opportunities in secondary and tertiary real estate markets — **delivering returns that consistently outperform market benchmarks.**

With a track record of **nearly $300 million** invested across multi-family, office, light industrial, and retail properties, ECAP combines **institutional-grade due diligence** with a laser focus on markets often overlooked by larger capital sources. This disciplined approach has enabled us to generate exceptional income and capital appreciation for our investors.

ECAP combines deep institutional expertise with the agility to move quickly and deploy significant capital, creating a unique competitive edge in secondary and tertiary real estate markets where speed and insight make all the difference

At the heart of ECAP's success are two key differentiators:

1. A **meticulous, data-driven underwriting process** rooted in decades of institutional experience
2. A **targeted focus on underserved markets** where inefficiencies create outsized opportunities

Our leadership team brings over **100 years of expertise**. We understand that **commercial real estate remains one of the few segmented, inefficient investment markets in the U.S.**

ECAP's prior full-cycle funds have outpaced industry benchmarks year after year, with our most recent fund achieving returns exceeding 14% annually.

ECAP—WHERE OVERLOOKED MARKETS MEET OUTPERFORMING RESULTS.

ECAP'S BLUEPRINT TO SUCCESS

Step 1: Target High-Growth Markets

Strategic focus on markets with dynamic job and population growth—key drivers of real estate value.

Job and population growth = strong real estate opportunities.

Step 2: Local Expertise

Real estate is local, and understanding the nuances of each market is crucial. We dive deep into the economic, political, and cultural landscape of targeted areas.

- We identify growth hotspots or urban revitalization opportunities.
- We engage with local developers and managers to harness community-specific insights.

Local insight = smarter investments.

Step 3: Institutional Due Diligence & Underwriting

With over $3 billion in real estate experience, ECAP brings institutional-level expertise to every decision. Our thorough due diligence process ensures every investment is sound.

Institutional knowledge = superior investment decisions.

Step 4: Proactive Asset Management

ECAP takes a hands-on approach to managing assets, ensuring your investments perform at their highest potential.

Active management = maximized returns.

Step 5: Transparent Audit & Reporting

Integrity is at the core of ECAP. We engage an independent Certified Public Accounting firm to handle all reporting, compliance, and performance measurement.

Transparency = investor confidence.

Step 6: Monetizing Gains for Investors

Every investment begins with an exit strategy. ECAP identifies targeted buyers during the outset of the investment process.

Smart exits = realized gains.

WITH A PROVEN TRACK RECORD, LOCAL EXPERTISE, AND INSTITUTIONAL RIGOR, ECAP DELIVERS REAL ESTATE INVESTMENTS THAT ARE STRATEGIC, SECURE, AND PROFITABLE.

PROFESSIONAL BIOS

SCOTT **WOOSLEY, CFA**
MANAGING PARTNER

Scott has 40+ years of financial and investment experience. He began his career at one of the "big eight" accounting firms in Dallas working as a tax consultant in the real estate and oil and gas areas. After obtaining his MBA, Scott worked as Managing Director and Portfolio Manager for a $1+ Billion commingled real estate fund. Since 2007, Scott has served as the Managing Partner for ECAP.

MIKE **STRATOS**
HEAD OF ACQUISITIONS

Mike has 35+ years of real estate investment and asset management experience. Prior to joining ECAP, Mike negotiated and structured both debt and equity investments with an aggregate value in excess of $2+ Billion. He has extensive experience working with developers, contractors, and lenders in conjunction with the acquisition of real estate projects throughout the United States.

R. GARY **CALL**
DIRECTOR OF MARKETING

Gary has 50+ years of sales, marketing, finance, mergers and acquisitions and general management experience. He has worked in various roles across the wealth & investment management space. Gary has served as the CFO of a Texas oil & gas company, Vice President of Harbor Capital Management Company, and Director of Marketing for Riggs Investment Management Company, securing $2+ Billion for these firms.

BARRY **JOHNSON, MAI, SRA, CCIM**
DIRECTOR OF CAPITAL MARKETS

Barry has 20+ years of commercial real estate and investment experience. He has previously worked as the Managing Director for a family office with $350+ Million in AUM, Managing Director of Funds for a private equity firm having $500+ Million in AUM, and Director of a national valuations firm. Barry has been responsible for acquisitions, asset management, valuations, capital raising, securities structuring, and investor relations.

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