SHORE ACRES
CAPITAL

Distressed Asset Pool III

Execution-Led Real Estate Investment

Shore Acres Capital acquires distressed residential assets in high-barrier markets and executes focused value-add strategies designed to produce predictable, short-duration returns.

Led by Managing Partner Kenneth D'Anna with over 25 years of experience, the firm leverages deep market relationships with title professionals, municipal stakeholders, and contractors to access opportunities before they reach the open market.

This offering is acquired all-cash, with a defined business plan and 8-12% targeted return for LPs.

Leadership

Kenneth D'Anna

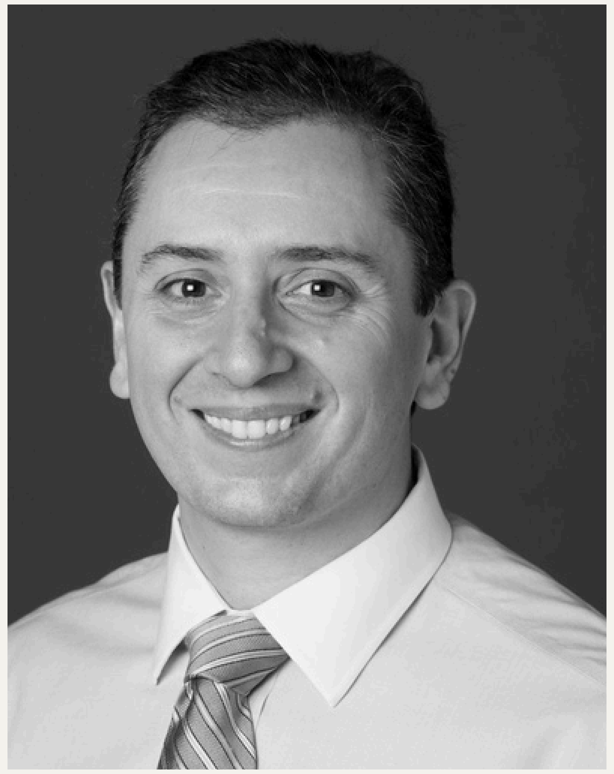
Managing Partner, Founder

Over 25 years of experience in distressed real estate across tax liens, foreclosure sales, short sales, and distress repositioning. Deep construction and title industry knowledge enables identification of complex opportunities others overlook. Manages all aspects of deal sourcing, underwriting, acquisition, and asset management.

Frank Deliessche

Managing Partner, MSM, PMP

Over 35 years of experience in technology, business transformation, and distressed real estate investing. Led global brand governance across 70 countries and platform modernization at Pfizer. Manages digital platforms, investor communications, and the integration of advanced systems. PMP-certified with a Master's in Management.



Capitalizing on Market Dislocation

Shore Acres Capital focuses on residential distressed pooled assets in high-barrier markets such as New York, New Jersey, Texas, and Florida, acquired through trusted relationships with asset managers, lenders, and banking institutions. Increased homeowner defaults and liquidity constraints create acquisition inventory.

Below Replacement Cost

Assets acquired at a fraction of current construction costs, creating embedded equity at purchase.

Limited Buyer Competition

Off-market sourcing through direct relationships eliminates auction dynamics and bidding wars.

Attractive Risk-Adjusted Basis

Conservative underwriting with multiple exit options protects downside while preserving upside.

Sourcing & Execution Edge

We source opportunities through early-stage distress signals, including pre-foreclosures, tax liens, estate situations, and direct owner outreach.

- Long-standing title and municipal relationships
- Trusted contractor network with proven execution
- Ability to close quickly with all-cash offers
- Hands-on project management from acquisition to exit

This allows us to act before assets become broadly marketed.

Investment Strategy

Investor capital is deployed across multiple single-family residential acquisitions simultaneously, reducing concentration risk while enabling consistent capital deployment and disciplined recycling.

- All-cash acquisitions across multiple SFR assets
- Targeted, budget-controlled renovations
- Defined exit via resale or refinance
- Operating Agreement with full transparency
- 8-12% target return
- Distributions paid upon each individual asset exit

The strategy prioritizes capital preservation first, followed by a fixed return profile rather than speculative upside.

Capital Deployment & Velocity

Distressed Asset Pool III deploys capital across multiple simultaneous acquisitions to maintain velocity and reduce single-asset concentration risk. Deal sizes vary by market, Florida residential averages are meaningfully lower than New York, allowing for greater deal count within the same capital base.

Florida

Avg. Acquisition	$90K – $150K
Rehab Budget	$80K – $100K
Total Per Deal	$170K – $250K

New York

Avg. Acquisition	$400K – $1MM
Rehab Budget	$200K – $500K
Total Per Deal	$600K – $1.5MM

Fee Structure

$0

No acquisition fees. No management fees. No sponsor-level fees of any kind.

We structure our investments without acquisition, management, or other sponsor-level fees, ensuring that investor capital is deployed directly into the asset. This approach reflects our commitment to efficiency, transparency, and maximizing investor value.

Capital Goes to Work

Every dollar of LP capital is invested directly into acquiring and improving assets, not absorbed by overhead.

No Waterfall Needed

DAP III pays simple interest only. A complex waterfall structure (which typically necessitates sponsor fees) is not part of this offering.

Aligned Incentives

Managing Members invest alongside LPs and are compensated through the deal, not from fees charged against your capital.

Deal Case Study

A representative example of DAP III execution, from acquisition to exit for 36 Journeay Street, Staten Island, NY

Purchase Price	Renovation Cost	Holding Costs
$434,584	**$86,285**	**$8,662**

Exit	Gross Profit	Timeline
$588,888	**$59,357**	**5 Months (1/26-6/26)**

Terms & Structure

Structure	Special Purpose Vehicle (SPV)
Target Raise	$5,000,000
Minimum Investment	$50,000
Target Return	8-12%
Capital Structure	100% Equity
Hold Period	3-12 Months
Distribution Timing	Upon Each Asset Exit
Target Markets	NY, NJ, FL, TX
GP Co-Investment	Managing Members invest alongside LPs
Fees	No acquisition, management, or sponsor fees

Risk Management

Conservative Underwriting

Every acquisition is stress-tested against downside scenarios before capital is committed.

Third-Party Inspections

Full property inspections, and title review on every deal.

Budget Contingency

Renovation budgets include contingency reserves to protect against cost overruns.

Real Property Secured

Investor capital is secured by real property that Shore Acres owns outright.

No Leverage

100% equity structure and short hold period further limit downside exposure.

Our Track Record