

676 E Scott Street

Reinelle Capital RE Investment Fund, LLC

Investment Opportunity | Port Hueneme, CA



Property Overview

1

Location

A 3BD/2BA located in Port Hueneme, California

2

Garage Conversion

Convert the existing detached garage into a permitted ADU

3

New Construction

Capitalize on the large lot size to add two brand-new 2BD/1BA ADUs

RESULT

Four income-producing units on one property

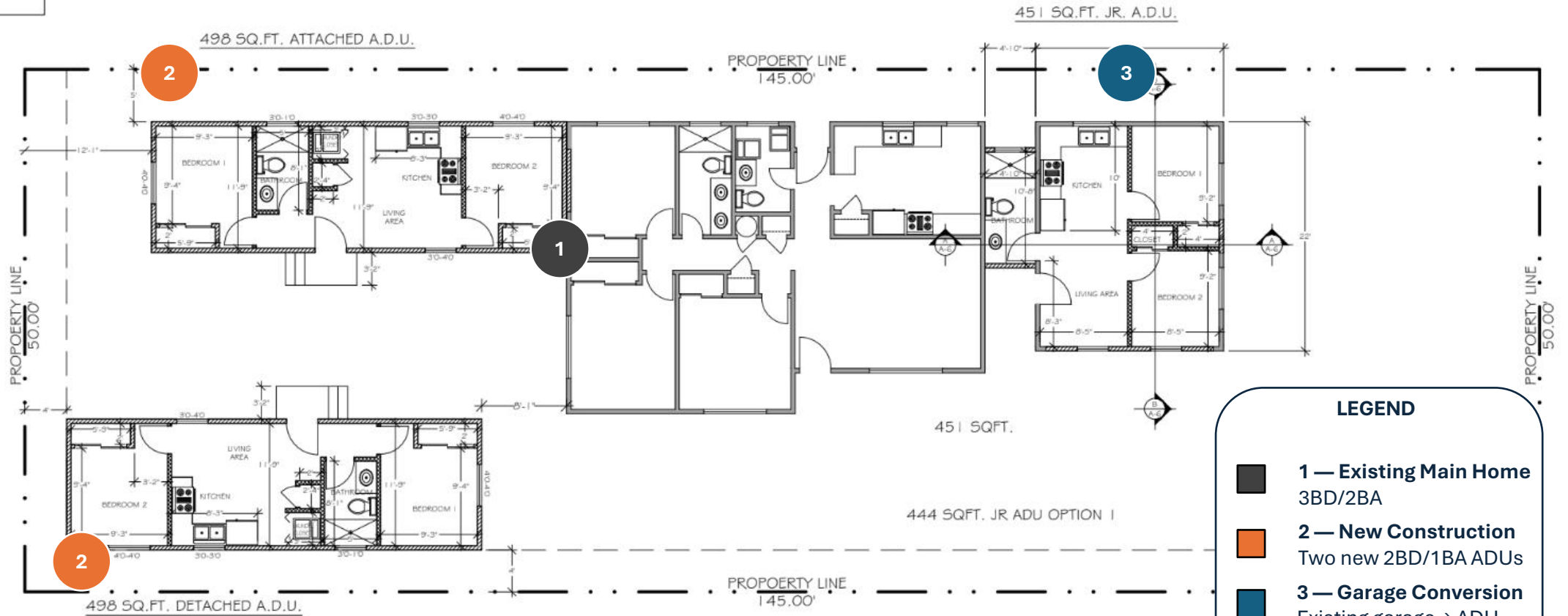
Approved ADU Plans

DRAINAGE NOTE:

PROVISION FOR CONTRIBUTORY DRAINAGE SHALL BE MADE AT ALL TIMES.

FIRE HAZARD NOTE:

PROJECT IS OUTSIDE OF A FIRE HAZARD SEVERITY ZONE.



LEGEND

- 1 — Existing Main Home**
3BD/2BA
- 2 — New Construction**
Two new 2BD/1BA ADUs
- 3 — Garage Conversion**
Existing garage → ADU

SITE PLAN
3/16" = 1'-0"

Deal Summary

Item	Amount
Purchase Price	\$657,500.00
Construction/Rehab	\$355,000.00
Down Payment	\$131,500.00
Total Cash Investment	\$486,500.00
Total All-In Cost	\$1,012,500.00
Equity Created (ARV @ 36 months: \$1,379,000.00)	\$366,500.00

Estimated Rental Income

Unit	Monthly Rent
Main House (3bd/2ba)	\$4,000.00
Garage ADU	\$2,600.00
2BD/1BA ADU	\$2,600.00
2BD/1BA ADU	\$2,600.00
Total	\$11,800.00

Annual Projected Income: \$141,600.00

Expenses and Debt Service



LOAN AMOUNT

\$526,000.00

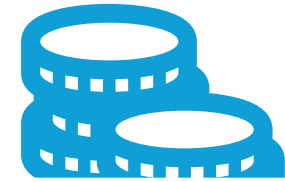
@ 6.625% Interest Only



EST. MONTHLY PAYMENT

\$2,903.95

per month



EST. MONTHLY OPERATING EXPENSE

\$2,500.00

per month

Cash Flow Estimations

Net of Operating Expenses | Updated Quarterly

Cash Flow Type	Amount
Monthly Cash Flow	\$6,396.05
Annual Cash Flow	\$76,752.60

Estimated Increases — Equity Growth Over 5 Years

Projected at 3% Annual Appreciation | Years 1–5

Year	Property Value	Equity (Year-End)	Equity Gained That Year (3%)
1	\$1,300,000	\$287,500	—
2	\$1,339,000	\$326,500	+\$39,000
3	\$1,379,000	\$366,500	+\$40,000
4	\$1,420,000	\$407,500	+\$41,000
5	\$1,463,000	\$450,500	+\$43,000

36 Month Investor Return

Step	Description	Calculation	Amount
1	Preferred Return 8% *Months 1-18	$\$486,500.00 \times 8\%$	\$116,760.00
2	Excess Cash Flow Months 19-36	$\$115,128.90 - \$58,380.00$	\$56,748.90
3	50/50 Split of Excess → To Investor	$\$56,748.90 \div 2$	\$28,374.45
4	Total Cash to Investor	$\$116,760.00 + \$28,374.45$	\$145,134.45
5	**ARV Increase in Equity	$\$366,500.00 \div 2 = \$183,250.00$ $\$183,250.00 + \$145,134.45$	\$328,384.45
6	Cash Flow Return on Investment	$\$328,384.45 \div \$486,500.00$	67.50%

Overall Investor Return

67.50%

\$328,384.45 total return
on \$486,500.00 invested

Cash on Cash Return

29.80%

\$145,134.45 total return
on \$486,500.00 invested

- Investor will be paid 8% for the first 18 months. Excess cash flow payments to begin in month 19 (unless project is completed sooner) **The 36-month ARV is an estimation of value.

Our Proven Model

- Acquire single-family & multi-family homes
 - Add ADUs/JADUs leveraging AB 1033
- Combine rental income + value-add renovations
- Utilize traditional real estate tax strategies to offset income (Accelerated Depreciation)

As a full-service real estate developer and investment fund, we control the entire property lifecycle — develop, build, manage, and maintain all assets in-house — delivering superior quality control and cost efficiency.

Where We're Going

- Scale portfolio across Ventura County
 - Foster sustainable community growth by increasing accessible housing options
 - Generate strong passive income and capital appreciation through innovative ADU strategies
- Build strong investor relationships through full in-house control, transparency, and compelling long-term ROI

Join us in building a high-performing real estate portfolio with institutional-quality returns.

Disclosure

- This presentation is for informational purposes only and does not constitute an offer to sell, or a solicitation of an offer to buy, any securities.
- The Reinelle Capital RE Investment Fund, LLC offering is being made solely to accredited investors pursuant to a Confidential Private Placement Memorandum (PPM).
- All projections, estimated returns, cash flows, property values, and appreciation figures are hypothetical and based on assumptions that may not occur. Actual results may differ materially.
- Real estate investments involve substantial risks, including loss of principal, illiquidity, market volatility, regulatory changes, and construction/ADU permitting risks.
- Past performance is not indicative of future results. No guarantee of income, appreciation, or return of capital is made.
- Investors should consult their own legal, tax, and financial advisors before making any investment decision.
- Market data and third-party sources are believed reliable but have not been independently verified.