

www.investwithascend.com



ASCEND
CAPITAL PARTNERS

Real Estate
Investment Opportunity

- **\$200M+** Total Project Value
- **30+** Years Luxury Construction
- **10.5–18%** Target Annual Return
- **Monthly Distributions**

Compliance Backed by Third-Party Administration

Industry Fintech serves as our independent third-party administrator, ensuring this Reg D 506(c) offering is fully supported by regulatory compliance.

Responsibilities include:

- Blue Sky filings across all relevant states
- Managing the cap table and investor records
- KYC (Know Your Client) verification for every investor
- Confirming and holding escrow funds throughout the process



Investor Target Returns

Investment Amount

Annual Target Return

\$50,000 - \$74,999	10.5%
\$75,000 - \$149,999	10.75%
\$150,000 - \$249,999	12%
\$250,000 - \$499,999	15%
\$500,000 +	18%

***Returns Distributed Monthly**

THE SMARTER WAY TO *SOURCE LUXURY DEALS*

Introducing the Ascend algorithm. This **proprietary algorithm** surfaces high-value residential projects before they hit the open market – combining 250+ data points across on- and off-market channels **nationwide**.

DUAL CHANNEL SOURCING

Scans both **on-market** listings and our **off-market** luxury residential pipelines simultaneously across all target geographies.

250+ DATA POINT SCORING

Each project is scored across **250+ proprietary signals** – from Property Matrix fundamentals like income levels, school rankings, and metro access, to permit status, contractor history, funding, and market velocity.

LUXURY PROPERTY FILTERING

Auto-filters for **high-end residential projects** with verified funding and **permit-ready** status.

Market Analysis

Fueled by data driven analytics, and conservative measures

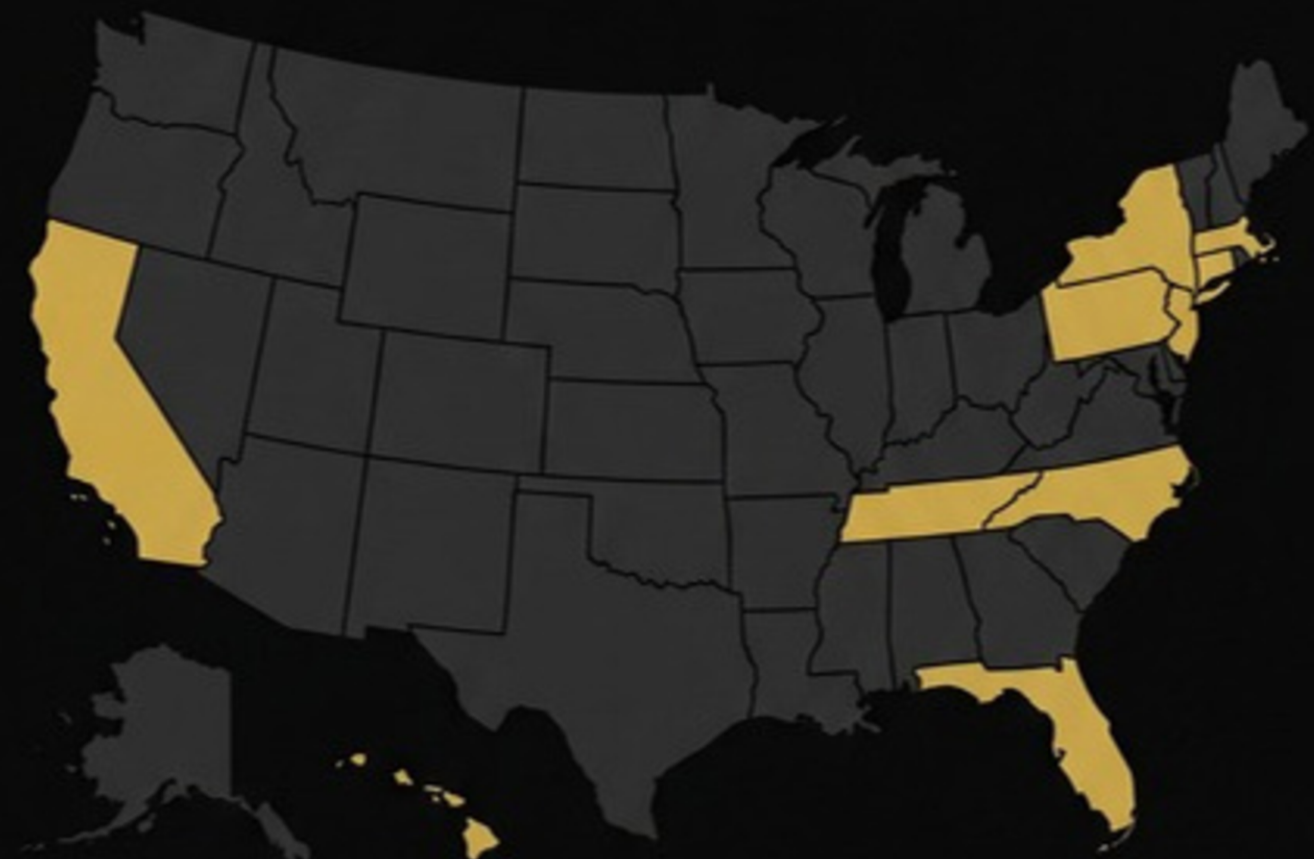
Ascend Capital Partners targets the most resilient, luxury markets in the U.S. Our zip code selection is driven by:

- **Public school rankings**
- **Top income per capita**
- **Direct transportation to metro area**

Current & Target Markets

New York · New Jersey · Pennsylvania · Florida · Hawaii · Washington DC
· Tennessee · North Carolina · Connecticut · California · Massachusetts ·
Idaho · Washington · Texas · Maryland · Michigan · South Carolina &

Expanding Nationwide in 2026



Profit Strategy & Revenue Model

Proprietary Algorithm



Acquire **on and off market** undervalued properties, redevelop and resell at premium in high-demand zip codes

Conservative Margin Generation



Profit = sale price minus acquisition + build cost, **identified pre-close by our proprietary algorithm.**

Refinance + Hold



Select properties held for rental income in school-adjacent, low-turnover zones. These retain equity upside while generating monthly cash flow.

Investor Alignment



Preferred return on capital, **paid out monthly.**

How We Manage Risk

We eliminate guesswork through data-driven underwriting, asset-backed security, and a construction system built to finish ahead of schedule and on budget, every time.

1 Vetted Properties



Proprietary algorithm + AI screens hundreds of deals. Only the most qualified make it through.

2 Conservative Buy Box



Historical data, structural analysis, and real cost modeling. Zero speculation.

3 Conservative Budget



3 Decades of historical construction costs, realistic timelines, sold comparables, true holding costs + contingency reserve.

4 Quick To Market



Pre-market with renderings through our proprietary construction software. Buyers locked in before we break ground.



Why Investors Choose Us



Work With Experience

30+ years of hands-on luxury residential construction across NY, NJ, and FL. A verified track record that speaks for itself.



Invest in Proven Markets

Top school districts, highest income per capita, and persistent demand for quality luxury homes – selected by our proprietary algorithm, not gut feel.



Technology-Driven Execution

Proprietary acquisition algorithm, AI-integrated project management, and construction software that eliminates guesswork at every stage.



Trust the Track Record

Third-party administered, algorithm-driven, and one simple fact: we have never missed a payment.

30+ Years Experience

Past 8-Year Performance



\$200M in total project value

Over the past 8 years, Ascend Capital Partners has delivered over \$77M in completed residential projects and currently manages over \$123M in active developments, totaling more than \$200M in project value. Across these projects, the firm has generated approximately \$72.5M in total profit, while controlling the full lifecycle from acquisition through exit.

Number of Projects	Total Time Frame	Property Acquisition Costs	Estimated Construction Costs	Total Sale Amounts	Gross Profit	Profit %
30 Completed Projects	2018-2026	\$26,148,000	\$22,098,951	\$77,308,271	\$29,531,320	60.2%
18 in Progress	2024-2028	\$33,303,999	\$47,432,836	\$123,682,179	\$42,945,344	53%
Total Value	2018-2028	\$59,451,999	\$69,531,787	\$200,990,450	\$72,006,664	

Recent Projects





Co-Founders

Christian Tirone

✉ christian@builders-edge.com

☎ (201) 323-0252

1



30+ years leading luxury residential construction across NY, NJ, and FL with over \$100M in completed projects

2



Expert in data-backed property acquisition, craftsmanship, and operational excellence

3



Computer Science Degree and former NCAA student-athlete; drives tech-first execution and quality control.

Co-Founders

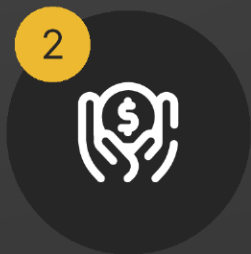
John Urchak

✉ john@builders-edge.com

☎ (862) 703-6381



1 15 years experience in corporate leadership, insurance, and construction; launched Cosmos Contracting and co-founded Builder's Edge.



2 Experience with investor relations, and project execution systems.



3 Business Management and Marketing Degree and former NCAA student-athlete; passionate about entrepreneurial development, and start-up scaling.



Recent Projects

14 Doris – Scarsdale NY



18 Deer Path Short Hills, NJ



Recent Projects

**141 Forest
Short Hills, NJ**



**67 Montview
Short Hills, NJ**



Next Steps



Scan QR Code to talk with us

01 Review Our Active Investment Opportunities

We'll provide project-specific details, including budgets, timelines, and projected returns.

02 Complete the Investor Application

This helps us verify accreditation, align capital timelines, and ensure fit.

03 Schedule a Discovery Call

One-on-one call to walk through the platform, answer questions, and review your goals.

04 Execute Investment Docs

Once approved, you'll receive secure documentation to formalize your investment.

05 Monitor Your Investment in Real Time

You'll receive updates, construction photos, milestone reports, and full visibility through our investor dashboard.

No Solicitation

This deck does not constitute an offer to sell or a solicitation of an offer to buy the lp units in any jurisdiction in which or to any person to whom it is unlawful to make such an offer or solicitation. This offering does not constitute an offer of lp units to the public.

Restrictions

The lp units offered hereby are subject to restrictions on transferability and resale and may not be transferred or resold except as permitted under applicable securities laws pursuant to registration or exemption therefrom.

Industry and Market Data

Certain information contained herein may have been obtained or derived from sources prepared by third parties. While such information is believed to be reliable for the purposes used herein, none of the partnership, or the directors or officers of the general partner of the partnership, its employees, members, partners, shareholders or agents assumes any responsibility for the accuracy of such information. The partnership has not investigated the accuracy of this information and has not independently verified the assumptions on which such information is based.

Forward Looking Statements

Certain information contained in this deck constitutes "forward-looking statements," which can be identified by the use of forward-looking terminology such as "may," "will," "should," "expect," "anticipate," "target," "project," "estimate," "intend," "continue" or "believe," or the negatives thereof or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results or the actual performance of the partnership may materially differ from those reflected or contemplated in such forward-looking statements.

Disclaimer

This deck attached contains certain management prepared financial forecasts, including projected annual revenue, net income and targeted internal rate of return (irr). No independent party has studied, reviewed, compiled or performed any procedures with respect to the projections for the purpose of their inclusion in this deck. These projections are for illustrative purposes only and should not be relied upon as being necessarily indicative of future results.

The assumptions and estimates underlying the prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause actual results to differ materially from those contained in the prospective financial information. Projections are inherently uncertain due to a number of factors outside of the partnership's control.

While all financial projections, estimates and targets are necessarily speculative, the partnership believes that the preparation of prospective financial information involves increasingly higher levels of uncertainty the further out the projection, estimate or target extends from the date of preparation.

Accordingly, there can be no assurance that the prospective results are indicative of future performance of the partnership or that actual results will not differ materially from those presented in the prospective financial information. Inclusion of the prospective financial information in this deck should not be regarded as a representation by any person that the results contained in the prospective financial information will be achieved.

In making an investment decision, prospective investors must rely on their own examination of the partnership and the terms of the offering of lp units described herein, including the merits and risks involved and the legality and tax consequences of such an investment. Prospective investors should not construe the contents of this deck as legal, tax, investment or other advice. Prospective investors should be aware that they may be required to bear the financial risks of their investment in the partnership for an indefinite period of time. Investment in the lp units will involve significant risks due to, among other things the fact that there may be no public market for the lp units. Prospective investors should have the financial ability and willingness to accept the risks and lack of liquidity that are characteristic of an investment in the partnership described herein. No assurance can be given that the partnership's investment objectives will be achieved or that investors will receive a return of their capital. Investors could lose the entire value of their investment. Each prospective investor is strongly urged to consult its legal, financial and tax advisors to determine the merits and risks of an investment in the partnership and is responsible for ensuring compliance by its advisors with the terms and conditions set forth herein. This deck is being delivered only to and is directed only at persons who are "accredited investors" or "friends, family and business associates" as those terms are defined by applicable securities laws. If you are not such a person you must not act or rely on the information in this communication.

Use of Projections

The financial information included in this deck are management prepared financial forecasts of the partnership. No independent party has reviewed, these projections or expressed an opinion or provided any other form of assurance with respect thereto for the purpose of this deck. These projections are for illustrative purposes only and should not be relied upon as being necessarily indicative of future results. The assumptions and estimates underlying the prospective financial information are inherently uncertain and are subject to a wide variety of significant business, economic and competitive risks and uncertainties that could cause actual results to differ materially from those contained in the prospective financial information. Projections are inherently uncertain due to a number of factors outside of the partnership's control.

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No approval neither this deck nor the lp units offered hereby have been approved or recommended by any regulatory authority nor has any such authority passed on the accuracy or adequacy of this deck, and the information contained herein is subject to correction, completion