

STEELPOINT
CAPITAL

Preferred Return Fund

Private capital, deployed with discipline.

Rule 506(c) offering · Accredited investors only

WHO WE ARE

SteelPoint Capital

A private Rule 506(c) fund offering **targeted, predictable preferred returns**. We raise capital to fund secured Pittsburgh real estate and business loans, giving investors flexibility and strong downside protection.

> *Backed by a seasoned team with over $100 million in combined real estate and lending experience, and built for investors who want passive income with liquidity.*

$115M+

In real estate assets acquired and actively managed

$30M+

raised from 200+ private investors

$50M+

deployed through Local First Lending

875+

units owned across 300+ assets

1,200+

units managed in 60+ communities

200+

businesses served by Accruity

*Company-reported figures across SteelPoint Capital Holdings, September 2026.

OUR VISION

Fuel people with capital, clarity, and culture. Create impact that lasts.

OUR MISSION

Build happiness.
Transform lives.
Strengthen the community.

OUR CORE VALUES

01

Let’s go!

- Action, action, action
- Progress over perfection
- Focus on priorities

02

Extreme ownership

- Say it, do it
- Learn fast, fix faster
- Results matter, always

03

We got your back

- 1 + 1 > 2
- Serve instead of being served
- Thoughtfully challenge

04

Lead with heart

- Respect, care, and compassion
- Authentic and genuine
- Contagious positivity

THE STEELPOINT CASE

Why This Fund?

Three reasons accredited investors are putting part of their portfolio to work with SteelPoint.

Steady income from assets you can see.

Savings barely grows and stocks swing. We pay you from interest on secured loans.

Good borrowers need fast capital today.

Banks are still slow on short-term bridge and rehab loans. That gap is your opportunity.

Operators, not middlemen.

We have been the borrower, lender, owner and accountant, and we walk every property.



→ Become an Investor

THE OPPORTUNITY

The Investor Opportunity

Income from real assets, without managing properties or borrowers yourself.

SCAN TO LEARN MORE

Request the investor kit.

Attractive returns
Target 10–12% a year, rising with your investment class.*

Flexible payment options
Choose monthly, quarterly or compounding distributions.

Liquidity with confidence
Redeem with 90 days' notice after a 9-month minimum.

Truly passive investing
We handle underwriting, origination and loan servicing.

Diversified loan exposure
Spread across many secured real estate and business loans.

*Targeted returns are not guaranteed. All investing carries risk, including loss of principal.

HOW IT WORKS

A Simple Three-Step Process

You invest once, our team sources, underwrites and services every loan, and you collect income from real assets on the schedule you choose.

01

You invest.

Your capital earns a targeted preferred return, paid monthly, quarterly or compounding.

02

We lend.

Qualified borrowers get fast access to short-term loans secured by real estate and business assets.

03

You earn.

Receive income based on your investment class, with clear, regular investor reporting.

→ Become an Investor

INVESTMENT CLASSES

Investor Return Tiers

Your class is set by the size of your commitment.
Higher commitments target a higher preferred return.

- Minimum investment: $50,000
- Minimum 9-month commitment
- Ongoing fund with rolling entries and exits
- 90-day redemption notice*



CLASS A-1	$600,000+
CLASS A-2	$300,000–$600,000
CLASS A-3	$50,000–$300,000

*See the Private Placement Memorandum for the full set of redemption provisions.

WHERE YOUR MONEY GOES

The Fund’s Loan Portfolio

Loan type	Term	Structure
First-position real estate	6 months	Secured, first lien
Business loans	12–36 months	Working capital, asset-backed
Second-position real estate	6–24 months	Secured, second lien

Focus on Short-Term, Asset-Backed Lending

Short-duration loans fully secured by real assets, structured to limit downside risk.

Experts in the Market

We lend in Pittsburgh where we know the neighborhoods, value and operators, keeping risk and exposure low.

Strict Underwriting Standards

A disciplined process evaluates every borrower, asset and exit strategy.

LOAN ECONOMICS

Borrower Terms

Steelpoint Capital originates short-term loans with borrower terms designed to maximize early on cash yield while maintaining conservative underwriting to reduce write-off risk from the portfolio.

AT CLOSING

~13%

annual interest, paid in advance

~2% origination fee
$1,500 underwriting fee

DURING THE LOAN

6 mo.

typical term, extension for a fee

Secured by real estate
or business assets

AT PAYOFF

~2x

capital recycled per year

Repaid capital funds
the next loan

*Disclaimer: The loan terms presented above are for illustrative purposes only and do not represent the terms of any specific loan. Actual loan terms may vary significantly. The Sponsor has sole discretion to determine the underwriting criteria, interest rates, fees, and other loan terms on a case-by-case basis, and there is no guarantee that any future loan will reflect the example shown above.

FUND REVENUE MODEL

Revenue Model & Built-In Safety Net

Steelpoint Capital's revenue model is structured to deliver strong, targeted returns to investors while maintaining reserves and sustainable fund operations. The model ensures predictable income, capital protection, and transparent profit allocation.

~20%	10–12%	~6–8%	3%
Gross yield on loans	**Investor return**	**Fund spread**	**Reserve**
Annual, including interest and fees	Targeted annually, by investment class	Net to the fund after investor returns	Held for redemptions and defaults

→ Learn More

*Disclaimer: Investing involves many risks, variables, and uncertainties. No representations or warranties are made that the Company will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results.

OUR TEAM

Casey Ryan Quinn

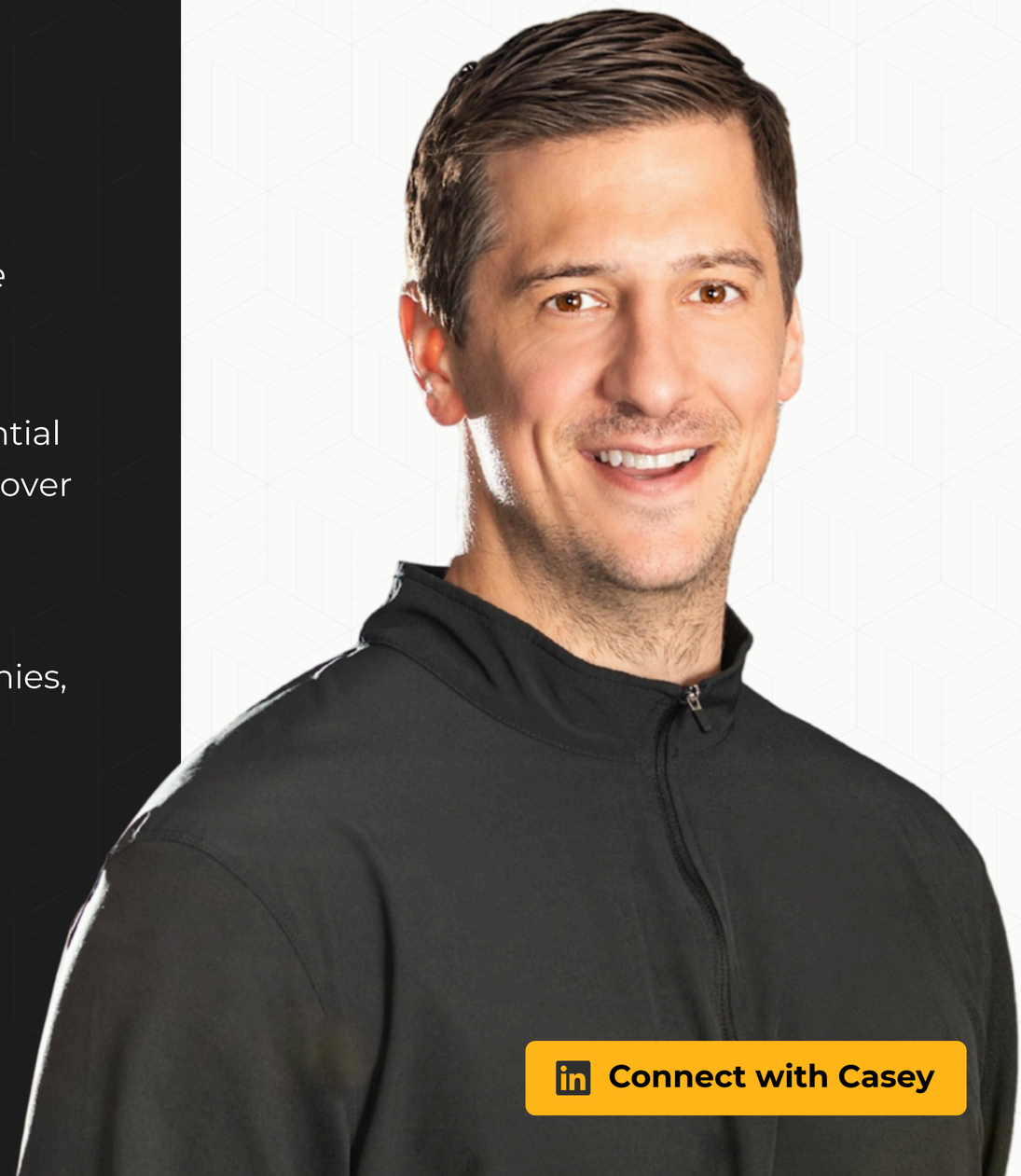
FOUNDER AND CEO

A Pittsburgh entrepreneur with deep roots in finance, real estate and business transformation.

Before co-founding SteelPoint Capital, Casey co-founded CityLife Residential and helped scale it from the ground up to more than 950 units valued at over $100 million in under five years, with repeated recognition as one of Pittsburgh's fastest-growing companies.

He began his career at Ernst & Young auditing public and private companies, then joined Grant Thornton as a consultant specializing in finance transformation and scalable growth.

> Casey lives in Pittsburgh with his wife Kelsey and three children Ashton, Cooper and Blake.



Connect with Casey

OUR TEAM

T.J. Bencho

PARTNER & HEAD OF BUSINESS DEVELOPMENT

A real estate professional introduced to the industry at a young age.

His family began investing in Pittsburgh real estate in 1925, and he continues that legacy. In 2004 he took over a mortgage company, running it for two years while a full-time student at Duquesne University.

After a double major in finance and investment management, he ran his own real estate companies for 15 years, then helped grow CityLife Residential from 50 to 1,300 units in five years.



T.J. lives in Pittsburgh with his wife, Jennifer, and three sons Thomas, Luke and Tucker.

Connect with T.J.

Alex Orosz

PARTNER & VP OF INVESTOR SUCCESS

A Pittsburgh native who started as a SteelPoint investor and became the partner our investors work with.

Alex holds a bachelor's in Supply Chain Management and a master's in Information Systems Management from Duquesne University. He spent 15 years leading supply chain and procurement teams in enterprise SaaS.

He first came to SteelPoint as an investor in CityLife Residential in 2022. He later moved into sales, partnerships and marketing at Accruity, and today leads Investor Success at SteelPoint Capital.



Alex lives in Pittsburgh with his wife, daughter, and English Bulldog, Bubba.

Connect with Alex

OUR TEAM

SteelPoint Leadership Team



Casey Quinn
Founder & CEO



Kelly DeAngelo
President & COO



T.J. Bencho
Partner & Head of BD



Alex Orosz
Partner & VP Investor Success



Kevin Rombach
Chief Financial Officer



Leandra Watson
Chief of Staff



Jil Wolfram-James
VP of Operations

STEELPOINT
CAPITAL

Let’s talk.

SteelPoint Capital Fund I.
Private debt investing, simplified.

→ Become an Investor

SCAN TO LEARN MORE

OR CONTACT T.J. DIRECTLY:

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General disclaimer

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Potential investors and other readers are also cautioned that these forward-looking statements are predictions only based on current information, assumptions and expectations that are inherently subject to risks and uncertainties that could cause future events or results to differ materially from those set forth or implied by such forward looking statements. These forward-looking statements can be identified by the use of forward-looking terminology, such as “may,” “will,” “seek,” “should,” “expect,” “anticipate,” “project”, “estimate,” “intend,” “continue,” or “believe” or the negatives thereof or other variations thereon or comparable terminology. These forward-looking statements are only made as of the date of this executive summary and Sponsors undertake no obligation to publicly update such forward-looking statements to reflect subsequent events or circumstances.

Financial disclaimer

This Business Plan further contains several future financial projections and forecasts. These estimated projections are based on numerous assumptions and hypothetical scenarios and Sponsor(s) explicitly makes no representation or warranty of any kind with respect to any financial projection or forecast delivered in connection with the Offering or any of the assumptions underlying them.

This Business plan further contains performance data that represents past performances. Past performance does not guarantee future results. Current performance may be lower or higher than the performance data presented.

All return examples provided are based on assumptions and expectations in light of currently available information, industry trends and comparisons to competitor’s financials. Therefore, actual performance may, and most likely will, substantially differ from these projections and no guarantee is presented or implied as to the accuracy of specific forecasts, projections or predictive statements contained in this Business Plan. The Sponsor further makes no representations or warranties that any investor will, or is likely to, achieve profits similar to those shown in the pro-formas or other financial projections.



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