



KEYSTONE

HORIZON

Capital meets construction.

PRIVATE LENDER & INVESTOR OVERVIEW

Pittsburgh & Beaver County, Pennsylvania · 2026



PROOF BEFORE PROMISES

The record is broad enough to judge repeatability—not one lucky exit.

17	\$3.302M	21	\$4.529M
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COMPLETED EXITS	VERIFIED EXIT SALES	HELD PROPERTIES	TRACKED HELD VALUE
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\$15,785	38	Definitions matter.
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SCHEDULED MONTHLY RENT	TRACKED OWNED PROJECTS	Held value is recorded current value—not an appraisal. Scheduled rent is contractual rent—not cash collected.
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A controlled basis plus construction execution created a \$122K project margin.



\$125K

BUY

\$108K

REHAB

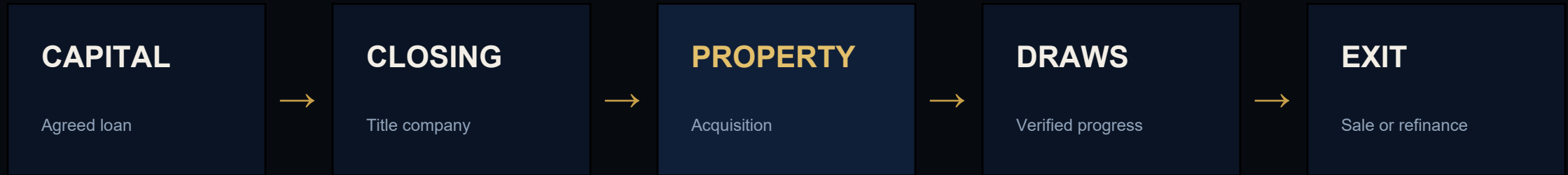
\$355K

SALE

9 MONTHS

$\$122K = \text{sale} - \text{acquisition} - \text{recorded rehab}$

Lender capital is tied to a defined property and a defined exit.



USE OF FUNDS

Property acquisition · verified construction scope · deal-specific closing costs

No pooled promise. No generic deployment claim.

The control package is designed to make verification easier.

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|----|-----------------------------------|--|
| 01 | TITLE-COMPANY CLOSING | Funds and title move through established closing rails. |
| 02 | ATTORNEY-DRAFTED DOCUMENTS | The agreement defines obligations, remedies, and repayment mechanics. |
| 03 | RECORDED LIEN WHEN AGREED | Lien position is property-specific and disclosed before closing. |
| 04 | SCOPE + PHOTO PROGRESS | Construction evidence is tied back to the property and approved scope. |
| 05 | EXIT PLAN BEFORE FUNDING | Sale, refinance, or hold is evaluated before capital enters the project. |



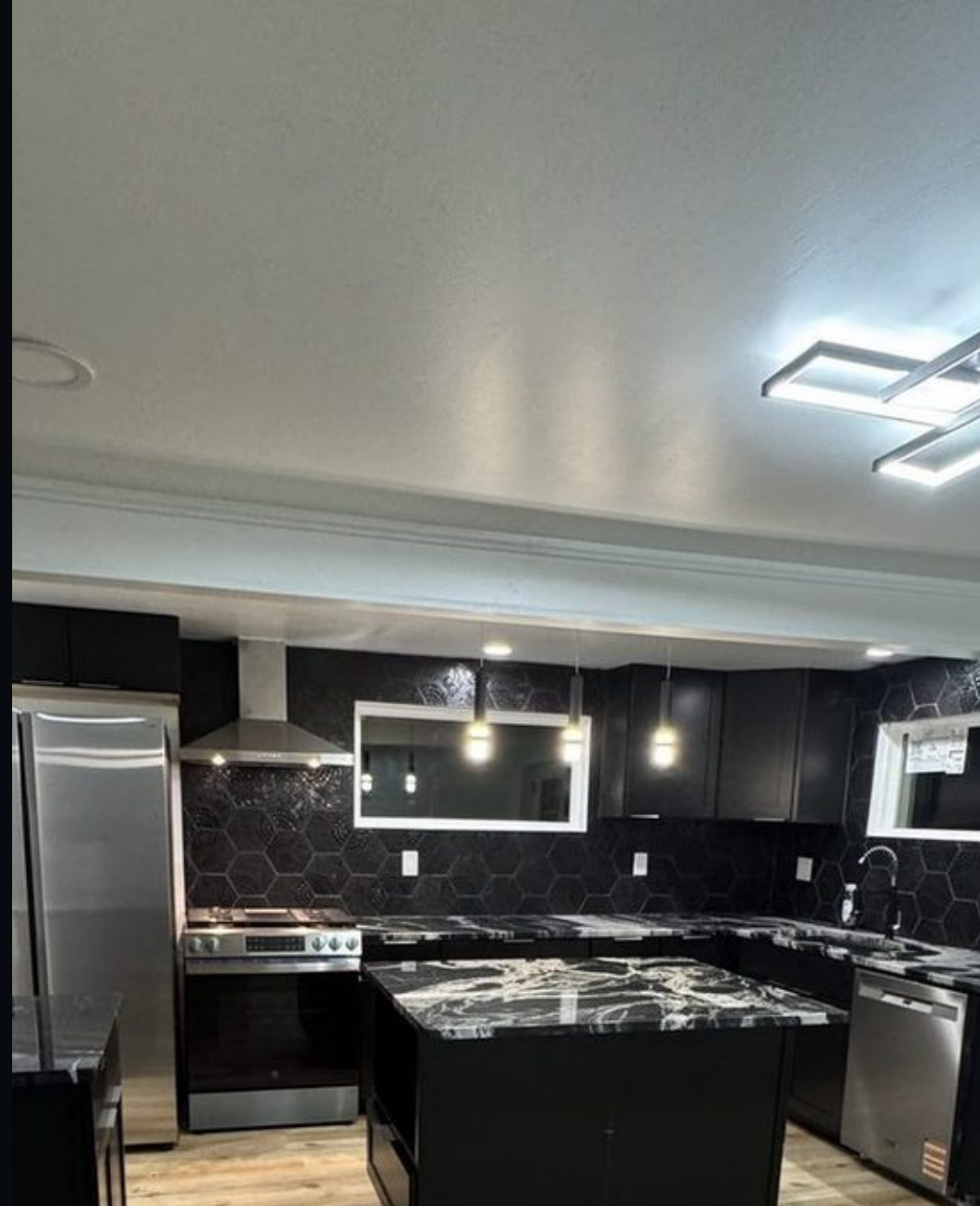
THE NEXT STEP IS A PROPERTY-SPECIFIC REVIEW.

You receive:

- Property underwriting
- Scope and capital plan
- Proposed documents and lien position
- Exit strategy and reporting cadence

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Historical results are not a guarantee. Property-specific documents and independent review control.