



Shoora Capital Core Real Estate Equity Fund

Building Durable Wealth Through Disciplined Equity Investing in Experienced Operators

INVESTMENT THESIS

The Shoora Capital Core Real Estate Equity Fund seeks to generate superior risk-adjusted returns by deploying preferred equity and mezzanine debt across diversified commercial real estate assets in growth markets. Targeting the underserved \$10M–50M middle market, the Fund partners with experienced portfolio developers — operators who build, own, and retain their assets — emphasizing disciplined underwriting, active asset stewardship, and consistent capital preservation.

Fund Type	Private real estate equity fund — diversified multi-asset
Investment Focus	Preferred equity and mezzanine debt in diversified Sun Belt commercial real estate
Fund Structure	Closed-end LP
Minimum Investment	\$100,000
Investor Eligibility	Accredited investors only
Preferred Return	8% annually, paid quarterly
Target Net Return	11–14% annualized
Target Equity Multiple	1.8–2.2x
Management Fee	See offering documents
Performance Fee	20%
Redemptions	Liquidity at exit — capital returned at fund wind-down
Distributions	Quarterly from operating cash flow; additional at capital events
Transfers	Permitted with GP written approval
Reporting	Quarterly updates + annual audited financials
Tax Treatment	Partnership (K-1 reporting)

TARGET RETURNS

11–14%

Annualized Net Return

8%

Annual Preferred Return

Paid Quarterly

INVESTMENT TERMS

\$100K

Minimum Investment

Liquidity at exit

Capital returned at fund wind-down

Quarterly distributions from operations

INVESTMENT STRATEGY

INSTRUMENT

Preferred equity and mezzanine debt above common equity in the capital stack

OPERATORS

Portfolio developers who build, own, and retain assets; 5+ year track record

GEOGRAPHY

Sun Belt MSAs: Atlanta (primary), Charlotte, Nashville, Dallas, Tampa, Phoenix

Merits & Differentiators

- Multi-asset class CRE collateral, primarily focused in growth areas — mixed-use, industrial, retail, office, and multifamily
- Stabilized and value-add properties where equity performance is supported by in-place or near-term cash flow and defined business plans
- Preferred equity and mezzanine debt positions structured above common equity — prioritizing capital protection while participating in upside
- Conservative leverage: target asset-level LTV 55–70%; DSCR and Debt Yield underwriting applied transaction-by-transaction
 - Portfolio developers — operators who build, own, and retain assets; 5+ year track record; principal relationship with Shoora principals
 - Middle-market deal sizes \$10M–\$50M — underserved by institutional capital; Shoora’s principal-led approach creates competitive advantage
 - Maximum 25% of fund equity in single asset; maximum 40% in single MSA
- Cost segregation and bonus depreciation available — depreciation losses pass through to LPs via K-1
- Principals directly involved in sourcing, underwriting, and asset management — value flows to investors, not overhead
- Return profile: 11–14% target net IRR; 8% annual preferred return paid quarterly; capital appreciation at exit
- Principals directly involved in underwriting and asset management value flows to investors, not overhead.

Important Disclosures

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For More Information

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