



MASTER STRATEGIC PLAN - REIF 360[©]

Turnkey Solution



**Real Estate Investment Fund Structuring
Service for International Real Estate Projects
and Raising Capital in the United States**

MASTER STRATEGIC PLAN - REIF 360 (MSP - REIF 360[©])

MSP-REIF 360[©] is a comprehensive service created by **G&A Group** to structure and position Real Estate Investment Funds (REIF) based in the United States. Designed for developers and visionaries from Latin America who wish to attract international institutional capital, this service covers everything from legal and financial structuring to capital-raising strategies and migration planning for the main partner.

5 - STAGE METHODOLOGY

STAGE 1: STRATEGIC EVALUATION

- Analysis of the project's legal and financial feasibility.
- Definition of fund type (*LP or LLC*) and jurisdiction.
- Preliminary business model proposal (*equity, guaranteed rent, debt, etc.*).
- CAPEX (*capital expenditure*) estimates and tentative returns.
- Identification of the ideal investor profile in the United States

Deliverable: Feasibility document + structural roadmap for the fund.

STAGE 2: LEGAL, TAX, AND COMMERCIAL PLANNING

- Definition of the fund's institutional narrative.
- Brand and identity manual (*without visual execution*).
- Initial drafting of the PPM (*Private Placement Memorandum*).
- Term Sheet and draft Operating Agreement.
- Coordination with U.S. attorneys (*external fees paid by the client*).
- Manual for website design, investment deck, and visual branding.

Deliverable: Institutional kit + implementation guide.

STAGE 3: ACTIVATION AND CAPITAL - RAISING PREPARATION

- Segmentation of a database of potential investors.
- Drafting of Investor Letter and basic presentation.
- Manual for digital investment deck.
- Participation in up to 3 virtual or in-person presentations (without event organization).

Deliverable: Digital deck + basic investment materials.

STAGE 4: CAPITAL RAISING (OPTIONAL)

Service paid separately. Not included in basic **MSP REIF 360®** Service.

Capital Raise Setup Fee: \$250 USD/hour.

Minimum: 20 hours = \$5,000 USD (*non-refundable retainer*).

Retainer can be deducted from our 2.5% commission success fee if funding is secured thanks to us.

Events, roadshows, campaigns, or calls for investors are also quoted separately at \$250/hour (*minimum= 10 hours plus travel expenses*).

Deliverable: Support in negotiations, closings, follow-up, and contracts.

STAGE 5: EXECUTIVE FUND ADMINISTRATION (OPTIONAL)

- Management Fee: \$250 USD/hour. Minimum: 20 hours/month = **\$5,000 USD.**

Fee Includes:

- Reports to investors.
- Legal/tax coordination.
- Supervision of payments, contracts, and compliance.
- Follow-up meetings (*Zoom*).
- Updating of institutional materials.
- Support in reinvestments and audits.

This fee is applicable only if:

- There is a maximum of 15 – 20 active investors.
- No parallel capital-raising is in progress.
- The fund is in the initial or maintenance phase.

Extra management support hours can be negotiated with board members if necessary.



BASE SERVICE COSTS (STAGES 1 TO 3)

Etapa	Etapa
Stages 1–3	\$55,000 USD

Payment Terms:

- 50% at start (\$27,500)
- 30% at completion of Stage 2 (\$16,500)
- 20% at completion of Stage 3 (\$11,000)

EXPENSES NOT INCLUDED:

- Fees for attorneys, accountants, official immigration fees.
- Graphic design, web development, advertising.
- Travel, lodging, or in-person meetings outside San Antonio, TX.

Nota: The entire service can be executed 100% online from our offices in San Antonio, Texas. If the client requires physical presence outside that city, all travel expenses will be covered by the client at business class categories.

MIGRATION MODULE (OPTIONAL)

E-2 Visa for the main partner (51%) + up to 5 TN visas for technical staff + spouse work permit (EAD)

E-2 Visa (Main Investor)

- Migration strategy: \$7,500 USD
- Preparation of complete file: \$5,000 USD
- Total E-2: \$12,500 USD

Spouse Work Permit (EAD)

- Processed after the principal's entry.
- Fees: \$1,500 USD

TN Visas (up to 5)

- Mexican professionals (*engineering, law, accounting, architecture, etc.*).
- Cost: \$2,500 USD per TN visa

Estimated maximum total migration cost: \$26,500 USD



BONUS FOR CONTRACTING WITHIN 30 DAYS

If the contract is signed and the first payment made within 30 days of this proposal's issuance, **G&A Group** will include at no cost:

- Customized investor presentation (ES/EN).
- Database of up to 100 qualified investors.
- Private strategic session with Ricardo J. Grimaldi.

Bonus value: \$5,000 USD

Since 2003, **G&A Group** has supported developers, investors, and visionary entrepreneurs in more than a dozen countries, creating financial, legal, and migration solutions that transform ideas into institutional realities.

MSP REIF 360® is the result of that experience: a methodology designed to reduce risks, avoid oversights, and increase the probability of success, especially in projects requiring international capital attraction.

We know that the capital you're aiming to raise is many times greater than our fee, but investing in our services is a small price to pay for the significant value it delivers. With our guidance, you avoid costly legal and tax errors, delays in regulatory processes, misaligned investor messaging, and flawed fund structures that could cost you millions in lost opportunities and failed investments.

We are committed to supporting you with strategy, integrity, and tangible results.

Sincerely,

Ricardo J. Grimaldi

CEO y Fundador

G&A Group

"Launch your fund in the U.S., tap into global capital, and elevate your vision with solid fiscal, legal, immigration, and financial backing."

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WEBSITE



VIDEO