



BCA CAPITAL SERVICES · SERVICE DOMAIN 10

Real Estate Advisory

*Platforms, deals and diaspora
capital.*

10

10

SERVICE DOMAIN

04

PRODUCTIZED SERVICES

EL

ENGAGEMENT-LETTER
GOVERNED

REFERENCE
BCA/RE

The real-assets
domain of the
BCA capital
pathway.



Platforms, deals and diaspora capital.

Real estate raises on different rules — title, pre-sales, construction risk and escrow discipline sit alongside the financial case. The Real Estate Advisory domain brings institutional capital standards to developers, sponsors and platforms, including BCA's flagship diaspora capital programme.



THE SERVICES

01	BCA/RE-001	REPB™ — Real Estate Platform Blueprint	PLATFORM DIAGNOSTIC
02	BCA/RE-002	PDA™ — Property Deal Architecture	DEAL-LEVEL STRUCTURING PROGRAMME
03	BCA/RE-003	RCRP™ — Real Estate Capital Raise Programme	RE RAISE PROGRAMME
04	BCA/RE-004	DRECT™ — Diaspora Real Estate Club	DIASPORA CAPITAL PROGRAMME · FLAGSHIP

Every service below carries a defined scope, named deliverables and explicit quality standards — confirmed in a signed engagement letter before work begins. **Commercial terms are tailored to each mandate.**

The services.

01

BCA/RE-001

PLATFORM DIAGNOSTIC

REPB™ — Real Estate Platform Blueprint

From developer to platform: the diagnostic that makes a real estate business institutionally investable.

WHO IT'S FOR

Developers, sponsors and family offices seeking institutional capital or formalising a project-by-project business into a platform.

WHAT YOU GET

A full platform diagnostic — portfolio, governance, capital structure and operations — with land-bank title review, construction and pre-sales track-record assessment, and a recommended platform architecture and capital path.

02

BCA/RE-002

DEAL-LEVEL
STRUCTURING
PROGRAMME

PDA™ — Property Deal Architecture

Deal-level structuring that holds up from groundbreaking to handover.

WHO IT'S FOR

Operators with a specific project needing SPV, JV or co-development structuring, pre-sales and escrow architecture, or capital-stack design.

WHAT YOU GET

SPV and JV structuring, off-plan and pre-sales escrow architecture, a full capital-stack and cash-flow model, sponsor support framework and ongoing deal-status oversight through completion.

The services, continued.

03

RCRPT™ — Real Estate Capital Raise Programme

BCA/RE-003

RE RAISE PROGRAMME

A capital raise programme built for how real estate is actually underwritten.

WHO IT'S FOR

Platforms and operators raising equity, debt or hybrid capital for a project, portfolio or platform.

WHAT YOU GET

RE-specific raise management end to end: investor documentation with the disclosures real estate investors require, targeting across RE funds, family offices, diaspora and DFIs, and negotiation through to close.

04

DREC™ — Diaspora Real Estate Club

BCA/RE-004

DIASPORA CAPITAL
PROGRAMME · FLAGSHIP*Structured, compliant access to diaspora capital — the flagship of the domain.*

WHO IT'S FOR

Real estate operators raising from diaspora investors across the UK, US, Canada, Europe and the Middle East.

WHAT YOU GET

A complete diaspora capital programme: targeting strategy, marketing-technology architecture, diaspora-specific investment materials, the regulatory and FX-repatriation compliance framework, investor-club structure and post-close investor relations.



LET'S TALK

Every engagement begins with a *structuring conversation.*

Whether you're testing whether you're ready, weighing a structure, or preparing to go to market, the first step is the same: a conversation about where you are and what the right next move looks like.

Tell us your situation and we'll set out the recommended sequence — and exactly what each engagement would cover before any commitment is made.

START THE CONVERSATION

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