



The Fortress in Capital Preservation

Aloft San Antonio UTSA Area Hotel

San Antonio, TX

Private Placement Opportunity



WWW.QILACAPITAL.COM





DISCLAIMER

Qila Capital LLC (the “Company”) conducts offerings pursuant to Rule 506(c) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”). Offerings under Regulation D of the Securities Act are exempt from the registration requirements of the Securities Act.

Rule 506(c) under Regulation D – The Company’s offerings under Regulation D are open to “ACCREDITED INVESTORS” only, as such term is defined in Rule 501 under Regulation D. For the avoidance of doubt, individuals (i.e., natural persons) may qualify as “accredited investors” based on wealth and income thresholds, as well as other measures of financial sophistication. For example, individuals may qualify as “accredited investors” if they have (i) net worth over \$1 million, excluding primary residence (individually or with spouse/partner), or (ii) income over \$200,000 (individually) or \$300,000 (with spouse/partner) in each of the prior two years, and reasonably expect the same for the current year. In addition, certain entities (i.e., not natural persons) may qualify as “accredited investors.”

With respect to the Company’s offerings under Regulation D, the Company has posted a private placement memorandum (including supplements, exhibits, and other materials) on its website. Before you invest in the Company’s offerings under Regulation D, you should read the private placement memorandum in full for more information about the Company and offering, including the risks associated with the business and securities and the definition of “accredited investor” included therein. In the event that the subject property is not acquired, the fund managers reserve the right to allocate the funds to another acquisition within the same criteria.

Executive Summary

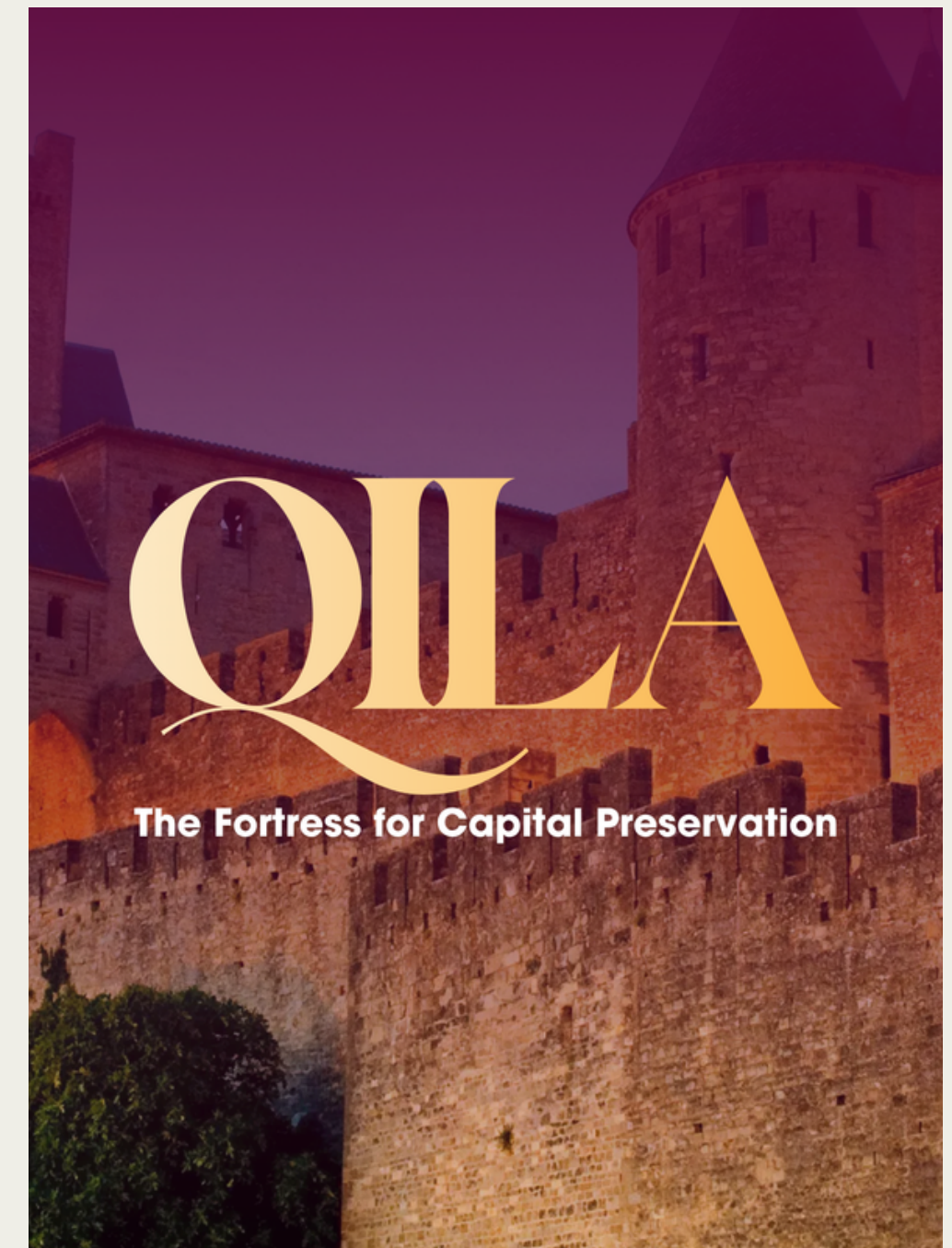
Qila is pleased to present investors an exclusive opportunity to invest in a premier Marriott flag hotel in the heart of San Antonio.

Aloft by Marriott is a trendy hotel brand under the Marriott Bonvoy Program, modeled as an ideal destination for short term travelers, and those who enjoy a stylish and hip experience.

Located minutes from the University of Texas at San Antonio and ideally situated in one of the most upscale areas in the city, the property enjoys demand from a variety of local drivers.

Minimum allocation for LP's is \$300,000, and the projected annualized return is between 19% - 24%, over a 5-year period and depending on the share class.

Our philosophy is “Earn More, Live Better” – our investors receive superior cashflow while enjoying unparalleled discounts at over 10,000 hotels around the world.



Welcome to Qila.

The Fortress for Wealth Preservation

Qila Capital is a private equity investment and asset management company based in San Antonio, Texas. With over \$235M in Assets Under Management, we specialize in bringing superior healthcare and hospitality investment opportunities to accredited investors across the nation.

We were born with a vision to change how retail accredited investors access alternative investments. ***We provide more value, charge no fees and deliver returns through a conservative “cash-flow first” strategy.***

Our Hospitality investments provide unique advantages such as:

- **No risky real estate development or mediocre real estate opportunities**
- **Our “cashflow first” acquisition strategy aims to acquire and operate distressed branded hotels that deliver cashflow to our investors every quarter.**
- **No fees or fund manager “double dipping” – our investors earn before we do.**
- **Up to 70% travel discounts at over 10,000 hotels around the world.**





The Qila Advantage

At Qila, our mission is to provide fortress-like protection for your wealth while delivering steady, reliable growth to your portfolio. For Accredited Investors, we understand that your priorities are security, stability, and legacy preservation. That's why we bring our best foot forward as experienced operators in the Healthcare and Hospitality industries.

01

Proven Track Record

We are strong operators.

With a combined experience of over 50 years and asset portfolio of \$235M+ under management - we have figured out a niche that works well for our investors.

02

Proven Strategy

Our “cash-flow first” strategy works.

We identify and acquire distressed assets in growing markets that deliver returns from day one. No development or construction projects are undertaken, only cash flow and upside.

03

Investor-First Approach

We put our investors first.

All our investment opportunities are structured as 506(c) Reg D exemptions, allowing us to work exclusively with accredited investors. We back our performance by generous distributions, so investors can enjoy cashflow from day one.

04

Innovation-Driven

Our investments deliver the best in wealth creation and lifestyle.

Innovation is the driving force behind our vision of disrupting the marketplace on all fronts - asset management, investor relations, and most importantly, wealth creation.

Leadership Team

Our leadership team brings over 50 years in acquisition, finance, and asset management experience to the table, making us the ideal choice for your wealth preservation journey.

We aim to preserve your legacy and help you achieve a better lifestyle through strategic alternative investments.



KULDEEP GYANI
CHIEF EXECUTIVE OFFICER



DR. PARIN SHAH, MD
CHIEF MEDICAL OFFICER



RAZA KHAN
CHIEF INVESTMENT OFFICER

Leadership Team

Kuldeep Gyani, Chief Executive Officer

Mr. Kuldeep Gyani is the Chief Executive Officer of Qila Capital. He is a highly experienced real estate executive with over two decades of experience, with a primary focus on value add projects in the hospitality and healthcare sectors.

Mr. Gyani has extensive experience in healthcare, including freestanding emergency room facilities, end-of-life care and investments in surgery centers. In hospitality, he has successfully invested in and managed hotels, including acquisitions and transformations (P.I.P).

Under his leadership, his family office Gyani Capital has undertaken projects with an aggregate value of more than \$250 million. While his primary focus has been hospitality and healthcare, he also has experience in other areas such as affordable multifamily housing and retail. He has a deep understanding of financial structuring, operations and value-add focussed management.

Most recently, Mr. Gyani led the acquisition and successful transformation of Staybridge Suites, Extended Stay Laredo, Laredo Emergency Room, and McAllen Emergency Room, along with building some other successful ventures in Healthcare.

Mr. Gyani is a highly respected leader in the real estate industry. He is known for his strategic vision, financial acumen, and commitment to delivering high-quality projects, particularly in the hospitality and healthcare sectors.



Leadership Team

Dr. Parin Shah, Chief Medical Officer

Dr. Parin Shah, MD, is the Chief Medical Officer of Qila Capital. He is a board-certified Emergency Medicine physician with over two decades of clinical and leadership experience. Dr. Shah earned his Bachelor of Science in Chemical Engineering from the Illinois Institute of Technology in 1997 and his medical degree from Chicago Medical School in 2001. He completed his Emergency Medicine residency at Lincoln Medical Center in the Bronx, New York, where he served as Chief Resident from 2001 to 2005.

Dr. Shah began his attending career at Methodist Sugar Land Hospital, where he worked from 2005 to 2014 and was honored as Methodist Physician of the Year in 2007. From 2014 to 2021, he served as Medical Director of the Emergency Department at Resolute Health, while concurrently leading the Emergency Department at Laredo ER as Medical Director from 2015 to the present.

In addition to his medical leadership, Dr. Shah was named the Leukemia and Lymphoma Society's Man of the Year in 2018, recognizing his dedication to community service and advocacy.

His medical expertise ensures Qila Capital maintains high standards of care and safety in its healthcare investments.



Leadership Team

Raza Khan, Chief Investment Officer

Raza Khan is an experienced real estate and finance professional with over a decade of experience in banking, real estate and asset management.

He has over \$100M in real estate management experience, having been involved with real estate development and asset management in residential, commercial and mixed-use real estate.

He graduated from the University of Guelph in Business Administration and received a Diploma in International Business and Finance from Humber College Institute of Technology & Advanced Learning.

Prior to Qila Capital, Raza has successfully operated or led various real estate ventures including a \$900MM real estate development in Toronto, Canada, a \$180MM public-private development in Arizona, and a \$60MM medical real estate fund in Florida.





The Strategy

Sector Specialization: We focus exclusively on Healthcare and Hospitality due to their robust market demand and our deep operational expertise in these specific niches.

Institutional Grade Assets: Our "Cash-flow First" criteria ensures investors enjoy superb distributions and tax benefits while holding equity in high-quality, institutional-grade assets.

Built-In Risk Mitigation: Capital is protected by acquiring exclusively cash-flowing assets—eliminating the risks associated with ground-up development or construction.

Strategic Moats: We target assets anchored by permanent demand drivers, such as major military installations, international airports, and regional healthcare hubs.

Exit Strategy: While a typical holding period spans 3–5 years, we are currently projecting a 3-year exit for this specific fund through a strategic sale or refinance.

Regional Dominance: This fund is a cornerstone of our broader South Texas strategy, focusing on the high-growth corridor of San Antonio, Austin, and the Rio Grande Valley



Healthcare



Hospitality

Our investment philosophy prioritizes macro-economic demand and the intrinsic cash-flow potential of the asset itself. We move beyond traditional multifamily to leverage the nation’s most profitable and resilient sectors.



Our Portfolio

\$235M+

AUM

\$300M+

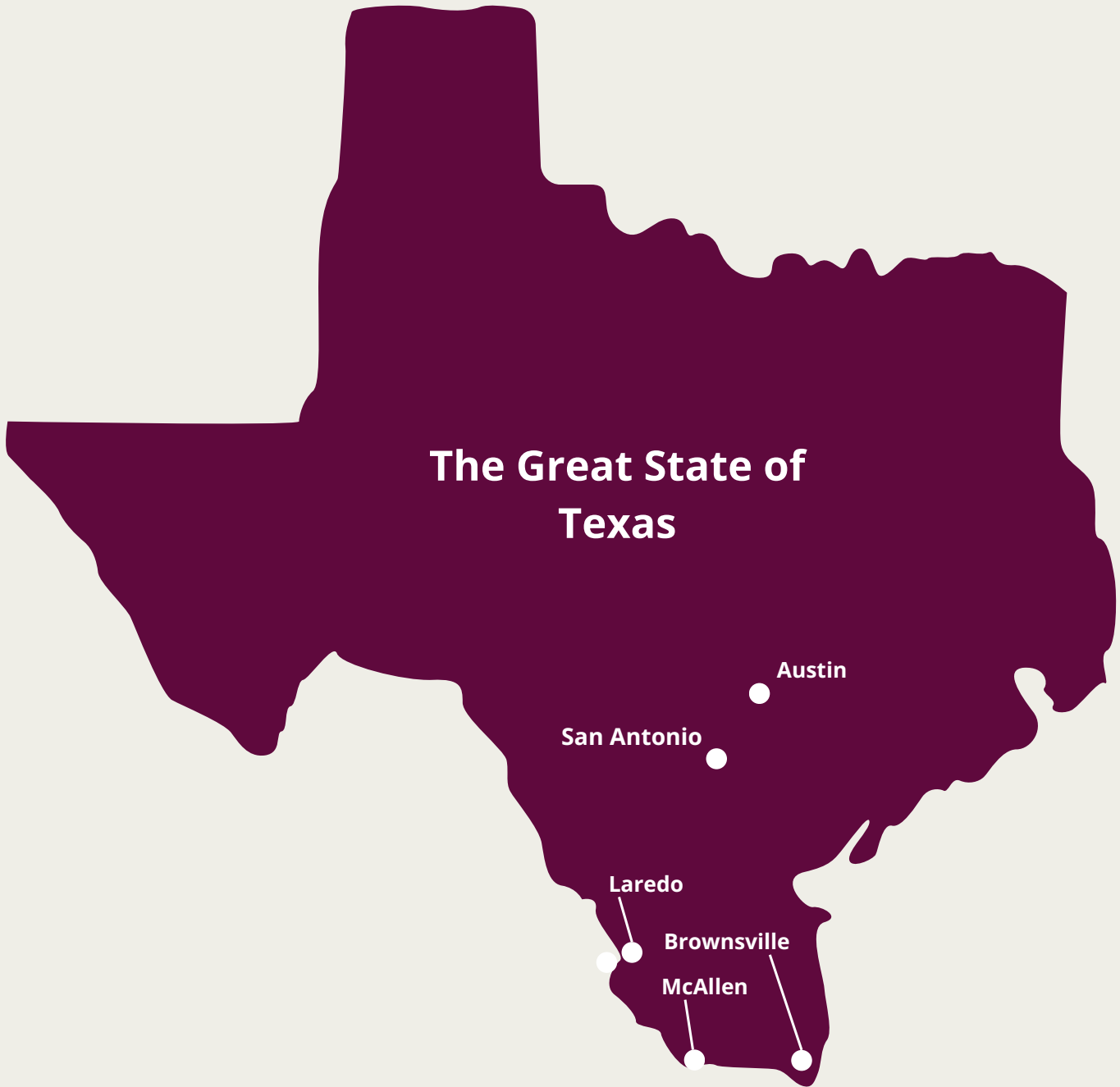
Transaction Volume

Leaders in the

South Texas

Healthcare and Hospitality Markets

(San Antonio, Austin, Laredo, McAllen and Brownsville)



Hospitality Portfolio



**Staybridge Suites Hotel by IHG
Laredo, TX**



**Aloft Hotel at UTSA
San Antonio, TX**



**Courtyard by Marriott
San Antonio, TX**



**Extended Stay Laredo Hotel
Laredo, TX
(Hyatt Studios Conversion)**



**Aloft Airport Hotel
San Antonio, TX**



**Townplace Suites Riverwalk
San Antonio, TX**

Future Hospitality Projects



Westin North Hotel
San Antonio, TX
September 2026



Holiday Inn Development
Laredo, TX
Summer 2026



IHG Select Hotel
Laredo, TX
Summer 2026

Healthcare Portfolio



**Laredo Emergency Room,
Laredo, TX**



**McAllen Emergency Room,
McAllen, TX**



**Ground Up Micro Hospital
Brownsville, TX**



**Optimal Wellness & Recovery
Laredo, TX (San Antonio, Austin and San Diego
coming soon)**



**Redeemer Hospice
South Texas**



**Border Medical Equipment
Laredo, TX**

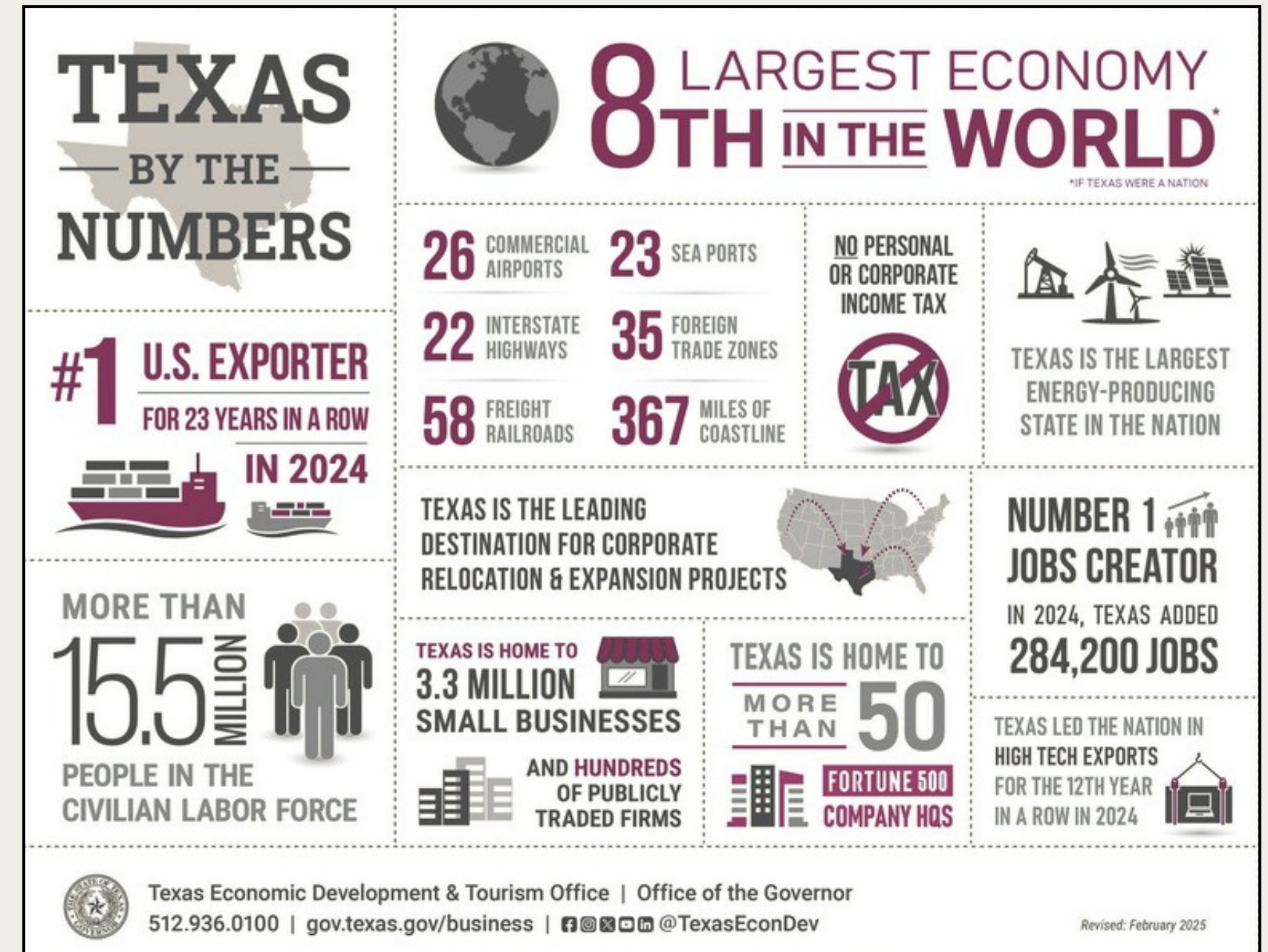
The Market

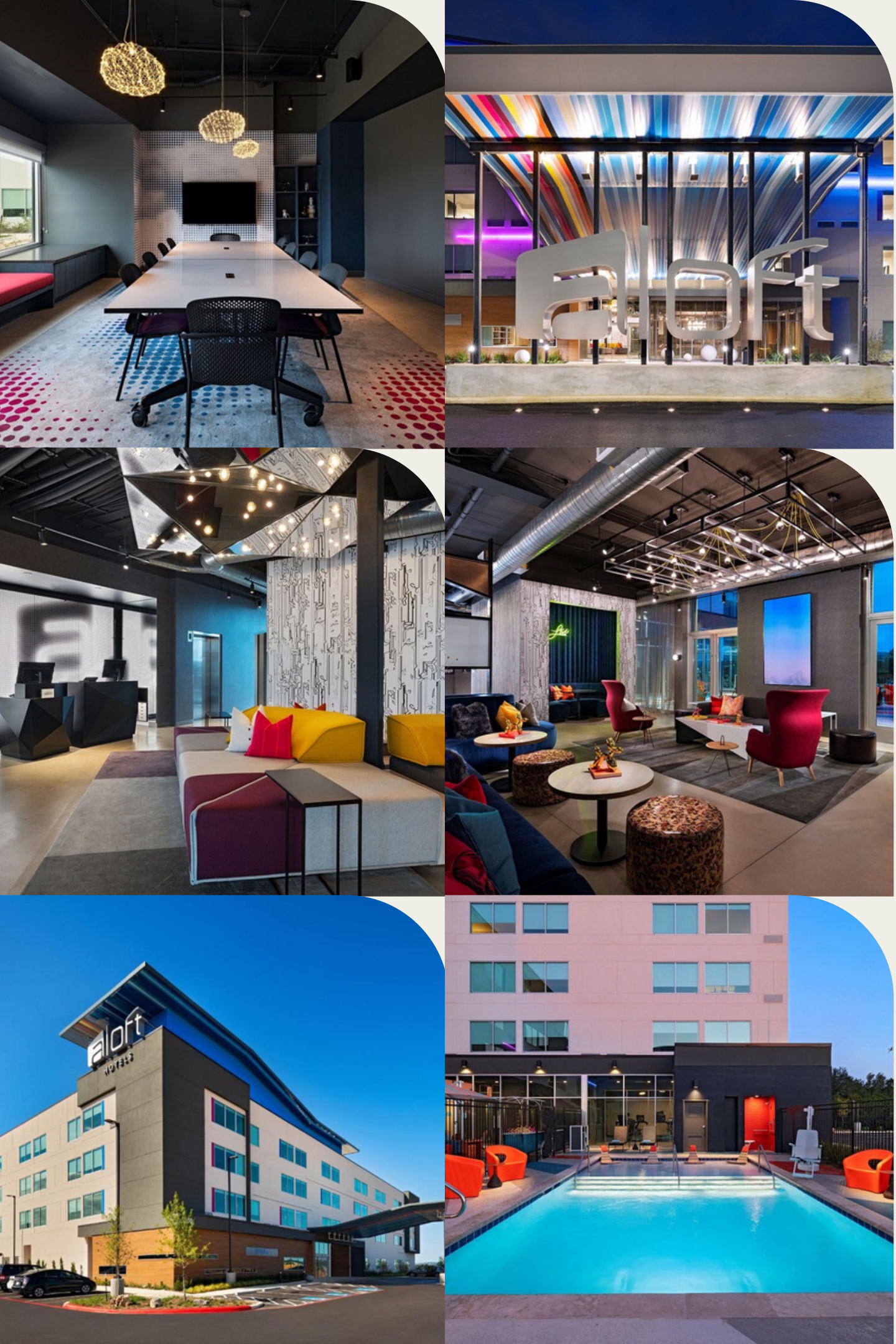
Texas: A Global Economic Powerhouse

- **Economic Dominance:** Texas boasts a diversified economy exceeding \$2 trillion annually; if it were a country, it would have the 8th largest GDP in the world.
- **Explosive Population Growth:** Leading the nation for over two decades, Texas added 4 million residents between 2010–2020 and is projected to add another 5–6 million by 2030.
- **Business Migration:** Major corporations like Tesla, Oracle, and Hewlett-Packard have relocated headquarters to Texas, driving high-paying job growth and sustained demand.
- **Investor-Friendly Climate:** The state offers a unique combination of no state income tax, affordable housing relative to coastal markets, and business-friendly policies.

Why San Antonio and South Texas?

- **A Top National City:** As the 6th largest city in the United States, San Antonio serves as the critical anchor for South Texas, providing unmatched market stability and scale.
- **South Texas Regional Leadership:** Qila is a leader in the South Texas market, with a dominant presence across San Antonio, Austin, Laredo, McAllen, and Brownsville.
- **Recession-Resistant Demand:** The region is supported by a "fortress" of demand drivers, including major military installations, booming business, sectors and cross-border trade.
- **The "Texas Triangle" Sprawl:** Growth is "overflowing" from the Texas Triangle into surrounding South Texas counties, making these suburban rings some of the fastest-growing areas in the state.
- **Proven Local Portfolio:** Qila leverages deep local expertise and operational infrastructure in our high-performing healthcare and hospitality portfolios.





The Opportunity

OVERVIEW

Qila is pleased to present investors an exclusive opportunity to invest in a premier Marriott flag hotel in the heart of San Antonio.

Located minutes from the University of Texas at San Antonio and ideally situated in one of the most upscale areas in the city, the property enjoys demand from a variety of local drivers.

- 136 Keys
- Launched in 2021
- Conveniently located near La Cantera Shopping Center, Six Flags Fiesta Texas, UTSA Athletics and The Rustic Live Music Venue.

INVESTMENT SUMMARY

Acquisition Value: \$17,500,000

Property Improvement Plan (P.I.P): \$0

Legals, Closing Costs and Franchise Fees: \$800,000

Total Acquisition Cost: \$18,300,000

GP Equity: 50%

TOTAL RAISE: \$9,350,000



Investment Summary

	Share Class A1	Share Class A2
Investment Amount	\$500,000 +	\$300,000 - \$499,999
Investor Type	Accredited	Accredited
GP Fees	None.	None.
Term	5 Years (Exit Optional)	3-5 Years (Exit Optional)
Projected Distributions	10% Preferred	9% Preferred
Projected Equity Uplift	73% (8.5% cap rate exit assumed)	50% (8.5% cap rate exit assumed)
Projected Annualized Return	25%	19%

+ Exclusive Marriott Discounts

Investment Structure

Fund Details

Investment Structure

All our investment opportunities are structured as 506(c) Reg D exemptions, allowing us to work exclusively with accredited investors. Investor capital is invested into the fund entity, and then allocated to the lower tier entity, providing a corporate veil and liability protection.

LP Investors in this deal will own the lower tier entity 100%, which will then invest in the asset entity on a 51/49 (GP/LP) basis.

Roles of LP

- Provide capital for acquisition
- Assumed limited liability

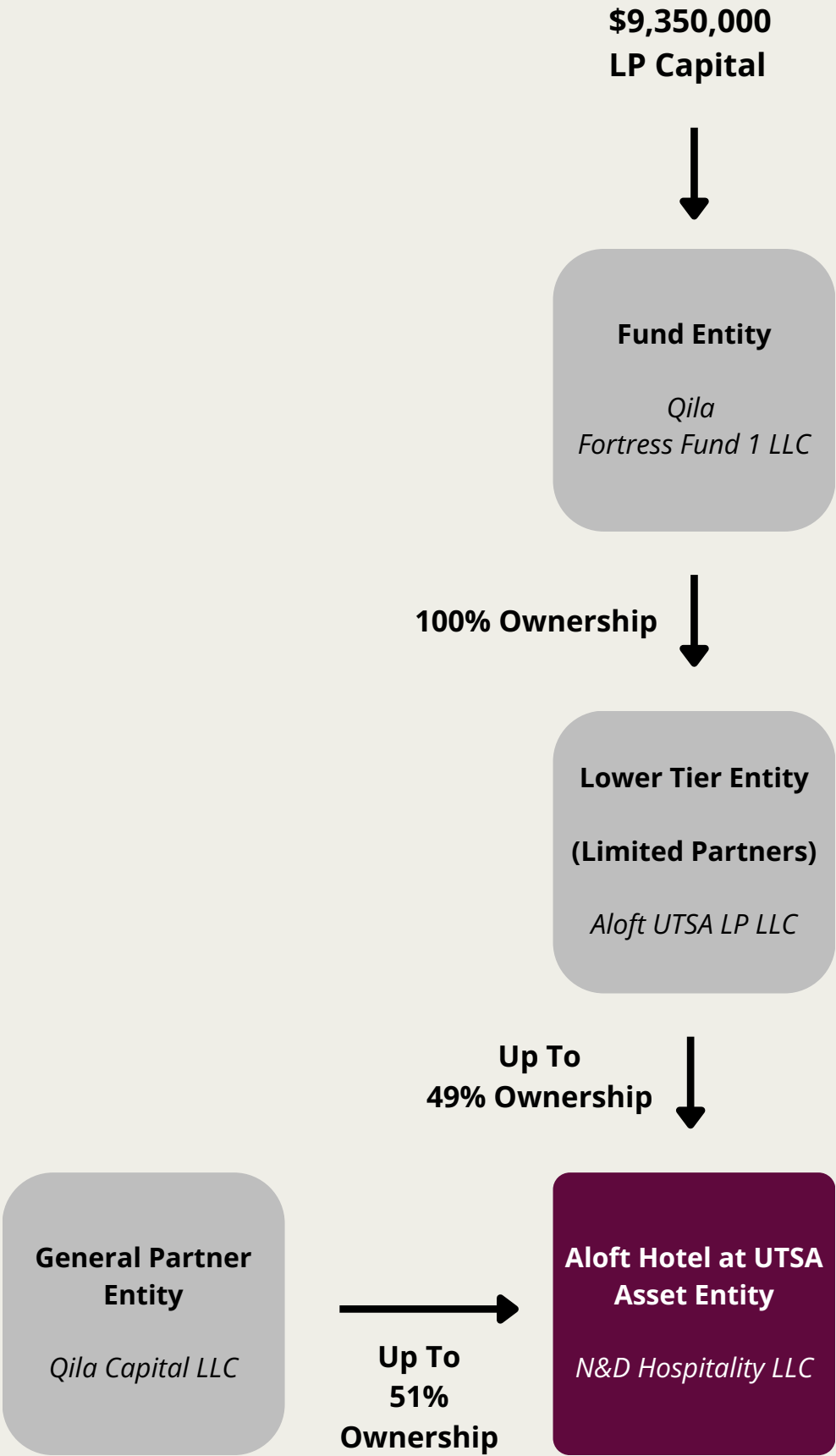
Roles of GP

- Deal sourcing, underwriting and due diligence
- Financing, putting up loan guarantees
- Management of the asset

Investment Timeline

Our investment holding periods are typically structured around a 5 year timeframe, during which the property may be sold or refinanced, and investors receive their share of the profits.

The GP will not charge any fees at the fund level.



MMP Discounts at Over 10,000 Bonvoy Properties

MARRIOTT BONVOY™

Luxury

EDITION



THE
LUXURY
COLLECTION



W
HOTELS

JW MARRIOTT

Premium



SHERATON
EST. 1927

MARRIOTT
VACATION
CLUB

DELTA
HOTELS

WESTIN
HOTELS & RESORTS

Le MERIDIEN

RENAISSANCE
HOTELS

AUTOGRAPH
COLLECTION
HOTELS

TRIBUTE
PORTFOLIO

DESIGN
HOTELS

GAYLORD HOTELS

Select

COURTYARD
BY MARRIOTT

FOUR
POINTS
BY SHERATON

SPRINGHILL SUITES
MARRIOTT

Fairfield
BY MARRIOTT



aloft
HOTELS

moxy
HOTELS

PROTEA HOTELS
MARRIOTT

Longer stays

Residence INN
BY MARRIOTT

TOWNEPLACE
SUITES
MARRIOTT

Marriott
EXECUTIVE APARTMENTS

element
BY MARRIOTT

Discount Example - Ritz-Carlton, Laguna Niguel



BEFORE DISCOUNT

THE RITZ-CARLTON

The Ritz-Carlton, Laguna Niguel

Hotel Details >

Sep 2-3

1 Room, 1 Guest

Room Type ▾

Points

Standard Rates

Special Rate

You can select accessible room options after choosing a room.

Resort View, Guest room, 1 King, Resort view, Balcony

Room Details >

\$1,172 USD / Night

Taxes and fees included

View Rates

AFTER DISCOUNT

THE RITZ-CARLTON

The Ritz-Carlton, Laguna Niguel

Hotel Details >

Sep 2-3

1 Room, 1 Guest

Room Type ▾

Points

Standard Rates

Special Rates

You can select accessible room options after choosing a room.

Special Rate Available

Resort View, Guest room, 1 King, Resort view, Balcony

Room Details >

\$281 USD / Night

Taxes and fees included

View Rates

Let's Connect



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