

AÑELO OASIS: EXECUTIVE SUMMARY

Worker Housing in Argentina's Vaca Muerta Energy Basin

THE OPPORTUNITY IN BRIEF

Añelo Oasis is a real estate development building worker accommodation in Añelo, Argentina - the service town for Vaca Muerta, the world's second-largest shale gas reserve and fourth-largest oil reserve. The project targets a 20% internal rate of return over seven years.

The investment thesis is straightforward: there is a severe housing shortage. The town has grown from 1,200 to 12,000 residents in 15 years, yet tens of thousands of workers still commute up to five hours daily from the nearest city. Oil and gas companies desperately need housing for their workers. We are building 144 units (468 beds) on prime land in the heart of town.

This is a picks-and-shovels play on Argentina's energy boom - we benefit from the growth without direct exposure to commodity prices.

PROJECT OVERVIEW

What we're building:

- 144 residential units providing 468 beds
- Located on secured land in central Añelo
- AAA-quality development in a town starved for decent accommodation
- Units leased to oil and gas companies (not individual tenants)

Construction approach:

- Steel frame technology
- Buildings prefabricated in Buenos Aires, assembled on-site
- This minimises labour risk in Añelo where workers are scarce and expensive
- 70% of construction costs are fixed; remaining 30% is variable (wages/FX)

THE NUMBERS

Entry cost:	≈\$1,600 per square metre (all-in: land, construction, fees)
Comparable sales:	\$3,400 - \$4,000 per square metre for finished units
Expected rental yield:	8-12% annually
Target IRR:	≈20% over 7 years

The maths: Build at \$1,600/sqm, rent the units generating 8-10% yields, then sell at \$3,400+ per sqm. Conservative assumptions still deliver strong returns.

TIMELINE

End of January 2026:	Capital raise closes
Mid-January 2026:	Council approval (rubber stamp - site already approved)
Jan - Feb 2026:	Concrete foundations laid
March - July 2026:	Steel frame delivery and construction
September 2026:	Project completion
Q4 2026:	Rental income begins
Q1 2027:	First dividend distributions to investors
2027 onwards:	Gradual unit sales

First half of the site will be ready for tenants by May 2026; full site by September.

HOW THE MONEY FLOWS

Investment structure:

- Investors become limited partners in a BVI Segregated Portfolio Company
- This structure is standard for international private equity (used by major hedge funds)
- The segregation isolates your investment from any other projects or risks

Moving capital in and out of Argentina:

- Historically a nightmare - slow, expensive, restrictive
- We use crypto rails (USDT) via the firm [PMI](#) that specialises in cross-border LATAM capital movement
- Transfers take 1-2 days vs. weeks under traditional banking
- All contracts and rents are dollar-denominated (adjusted quarterly)

Returns flow back through the same rails: Argentina → USDT → BVI → Investor distributions.

THE TEAM

Chris MacIntosh	Principal, Mavericks. 25+ years in global investing.
Andrew Ford	Operations lead. Managing on-ground execution between Argentina and overseas.
Nico Procopio	Argentine tax partner at a leading law firm. Two decades of local relationships.
Raúl Fratanoni	Nico's business partner; accounting and local operations.
Grupo Brick	Construction firm with extensive experience in remote mining camps

RISK FACTORS

Construction risk:

- Cost overruns and delays are the primary concerns

Commodity risk:

- A sustained oil price collapse (like COVID's \$20/barrel) could reduce worker demand
- Like Terra Oil, short-term price swings do not affect worker numbers. Only a prolonged downturn matters

Political risk:

- Argentina has historically been volatile
- Current Milei administration has enacted more reforms than any government in Argentine history
- New laws favour foreign investment (RIGI programme offers tax benefits and no FX controls for large projects)
- Argentina is expected to return to emerging market status in 2026

Currency risk:

- Peso has historically devalued
- Current government maintains FX controls that stabilise the currency
- Contracts are dollar-denominated with quarterly adjustments
- Even during the weak peso years (2019-2023), similar Vaca Muerta projects delivered comparable USD returns

Worst case:

- If the project fails entirely, investors hold real estate as collateral
- Entry at ≈\$1,800/sqm vs market value of \$2,000+ means even liquidation likely returns capital

The majority of risks above are mitigated by fixed-price contracts (70% locked), prefabrication models reducing operational risks, and experienced local partners.

WHO THIS IS FOR - AND WHO SHOULD SIT IT OUT

This investment suits you if:

- You are an accredited investor
- You have a 5+ year investment horizon
- You are comfortable with private equity (no daily liquidity)
- You want geographic diversification outside your home country
- You are looking for higher returns in exchange for emerging market exposure
- Minimum investment: \$50,000 (via Cayman cell structure) or higher for direct investment

This is NOT for you if:

- You need your money back within a couple of years
- You require daily liquidity (like a stock portfolio)
- Investing outside your home country makes you uncomfortable
- You cannot tolerate the inherent risks of emerging markets

NEXT STEPS

Express your interest [here](https://capitalistexploits.at/argentina-deal-info/) (https://capitalistexploits.at/argentina-deal-info/). You will receive access to the data room containing:

- Private Placement Memorandum
- Term sheet
- Supporting documentation

For questions: admin@subvertere.capital

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