THREEFOLD DEVELOPMENT PARTNERS

CAPITAL - DEVELOPMENT - CONSTRUCTION

FOR THE PRESS

Press Kit

Approved background, boilerplate, partner profiles and rules of use. Every line in this document is published on threefolddevpartners.com; nothing here is written for the press alone.

Aligned in purpose. Disciplined in execution. Built to endure.

Media contact: mail@threefolddevpartners.com - 254-489-8048

Version 1.0 - Updated 2026-09-20

threefolddevpartners.com

BOILERPLATE - SHORT

Threefold Development Partners is a real estate firm working across capital, development and construction. The firm applies The Cord of Three Framework(TM) - capital, development and construction examined separately, then tested against each other - to projects it participates in and to work it performs for owners and sponsors under written engagement.

BOILERPLATE - LONG

Threefold Development Partners is a real estate firm operating across three disciplines: capital, development and construction. The firm is led by its principals, and its work spans private capital and lending, development, construction advisory, owner representation, project recovery and fractional development leadership.

The firm's method is The Cord of Three Framework(TM): capital, development and construction are examined separately and then tested against one another, on the view that projects most often fail where those three disciplines meet rather than inside any one of them.

Threefold Development Partners does not publish investment terms, returns or a track record total, and nothing on its website is an offer of securities. Engagements are performed under written agreement. Threefold Development Academy is a separate business with its own terms and enrolment; education there is not a route to financing or advisory work.

AT A GLANCE

DISCIPLINES
Capital, development and construction

SERVICES
Private capital and lending, development, construction advisory, owner representation, project recovery, fractional development leadership, advisory and consulting

METHOD
The Cord of Three Framework(TM)

LEADERSHIP
The principals

BASE
McKinney, Texas

NAME, METHOD AND DESCRIPTOR

- Firm name, in full: Threefold Development Partners
- Descriptor: CAPITAL - DEVELOPMENT - CONSTRUCTION
- Tagline: Aligned in purpose. Disciplined in execution. Built to endure.
- Method: The Cord of Three Framework(TM)

THE PARTNERS

Felipe Soares

Principal

Capital, Strategy & Partnerships

felipe@threefolddevpartners.com - https://www.linkedin.com/in/soaresfelipe/

AT THREEFOLD

Felipe's discipline is capital, strategy and partnerships. His work focuses on the investment thesis, underwriting questions, capitalization, acquisitions, sponsor alignment and the relationships needed to move an opportunity toward a defensible decision.

BIOGRAPHY

Felipe Soares is a co-founder and principal of Threefold Development Partners, where he leads capital strategy, acquisitions, and strategic partnerships. Based in Dallas-Fort Worth, Texas, he works with landowners, developers, investors, lenders, and operating partners to evaluate opportunities and establish a practical path for moving projects forward.

Born in Brazil, Felipe immigrated to the United States in 2001 and has been active in Dallas-Fort Worth real estate investing since 2008. His background also includes 11 years of service as a firefighter and paramedic in Texas.

Felipe is the Founder and Fund Manager of RAW Capital Fund, Managing Partner of RAW Equity Group, and Founder and Host of Deal Maker DFW. His career experience across his prior ventures includes 412+ real estate transactions, $63M+ in transaction volume, and $45M+ in private capital raised.

At Threefold, Felipe focuses on opportunity evaluation, underwriting, capital planning, acquisitions, and partnership development. He helps define the investment thesis, business plan, financing requirements, and commercial terms of a potential engagement or joint venture.

He works closely with Robert K. Bishop on construction scope, budgets, schedules, and execution. His responsibility is to connect the opportunity, the capital, and the people responsible for delivering the plan.

Felipe's approach emphasizes clear communication, disciplined preparation, and responsible stewardship. Through his operating work and Deal Maker DFW, he also shares practical knowledge and builds relationships among real estate professionals.

His work at Threefold is grounded in the company's mission to honor God by uniting capital, development, and construction to steward resources wisely, serve people faithfully, and create lasting value for its partners and communities.

CAREER SUMMARY

- Principal and Co-Founder, Threefold Development Partners
- Capital, Strategy & Partnerships
- Founder and Fund Manager, RAW Capital Fund
- Managing Partner, RAW Equity Group
- Founder and Host, Deal Maker DFW
- Active in Dallas-Fort Worth real estate investing since 2008
- Brazilian immigrant who arrived in the United States in 2001
- Eleven years of service as a firefighter and paramedic in Texas

CAREER EXPERIENCE

- Since 2008 - Real Estate Investing
- 412+ - Real Estate Transactions
- $63M+ - Transaction Volume
- $45M+ - Private Capital Raised

Career figures reflect Felipe Soares's work across his prior ventures through September 20, 2026. They are presented as his individual career experience; Threefold Development Partners has a separate operating history.

SOURCES FOR THIS BIOGRAPHY

soaresfelipe.com - https://soaresfelipe.com/
RAW Capital Fund team page - https://rawcapitalfund.com/team

LinkedIn - https://www.linkedin.com/in/soaresfelipe/

Experience described above belongs to this individual and the entity that employed or contracted him at the time. It is not a Threefold Development Partners track record, and any figure is his own published figure for his own company.

THE PARTNERS

Robert K. Bishop

Principal

Construction & Execution

robert@threefolddevpartners.com - https://www.linkedin.com/in/robert-k-bishop-73932040/

AT THREEFOLD

Robert's discipline is construction and execution. His work focuses on preconstruction, scope, estimating, procurement, owner representation, cost and schedule controls, completion and recovery.

BIOGRAPHY

Robert K. Bishop is a co-founder and principal of Threefold Development Partners, and a construction and development executive based in the Dallas-Fort Worth Metroplex, with decades of experience leading complex projects across California, Arizona and Texas. His career spans luxury single-family homes, multifamily and condominium communities, build-for-rent developments and commercial rollout programs, with direct oversight of budgets, contracts, scheduling, risk management, stakeholder communication and full project lifecycle execution.

Operating at chief-executive and principal-partner level, he has led teams, managed general contractors and trade partners, negotiated vendor and subcontractor agreements, and provided independent oversight for owners, lenders, family offices and private equity sponsors. As he describes it on his own website, the work has one purpose: protecting the owner's investment through transparency, discipline and decisive leadership.

He also intervenes where projects have stopped working - distressed and stalled jobs needing rapid assessment, leadership restructuring, budget recalibration and operational course correction. Under his leadership, Family Development's hands-on approach to homebuilding earned multiple industry awards, including Builder of the Year, Gold Nugget and NAHB honors, and his own site lists BIA Grand Award, Golden Nugget Spirit Award, PCBC Merit Award and an Outstanding Philanthropic Award. Those awards belong to him and to the companies that earned them at the time, not to Threefold.

His own platform, RobertKBishop.com, houses his separate advisory practice - project clarity sessions, construction risk assessments, fractional construction executive work, owner's representation and stalled project rescue - together with the No Drama Development education program. At Threefold he holds construction and execution: preconstruction, scope, estimating, procurement, owner representation, cost and schedule control, completion and recovery. Robert K. Bishop Advisory is separately owned and separately contracted; an engagement with one is not an engagement with the other.

CAREER SUMMARY

- Construction and development executive - CEO and principal-partner level
- Project leadership across California, Arizona and Texas
- Luxury single-family, multifamily, build-for-rent and commercial rollout
- Distressed and stalled project recovery; owner-side independent oversight

SOURCES FOR THIS BIOGRAPHY

robertkbishop.com - https://robertkbishop.com/
Executive biography - https://robertkbishop.com/about
LinkedIn - https://www.linkedin.com/in/robert-k-bishop-73932040/

Experience described above belongs to this individual and the entity that employed or contracted him at the time. It is not a Threefold Development Partners track record, and any figure is his own published figure for his own company.

HOW TO USE THE FIRM'S NAME AND WORDING

- Write the firm's name in full on first reference: Threefold Development Partners.
- The method is The Cord of Three Framework(TM) - never "Chord", and never with a registered mark.
- Use each partner's title exactly as published on this page: each is a Principal, shown with the responsibility he holds. Felipe Soares and Robert K. Bishop are co-founders, as stated in their biographies.
- Quote only wording published on this site or given to you directly by a partner in writing. Do not paraphrase a service description into a claim of outcome, return or guarantee.
- Prior experience described in a partner's biography belongs to that individual and the entity that employed or contracted him at the time. It is not a Threefold Development Partners track record, and any figure a partner publishes is his own figure for his own company.
- Threefold Development Academy is a separate business. Do not present a course, workshop or lesson as a Threefold Development Partners service, or as a route to capital or advisory work.
- Robert K. Bishop Advisory and RAW Capital Raise are separately owned and separately contracted firms. Do not describe them as subsidiaries, divisions or affiliates under common ownership.

TOPICS THE PARTNERS WILL SPEAK TO

- Where development projects break at the seam between capital, development and construction
- What an owner should control in a construction contract, and what is usually conceded
- Reading a stalled or distressed project honestly before deciding whether to continue it
- What a landowner should understand before selling or entering a joint venture
- The difference between a development consultant, an owner's representative and a fractional development leader

WHAT THIS KIT DOES NOT INCLUDE

Listed rather than left out, so you know what to ask for instead of assuming it is unavailable.

- Logo files. The official emblem is not distributed from this page yet, because no approved logo package has been supplied for redistribution. Ask by email and a file will be sent to you directly.
- The legal entity name, which is not published.
- Any firm figure: projects completed, capital placed or raised by Threefold, square footage, unit counts, years in business, or client and counterparty names. Career figures shown in a partner biography are that individual's own record across his prior ventures, not a Threefold operating result.
- Project case studies and photographs, which are published only with the owner's written permission.
- Executive headshots at print resolution. The portraits on this site are the web versions.

MEDIA CONTACT

mail@threefolddevpartners.com

254-489-8048

300 E Davis St Suite 175, McKinney, TX 75069

Interview requests, fact checks and corrections all go to that address. A request for comment is answered or declined; it is never answered with a figure or a claim that is not published on this site.

Press kit version 1.0, updated 2026-09-20. Nothing in this document is an offer of securities, an investment solicitation or a commitment to perform work.