

# MULTIFAMILY INVESTMENT OPPORTUNITY

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SEC 506(B)



469-393-3444



[www.westworthcapital.com](http://www.westworthcapital.com)

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# Executive Summary

## The Cape

228 units well maintained 2006 Class A Asset with Extensive Value-Add opportunity

Introducing our newest investment opportunity, The Cape Apartments in North-West Houston, Texas. With a \$7M discount secured through strategic relationships and negotiations, this property offers an outstanding value-add opportunity. This beautiful asset is in the affluent Tomball area with average incomes north of \$124,000 has maintained a strong 94.1% occupancy rate over the past year. The spike in interest rates is forcing the existing ownership group to sell, providing us an incredible opportunity to buy a Class A well-maintained asset at a discounted price and generate outstanding returns for you.

### Projected Returns

| Class | Min. Investment | Model               | Avg. CoC | Equity Multiple | AAR    |
|-------|-----------------|---------------------|----------|-----------------|--------|
| A1    | \$50,000        | 5% pref + waterfall | 6.41%    | 2.00x+          | 20.04% |
| A2    | \$100,000       | 6% pref + waterfall | 7.41%    | 2.07x+          | 21.39% |
| A3    | \$250,000       | 7% pref + waterfall | 8.41%    | 2.14x+          | 22.75% |

### INVESTMENT HIGHLIGHT

- Class A property built in 2006, located in an excellent school district
- 228 well-maintained units with significant value-add potential for 62% of units
- Favorable demographics with \$124,000 and \$136,000 average household income within the one and three-mile radius respectively
- Over \$2.55M in Major Capex spent by the current ownership group
- Conservative assumptions used for future rent growths, expenses and capital budget



**OUR TEAM HAS A PROVEN TRACK RECORD WITH 7,000+ UNITS ACROSS 6 STATES, 40 YEARS+ COMBINED EXPERIENCE, WITH OVER 4200 UNITS IN TEXAS, WE BRING A WEALTH OF EXPERTISE TO EVERY PROJECT.**

### OFFERING SUMMARY

|                        |               |
|------------------------|---------------|
| Purchase Price         | \$ 30,000,000 |
| Equity Required        | \$ 12,900,000 |
| Hold Time              | 5 years       |
| Purchase Cap Rate (T3) | 6.5%          |

Member Ownership and Investor Distribution of Cash Flow

|    |                             |
|----|-----------------------------|
| 2% | Acquisition Fee             |
| 2% | Asset Management Fee        |
| 7% | Construction Management Fee |
| 0% | Disposition/Refinance Fees  |



THE  
CAPE

Meet The Team

# Sponsorship Team

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**REJ  
THOMAS**

- Full-time real estate entrepreneur specializing in multifamily projects over 6 years
- Investments in over 4000 doors as a general and limited partner
- Former medical professional with strong expertise in patient care, research and academic teaching
- Passion to provide affordable living through multifamily



**Dami  
Fadipe**

- Full-time accredited investor, Multifamily Syndicator, and Managing Partner at Westworth Capital.
- Over 500 units invested as Limited Partner (LP) and General Partner (GP), managing \$40 million in Assets Under Management (AUM).
- Ex-JP Morgan and Fulton Financial Corporation



**JIE  
CHEN**

- Full-time real estate professional with 5+years of experience and asset management
- Extensive experience managing retail outlets up to 60 locations
- Has owned, managed and operated over 1,200 doors in Texas. Assets range from heavy value add to yield play
- AUM \$106 MM



**BRENT  
RITCHIE**

- Full-time real estate professional with 8+years of experience and recovering structural engineer
- Extensive experience managing global projects up to \$3 billion
- Has owned, managed and operated over 3,400 doors in 6 states. Assets range from deep value add repositioning to yield play
- Experienced in development, construction and asset management

# Sponsorship Team

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**Anjou  
Martinez**

- Full-time real estate professional with 8+years of experience and recovering structural engineer
- Extensive experience managing global projects up to \$3 billion
- Has owned, managed and operated over 3,400 doors in 4 states. Assets range from deep value add repositioning to yield play
- Currently leading a \$60 million class a development



**Jason  
Ma**

- Joined the Sumrok personal mentoring program in 2019.
- Jason invested in 2323 units and is currently GP operating as the asset manager in 3 deals.
- ❑ Holds a Master's Degree in Computer Engineering and a background in managing a software development team. His strength is his ability to think like an engineer to establish systems and processes.



**Murugan  
Vadivel**

- Accredited, active investor in commercial and residential in the us.
- General sponsor in 3 multifamily projects for 1000+ doors
- Passively invested in over15+ multifamily syndications deals in the us for more than 10 years
- Business development executive and handled the P&L of \$50mn+

# Combined Sponsor Portfolio as Principals (Highlights)



**VISTA DEL LAGO**  
Dallas, Texas  
320 Units



**FOREST RIDGE**  
Dallas, Texas  
160 Units



**VERANDAS AT BEAR CREEK**  
Houston, Texas  
160 Units



**THE ENCLAVE ON BETHANY**  
Glendale, Arizona  
120 Units



**PRIME AT LAKE HIGHLANDS**  
Dallas, Texas  
98 Units



**COTTAGES ON EDMONDS**  
Lewisville, Texas  
111 Units



**MAGNOLIA RIDGE**  
Gaffney, SC  
84 Units



**LAKES AT MADERA**  
Baytown, TX  
392 units



**BELLA VISTA**  
Houston, Texas  
84 Units



**MEADOWS ON MERRILL**  
Duncanville, Texas  
200 Units



**LIVE OAK**  
Houston, Texas  
162 Units



**CROSSING AT 820**  
Fort Worth, Texas  
200 Units



**FALL LAKE**  
Houston, Texas  
112 Units



**TRINITY PARK**  
Irving, Texas  
92 Units



**THE WOODS OF HALTOM**  
Haltom, Texas  
89 Units



**THE FLATS AT 2030**  
Phoenix, AZ  
237 Units



**THE FLATS AT 265**  
Athens, GA  
112 Units



**PREMIER CLUB**  
Union City, GA  
88 Units

# Strategic Partners

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**NEWMARK**





THE  
CAPE

# Investment Highlights



# Investment Summary

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## The Cape

*Tomball, Texas*

We are thrilled to bring to you our latest investment opportunity - **The Cape Apartments**, located in Tomball, Texas.

This class A asset has undergone extensive negotiations to bring you an exceptional deal. The property is situated in an affluent submarket in northwest Houston, surrounded by numerous shopping centers, churches, and excellent schools.

Our professional team will bring this property to the next level with stylish interior upgrades, smart homes, exterior beautification, a remodeled clubhouse along with capturing some low-hanging fruit including valet trash services, internet packages, utility recapture and other value-add opportunities.

In the words of Joe Williams, founder of Keller Williams Realty, “I have never seen a bad market; it is simply a market to buy in or a market to sell in.” This is a great time to buy and after underwriting hundreds of deals we have found a fantastic project at a huge discount and invite you to join us.

# Investment Highlights

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## BUSINESS PLAN



- Interior renovations
- Enhance curb appeal
- Improve signage
- Upgrade and rent out the clubhouse
- Enhance private lake features
- Improve amenities
- Add smart homes
- Internet package
- Valet trash
- Co-share business center

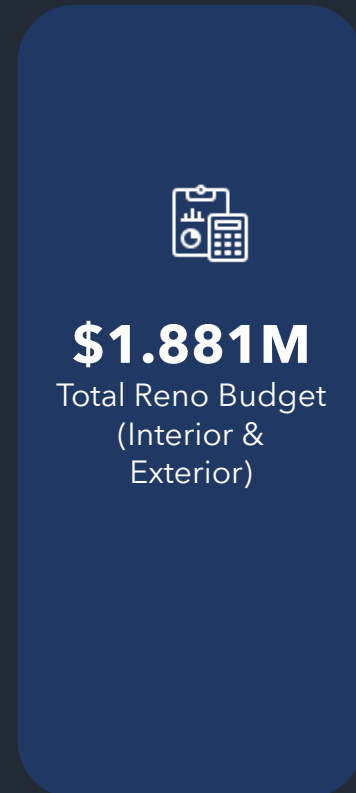
# Investment Highlights

By investing a total of \$1.881M in The Cape Apartments we are committed to creating a truly exceptional living experience for all our residents, we are creating a community that creates an exceptional environment for our residents and their guests.

And with our additional capital improvements, we'll be able to ensure that our commitment to excellence remains unwavering throughout our ownership.

## RENOVATIONS PLANNED INCLUDE:

- Interior Renovations (120)
- Enhance Curb Appeal
- Improve Signage
- Upgrade Clubhouse
- Enhance Private Lake Features
- Improve Amenities
- Add Smart Homes
- Internet Package
- Valet Trash
- Co-share Business Center



**62%**

Ability to upgrade 62% of the class units for a proven value add

# The Cape Value-Add Opportunity

## THE CAPE VALUE-ADD

(Upgrades as of August 2023)

|   | Classic          | Full <sup>1</sup>               | Granite                    | Quartz                              |
|---|------------------|---------------------------------|----------------------------|-------------------------------------|
| Total # of Units                              | <b>11</b>        | <b>131</b>                      | <b>82</b>                  | <b>4</b>                            |
| Percentage of Property                        | 4.8%             | 57.5%                           | 36.0%                      | 1.8%                                |
| <b>Avg. Upgrade Premium over Classic</b>      | <b>N/A</b>       | <b>\$50</b>                     | <b>\$130</b>               | <b>\$440</b>                        |
| <b>Current Owner Upgrades</b>                 |                  |                                 |                            |                                     |
| Appliances                                    | White            | White/Black/<br>Stainless-Steel | Stainless-Steel            | Stainless-Steel                     |
| Cabinets                                      | Painted          | Painted                         | Modern Cabinets            | Upgraded Modern<br>Cabinets         |
| Countertops                                   | Formica          | Formica                         | Granite                    | Quartz                              |
| Sinks   | Overmount        | Overmount                       | Overmount                  | Undermount                          |
| Faucet  | Standard         | Standard                        | Gooseneck                  | Gooseneck                           |
| Common Area<br>Flooring<br>(First Floor Only) | Wood Plank       | Wood Plank                      | Modern Vinyl<br>Wood Plank | Upgraded Modern<br>Vinyl Wood Plank |
| Kitchen<br>Backsplash                         | Dated Stone Tile | Dated Stone<br>Tile             | Subway Style               | Modern Tile                         |
| Framed<br>Bathroom Mirrors                    | Yes              | Yes                             | Yes                        | Yes                                 |
| Lighting                                      | Standard         | Standard                        | Updated Fixtures           | Updated Fixtures                    |

<sup>1</sup>Full units are primarily classic units which have undergone as need replacements upon the unit turning. Some of these replacements include new appliances, touch up paint, and vinyl plank or carpet flooring.



CLASSIC UNIT



FULL UNIT<sup>1</sup>



GRANITE UNIT



QUARTZ UNIT

# The Cape Value-Add Opportunity

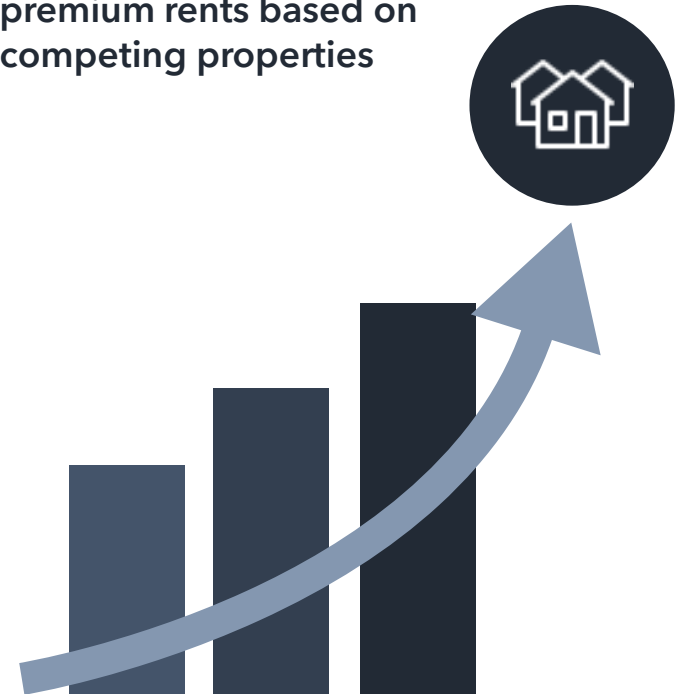
These 142 units are eligible for a substantial value add program including:



Fully Renovated Units  
receive an average

**+ \$ 440/month**

premium rents based on  
competing properties



# Investment Highlights

2006  
CONSTRUCTION

LOW  
DENSITY

\$440+ RENT  
OPPORTUNITY

IDEAL  
LOCATION

BOOMING  
MARKET

## The wait is over!

The Cape investment opportunity has arrived.



Located in Tomball, North Houston



12.47% population growth since 2020.

The potential renters are well-qualified and can afford a monthly rent of \$3,441, which is \$2,171 higher than our average rent.

The property has achieved 6.8% rent growth last quarter and has maintained an average occupancy rate of 91% for the last 12 months. This makes it an ideal property for renovations, while remaining the preferred choice of tenants.

This makes The Cape property the perfect investment opportunity that you don't want to miss out on.



# U.S. 5 Year Treasury

US5Y:Tradeweb

RT Quote | Exchange

Yield | 5:05 PM EST

**4.14%** ▼ **-0.158**

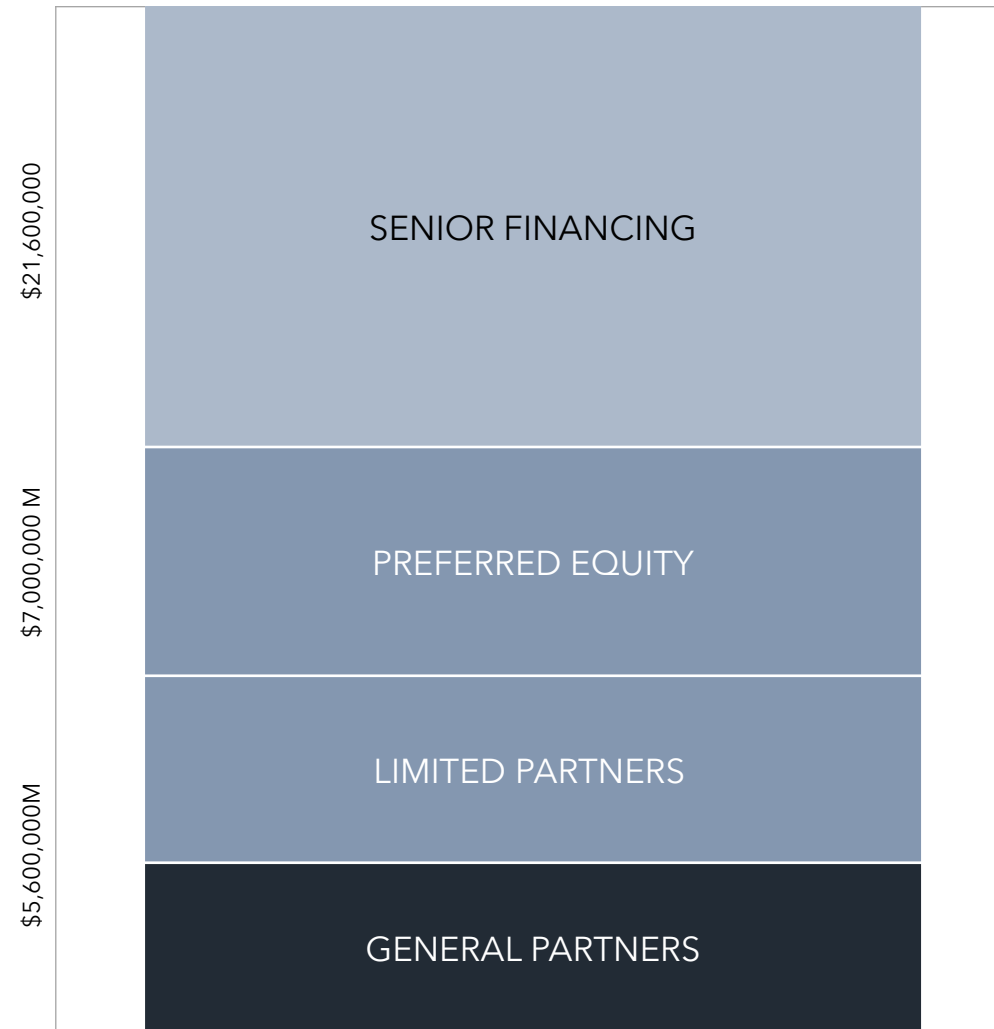
1D 5D 1M 3M **6M** YTD 1Y 5Y ALL

+ Comparison

1D ▾ Display ▾ Studies ▾ ⚙️ | ✎️ + 🗨️



# The Capital Stack



# Cost Segregation

Investor Class Example | Sample based on \$50,000, \$100,000 & \$250,000 investments

Conducting a cost segregation study for The Cape to optimize accelerated and bonus depreciation. A \$100,000 investment may result in a Year 1 paper loss of around \$60K, representing a 60% loss ratio. This approach ensures effective tax planning and maximizes returns. Make sure to connect with your CPA to see how you can take advantage of this.

## Class A1

*\$50k investment*

**\$30K**

Estimated Year  
1 Paper Loss

**60% Yr 1 Loss Ratio +  
86% over 5-6 yrs**

## Class A2

*\$100k investment*

**\$60K**

Estimated Year  
1 Paper Loss

**60% Yr 1 Loss Ratio +  
86% over 5-6 yrs**

## Class A3

*\$250k investment*

**\$150K**

Estimated Year  
1 Paper Loss

**60% Yr 1 Loss Ratio +  
86% over 5-6 yrs**



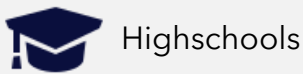
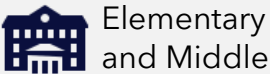


# THE CAPE Location and Submarket

# Demographics

The Cape enjoys strong surrounding demographics and single-family home values.

Families at The Cape benefit from favorable school zonings with A+ and B+ rankings for:



2023 HOUSEHOLD INCOME

|           |           |           |
|-----------|-----------|-----------|
| \$123,890 | \$136,890 | \$128,869 |
| 1 MILE    | 3 MILES   | 5 MILES   |

Projected income growth of the area:  
**14.9%** in the next **5 years.**

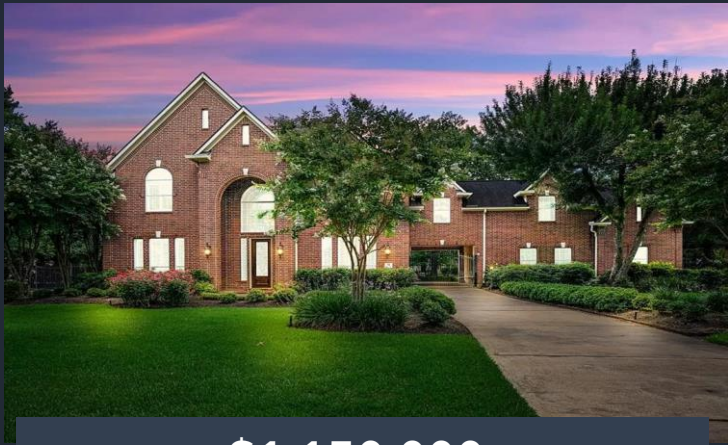
Based on current incomes, **potential renters in the area can afford \$3,441/month** in rent, \$2,171 higher than current effective rents.



**\$1,750,000**  
Rachels Way Ct

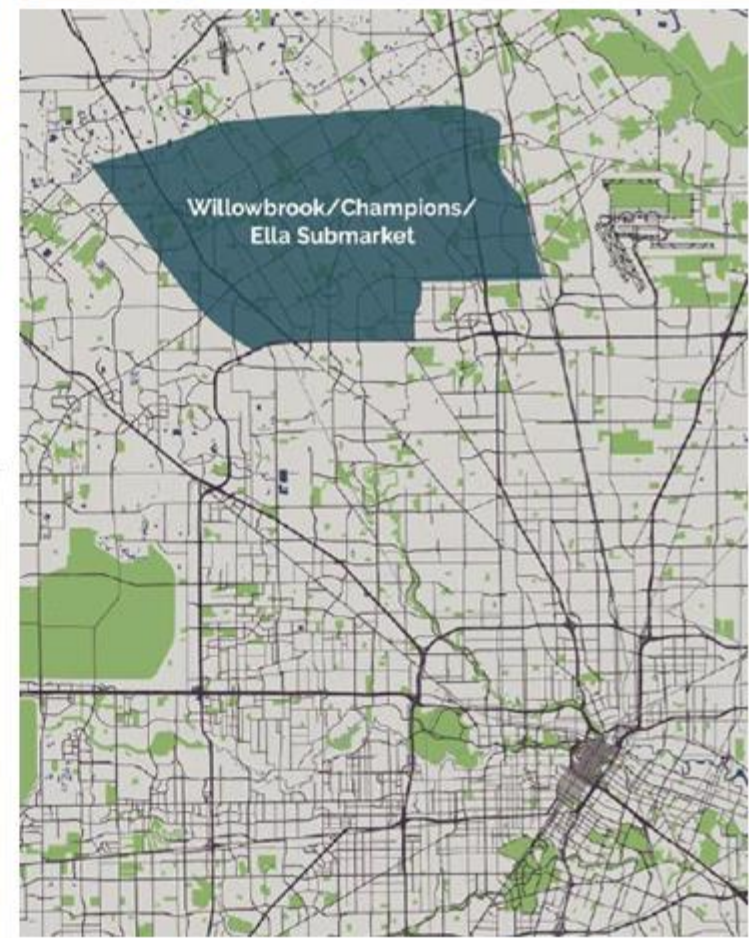


**\$1,150,000**  
Cape Breeze Dr



**\$1,150,000**  
Florham Park Dr.

# Strong Submarket Performance



Over the past 24 months, rents for all product classes in the Willowbrook / Champions / Ella submarket have grown more than:

**10.3%** 



# Education



Concordia Lutheran High School



AMERICA GRADE A+, OVERALL GRADE



PRIVATE, LUTHERAN 9-12



Canyon Pointe Elementary School



#7 IN BEST PUBLIC ELEMENTARY SCHOOLS IN HARRIS COUNTY



GRADE A+OVERALL GRADE



PUBLIC PK, K-4



Blackshear Elementary School



#3 IN BEST PUBLIC ELEMENTARY SCHOOLS IN PIERCE COUNTY



GRADE A- OVERALL GRADE



PUBLIC, PK, K-5

# Retail & Entertainment

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**Grand Parkway Marketplace**

A 75-acre \$87 million new development with 280,145 GLA

Anchored by Target, Ross Dress for Less, Michaels, PetSmart, Burlington, DSW, TJ Maxx, Party City and Ulta



**Vintage Park**

Anchored by an HEB Vintage Market and Alamo Draft House movie theater with seven screens

Lifestyle shopping center with 16 buildings, 88 stores; comprised of 324,000-square feet ground floor retail & medical space, and 24,000-square feet of 2nd story office space



**Willowbrook Mall**

Located at Hwy 249 and 1960, 160 stores, & ranks among the top 5 largest retail centers in all of Houston

Boasts names such as Coach, Banana Republic, American Eagle Outfitters, Abercrombie and Fitch, Ann Taylor, Macy's, Old Navy, and more



**Houston Premium Outlets**

A 542,000-square foot shopping center comprised of 145 designer name brand stores

Popular stores include Armani Outlet, Burberry, Nike, Kate Spade New York, Tory Burch, Tag Heuer, J. Crew, Lacoste, and many others

# North Houston District

The North Houston District proudly hosts some of Houston's foremost corporations, featuring outstanding broadband infrastructure and ample land for both new developments and redevelopment projects.



Convergence of I-45 N and the North Sam Houston Parkway (Beltway 8 North), merely 6 miles from Houston's Bush Intercontinental Airport

Noteworthy companies in the area include:

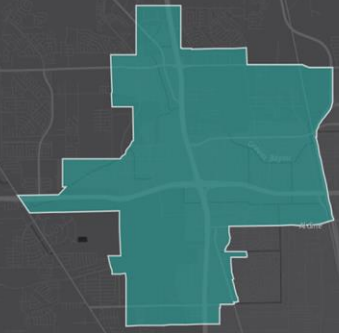


## Pinto Business Park

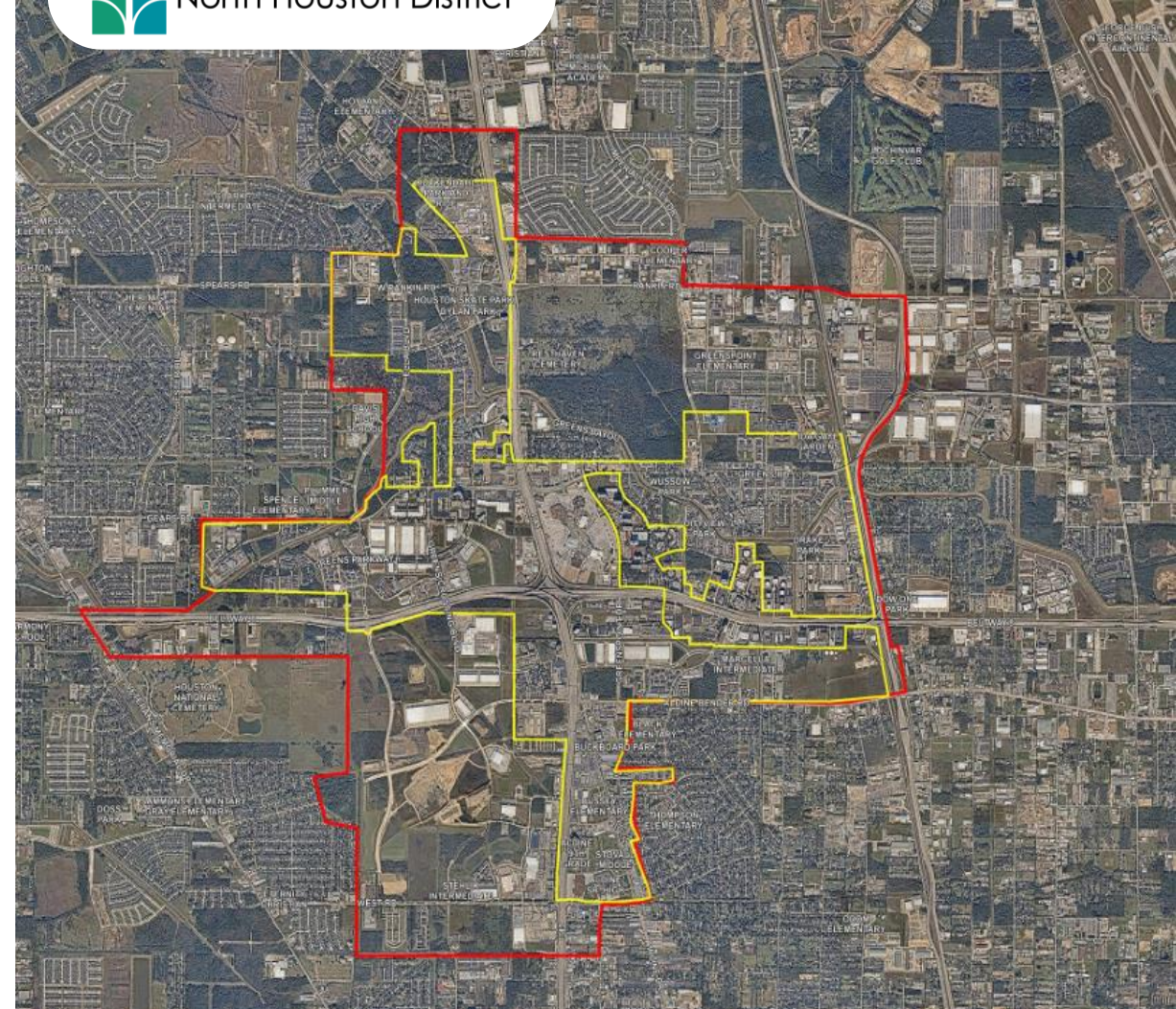
Pinto Business Park is a 971-acre industrial park able to accommodate up to 7,000,000 square feet of build-to-suit and user-owned distribution, light manufacturing



70,000  
EMPLOYEES



North Houston District



LONE STAR COLLEGE  
9,013 students

BAKER HUGHES EDUCATION CENTER  
50,000-70,000 Students Annually

GRAND PARKWAY  
MARKETPLACE  
Target  
Party City  
Michaels  
TJ-maxx  
PETSMART  
Burlington  
ULTA

ExxonMobil  
3MM SF complex  
10,000 employees

CITY PLACE

2,000-acre ground-up development  
Capacity for 9M sf commercial space  
35,000-50,000 potential employees

hp ABS SWN Hewlett Packard Enterprise

TOMBALL  
TOWN CENTER  
Target  
Party City  
Office Max  
Lowe's  
Burlington  
Burlington  
Burlington

KINDRED HOSPITAL  
75 beds - 120 employees

BJ SERVICES

TOMBALL REGIONAL  
MEDICAL CENTER  
191 beds - 878 employees

TOMBALL BUSINESS/  
TECH PARK

Walmart  
CROSSMARK  
PETCO

CHI ST. LUKE'S HEALTH  
SPRINGWOODS VILLAGE

Lowe's  
AMC  
THEATRES

TOMBALL  
MARKETPLACE  
Marshall's  
five BELOW  
ROSS  
Kohl's

TOMBALL PARKWAY  
PLAZA  
Walmart  
PALAIS ROYAL  
BIG LOTS  
HOBBY LOBBY

19 & IMAX  
REGAL  
THEATRE

H-E-B  
SPRIS  
LA FITNESS

Target  
PETCO  
ULTA

TopGolf

DAIKIN TEXAS  
TECHNOLOGY PARK  
5,000 employees | 4.1M sf - Produces  
Goodman and Amana AC/Heating Units

TOMBALL CROSSINGS  
Famous Footwear  
Old Navy  
Kohl's  
Walmart  
ROSS

THE  
CAPE

VINTAGE PARK  
32.4K sf retail  
Premier Destination For  
Business, Shopping, Dining  
& Entertainment

H-E-B

KLEIN SQUARE  
PETCO  
Fred Meyer  
FAMILY DOLLAR

IAH

BUSH INTERCONTINENTAL  
AIRPORT  
\$27.3 billion economic impact  
141,500 jobs supported  
15th busiest airport in North America  
45 million + passengers (2019)

Target  
Stacy's  
Hobby Lobby

noble  
energy  
1,600 employees

LONE STAR  
COLLEGE  
11,312 students

WHOLE  
FOODS  
MARKET

ST. LUKE'S HEALTH  
THE VINTAGE HOSPITAL

HOUSTON METHODIST  
WILLOWBROOK HOSPITAL

WILLOWBROOK MALL AND PLAZA  
Macy's  
Dillard's  
H.M.  
MICHAEL KORS  
NORDSTROM  
FOREVER 21  
RACK

FAROUK  
SYSTEMS  
3,000 employees

NORTH HOUSTON DISTRICT

70,000 jobs - 4,400 businesses  
20 major companies  
18M sf office, retail, industrial

PINTO BUSINESS PARK  
971 acres  
Sysco  
amazon

5  
MILES

# Area Employers

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Approximately 1 million SF of Class A Office Space

Noble Energy Center One consists of 500,000 SF

Noble Energy Center Two was completed in 2015 and includes 456,000 SF



\$50 million education facility on approximately 100 acres

Provides training for oil field and oil rig workers on drilling technology

Between 50,000 and 70,000 students per year are estimated to be using the facility and the facility brings in an estimated \$8.4 million



Provider of hydraulic fracturing & pressure pumping services HQ in Tomball, TX

Recently filed for a \$100 million IPO with the SEC

Operates in 16 different locations throughout the U.S. and Canada and has over 14,000 employees

# Area Employers

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**DAIKIN TEXAS  
TECHNOLOGY PARK**

A \$417 million, 4.1 million square foot facility

Currently employs over 1,000 people and will employ over 5,000 total employees by 2018

The park has a projected economic impact of \$3.9 billion annually and will create more than 5,000 direct jobs and 11,000 indirect jobs



**TOMBALL BUSINESS &  
TECHNOLOGY PARK**

99.5-acre business and technology park

Packers Plus Energy Services has constructed a \$21 million campus and will house 350 full-time employees over the next five years

Located near South Highway 249, the Grand Parkway, and FM 2920 offering flexible lot sizes and competitive pricing



**LONE STAR COLLEGE  
UNIVERSITY PARK**

Enrollment of 11,312 students

The Lone Star System has a total of 5,724 employees

More than double the size of Lone Star College's current largest campus

# Major Healthcare Employers



## Tomball Regional Medical Center

- A 150-acre 191-bed hospital serving the Tomball area since 1976
- Employs 878 people including 236 doctors and 248 nurses
- Offers emergency care, labor and delivery, a level III Neonatal Intensive Care Unit (NICU), general surgery, cardiology, pulmonary medicine, acute inpatient rehabilitation, sports medicine, physical therapy, orthopedics, outpatient testing, and wound care



## Houston Methodist Willowbrook Hospital

- A 52-acre 276-bed hospital serving Northwest Houston since 2000
- Employs 1,471 people including 448 doctors and 595 nurses
- The hospital specializes in cardiology and cardiovascular services, neurology, neurosurgery, orthopedics and sports medicine, and comprehensive cancer services



THE  
CAPE

# Property Information

# Well Maintained Property

## Completed CapEX

|                                      | Cost to Date     |
|--------------------------------------|------------------|
| <b>Exterior</b>                      |                  |
| Stone Facade/Paint                   | \$405,000        |
| Exterior Lighting                    | \$55,000         |
| Parking Lot & Trip Hazards           | \$21,000         |
| General Repairs                      | \$225,000        |
| <b>Exterior Subtotal</b>             | <b>\$709,000</b> |
| <b>General Property Enhancements</b> |                  |
| Landscaping/Tree Trimming            | \$47,000         |
| Clubhouse Renovation/Furniture       | \$23,000         |
| Gym                                  | \$7,000          |
| Pools                                | \$76,000         |
| Site Signage                         | \$130,000        |
| Public Amenities                     | \$113,000        |
| <b>Exterior Subtotal</b>             | <b>\$396,000</b> |

|                               | Cost to Date       |
|-------------------------------|--------------------|
| <b>Interior</b>               |                    |
| Paint                         | \$196,000          |
| Flooring                      | \$256,000          |
| New Appliances                | \$365,000          |
| GHVAC/Water Heater            | \$31,000           |
| Granite/Countertops           | \$163,000          |
| Cabinet Doors                 | \$2,000            |
| Interior Doors and Baseboards | \$66,000           |
| Fixtures                      | \$113,000          |
| Backsplash                    | \$28,000           |
| Labor                         | \$105,000          |
| Miscellaneous                 | \$126,000          |
| <b>Interior Subtotal</b>      | <b>\$1,453,000</b> |
| <b>Renovation Total</b>       | <b>\$2,558,000</b> |

This well-maintained asset has been impeccably operated by the current owners, they invested over \$2.558M investment into interior and exterior renovations. This investment leaves little deferred maintenance and optimizes our investment into the renovations that generate the best returns - interior renovations.





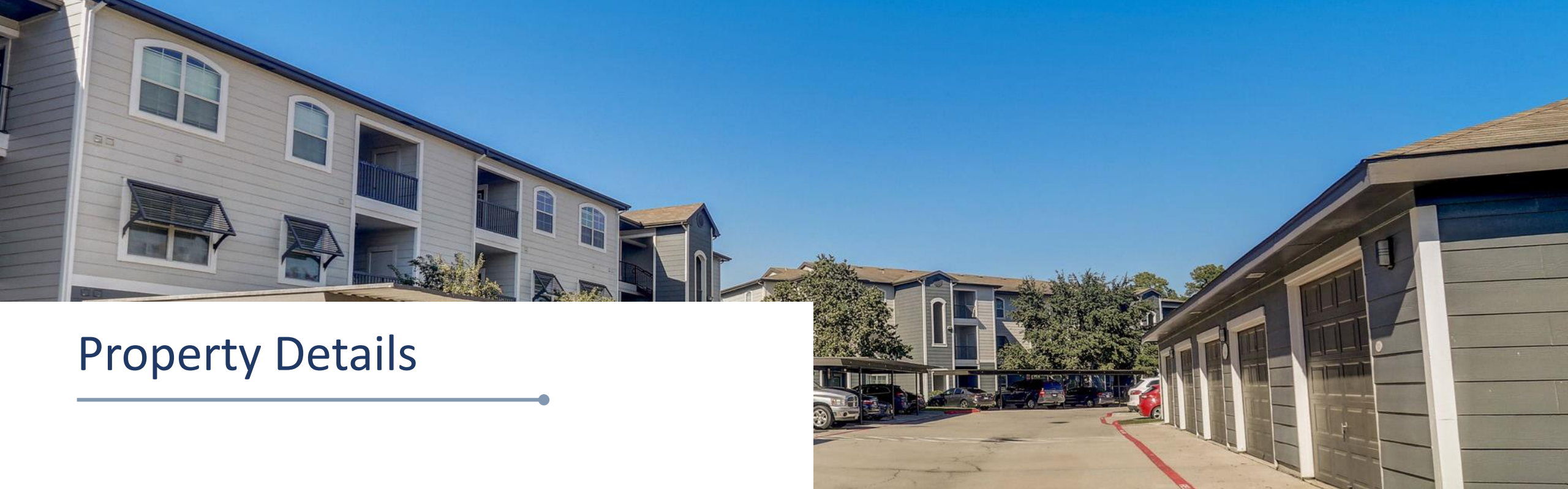


# Property Details

| Construction Details |   |
|----------------------|---|
| Style                | Garden  |
| Foundation           | Concrete post tension slab  |
| Exterior             | Hardi-plank   |
| Roof                 | Pitched, shingle  |
| Floor Covering       | Carpeting, vinyl tile   |
| Paving               | Concrete with curbs   |
| Wiring               | Copper  |
| Piping               | Copper, CPVC  |
| N° of Buildings      | 11 three-story residential buildings, leasing office, maintenance shop, mailroom, 8 detached garage buildings |

| Mechanical Systems |                                   |
|--------------------|-----------------------------------|
| Electrical         | Individually metered              |
| HVAC               | Individual controlled units       |
| Hot Water          | Boiler system                     |
| Water/Sewer        | RUBS                              |
| Life Safety        | Common areas have fire sprinklers |
| Washer/Dryer       | All units have washers and dryers |

| Parking          |            |
|------------------|------------|
| Detached Garages | 38   \$95  |
| Covered Spaces   | 128   \$45 |
| Total Spaces     | 315        |



# Property Details

| Personnel Overview     |             |
|------------------------|-------------|
| Manager                | 1 Full-Time |
| Assistant Manager      | 1 Full-Time |
| Leasing Consultant     | 1 Full-Time |
| Maintenance Supervisor | 1 Full-Time |
| Porter                 | 1 Full-Time |
| Make Ready             | 1 Full-Time |
| Total Employees        | 6 Full-Time |

| Fees & Deposits                    |                                  |
|------------------------------------|----------------------------------|
| Application Fee                    | \$50/ adult                      |
| Administrative Fee                 | \$250                            |
| Conditional Fee/ First Time Renter | \$250                            |
| Pet Fee                            | \$350/per (non-refundable)       |
| Pet Rent                           | \$15/month/pet                   |
| Pet Restrictions                   | 2 pets maximum, breed-restricted |

| Education  |            |
|------------|------------|
| District   | Klein ISD  |
| Elementary | Blackshear |
| Middle     | Ulrich     |
| High       | Klein Cain |

# Community Amenities



Gated Access



Courtyards



Storage



Gourmet Kitchen



Catch-and-release  
Fishing Pond



Connected Center  
with Wi-Fi



Spruce Concierge  
On-Demand



Wi-Fi at the  
Clubhouse



24hr. Emergency  
maintenance



Planned Community  
Activities



# Unit Mix

| Unit Description          | Units | %Type  | Unit SF | Mkt Rent/Unit/Mo | Mkt Rent/SF/Mo | Total SF | Monthly Market Total | Annual Market Total |
|---------------------------|-------|--------|---------|------------------|----------------|----------|----------------------|---------------------|
| 1 BEDROOM/ 1 BATHROOM A1  | 6     | 2.63%  | 597     | \$ 1,087         | \$ 1.82        | 3.582    | \$ 6,519             | \$ 78,228           |
| 1 BEDROOM/ 1 BATHROOM A1F | 46    | 20.18% | 597     | \$ 1,094         | \$ 1.83        | 24.462   | \$ 50,329            | \$ 603,948          |
| 1 BEDROOM/ 1 BATHROOM A1G | 30    | 13.16% | 597     | \$ 1,152         | \$ 1.93        | 17.91    | \$ 34,565            | \$ 414,780          |
| 1 BEDROOM/ 1 BATHROOM A1Q | 2     | 0.88%  | 597     | \$ 1,269         | \$ 2.13        | 1.194    | \$ 2,538             | \$ 30,456           |
| 1 BEDROOM/ 1 BATHROOM A2  | 3     | 1.32%  | 700     | \$ 1,159         | \$ 1.66        | 2.1      | \$ 3,477             | \$ 41,724           |
| 1 BEDROOM/ 1 BATHROOM A2F | 26    | 11.40% | 700     | \$ 1,169         | \$ 1.67        | 18.2     | \$ 30,384            | \$ 364,608          |
| 1 BEDROOM/ 1 BATHROOM A2G | 19    | 8.33%  | 700     | \$ 1,267         | \$ 1.81        | 13.3     | \$ 24,071            | \$ 288,852          |
| 2 BEDROOM/ 2 BATHROOM B1  | 2     | 0.88%  | 901     | \$ 1,352         | \$ 1.50        | 1.802    | \$ 2,703             | \$ 32,436           |
| 2 BEDROOM/ 2 BATHROOM B1F | 28    | 12.28% | 901     | \$ 1,382         | \$ 1.53        | 25.228   | \$ 38,697            | \$ 464,364          |
| 2 BEDROOM/ 2 BATHROOM B1G | 17    | 7.46%  | 901     | \$ 1,479         | \$ 1.64        | 15.317   | \$ 25,148            | \$ 301,776          |
| 2 BEDROOM/ 2 BATHROOM B1Q | 1     | 0.44%  | 901     | \$ 1,629         | \$ 1.81        | 901      | \$ 1,629             | \$ 19,548           |
| 2 BEDROOM/ 2 BATHROOM B2F | 23    | 10.09% | 982     | \$ 1,455         | \$ 1.48        | 22.586   | \$ 33,472            | \$ 401,664          |
| 2 BEDROOM/ 2 BATHROOM B2G | 12    | 5.26%  | 982     | \$ 1,505         | \$ 1.53        | 11.784   | \$ 18,063            | \$ 216,756          |
| 2 BEDROOM/ 2 BATHROOM B2Q | 1     | 0.44%  | 982     | \$ 1,624         | \$ 1.65        | 982      | \$ 1,624             | \$ 19,488           |
| 2 BEDROOM/ 2 BATHROOM B3F | 8     | 3.51%  | 1073    | \$ 1,499         | \$ 1.40        | 8.584    | \$ 11,992            | \$ 143,904          |
| 2 BEDROOM/ 2 BATHROOM B3G | 4     | 1.75%  | 1073    | \$ 1,569         | \$ 1.46        | 4.292    | \$ 6,276             | \$ 75,312           |
| Totals/Averages           | 228   | 100%   | 769     | \$ 1,278         | \$ 1.66        | 175,224  | \$ 291,487           | \$ 3,497,844        |

FITNESS CENTER



SAND VOLLEYBALL COURT



RESORT STYLE POOL



# Property Performance

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The Property has demonstrated strong lease trade-out performance with the **last 25 new leases and last 25 renewal leases achieving 6.8% and 2.8% rent growth**, respectively.



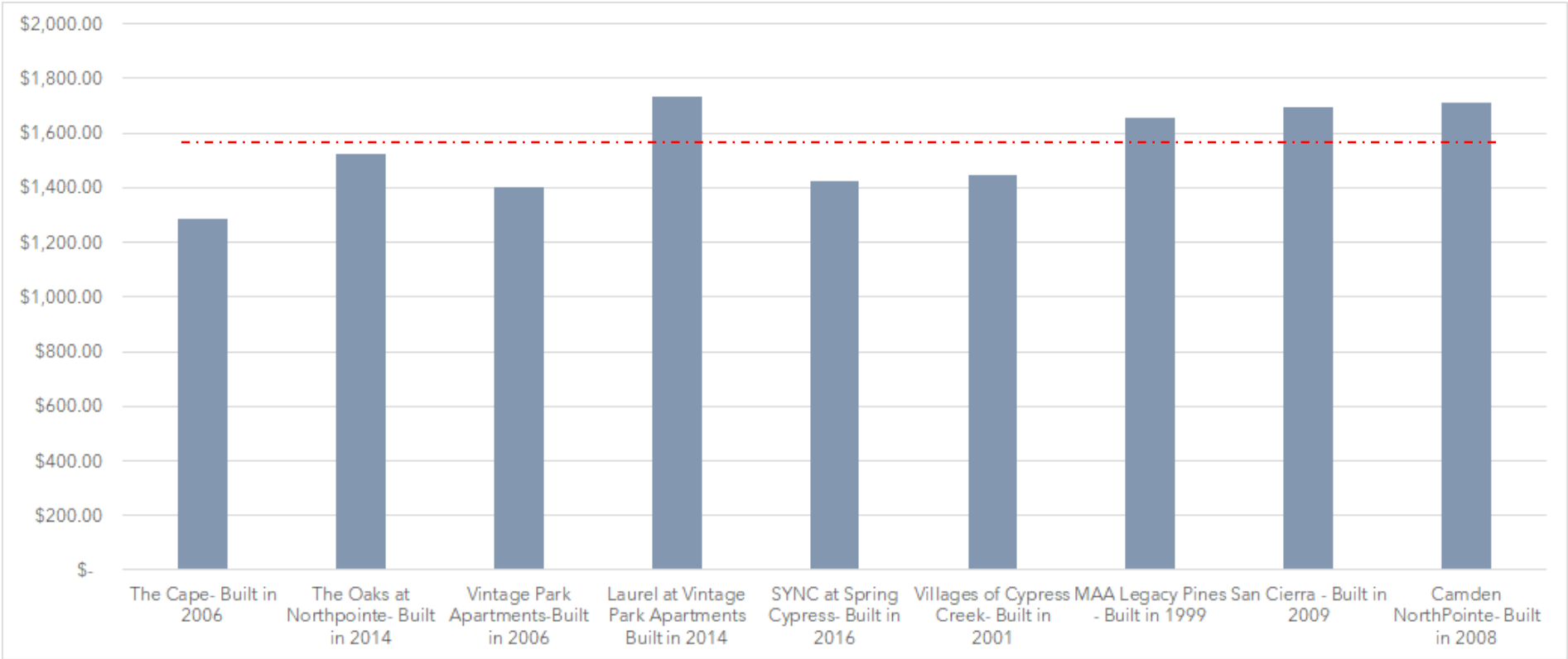
In addition, over the trailing 12 months, the Property has averaged 94.1% occupancy while effective rents have grown 3.3% over the same time period.



# Rent Comparables

The Cape average in place rent is

**\$1,287**



THE CURRENT RENT IS \$285 BELOW THE AVERAGE COMPARABLE RENTS.

# Rent Comparables

| #               | PROPERTY                | YOC  | OCCUPANCY <sup>1</sup> | UNIT TYPE  | #OF UNITS | TOTAL NRA | AVG. SF | MARKET RENT | MARKET RENT PSF | EFFECTIVE RENT | EFFECTIVE RENT PSF | EFF. RENT DELTA (Comp vs. Subject) | EFF. RENT PSF DELTA (Comp vs. Subject) |
|-----------------|-------------------------|------|------------------------|------------|-----------|-----------|---------|-------------|-----------------|----------------|--------------------|------------------------------------|--|
| 1               | Park on Napoli          | 2022 | 75%                    | 1-Bed      | 150       | 107,700   | 718     | \$ 1,495    | \$ 2.08         | \$ 1,495       | \$ 2.08            | \$ 371                             | \$ 0.31                                |
|                 |                         |      |                        | 2-Bed      | 89        | 95,675    | 1,075   | \$ 1,852    | \$ 1.72         | \$ 1,852       | \$ 1.72            | \$ 460                             | \$ 0.26                                |
|                 |                         |      |                        | Total/Avg. | 239       | 203,375   | 719     | \$ 1,628    | \$ 1.91         | \$ 1,628       | \$ 1.91            | \$ 394                             | \$ 0.30                                |
| 2               | San Marino              | 2016 | 92%                    | 1-Bed      | 138       | 103,914   | 753     | \$ 1,512    | \$ 2.01         | \$ 1,470       | \$ 1.95            | \$ 346                             | \$ 0.18                                |
|                 |                         |      |                        | 2-Bed      | 103       | 121,334   | 1,178   | \$ 1,937    | \$ 1.64         | \$ 1,854       | \$ 1.57            | \$ 462                             | \$ 0.11                                |
|                 |                         |      |                        | Total/Avg. | 241       | 225,248   | 935     | \$ 1,694    | \$ 1.81         | \$ 1,634       | \$ 1.75            | \$ 400                             | \$ 0.14                                |
| 3               | Broadstone Vintage Park | 2020 | 95%                    | 1-Bed      | 239       | 165,866   | 694     | \$ 1,336    | \$ 1.93         | \$ 1,294       | \$ 1.86            | \$ 170                             | \$ 0.09                                |
|                 |                         |      |                        | 2-Bed      | 123       | 144,279   | 1,173   | \$ 1,782    | \$ 1.52         | \$ 1,761       | \$ 1.50            | \$ 369                             | \$ 0.04                                |
|                 |                         |      |                        | 3-Bed      | 22        | 33,528    | 1,524   | \$ 2,191    | \$ 1.44         | \$ 2,170       | \$ 1.42            | N/A                                | N/A                                    |
|                 |                         |      |                        | Total/Avg. | 384       | 343,673   | 895     | \$ 1,528    | \$ 1.71         | \$ 1,494       | \$ 1.67            | \$ 260                             | \$ 0.06                                |
| 4               | Oaks at Northpointe     | 2013 | 91%                    | 1-Bed      | 96        | 64,608    | 673     | \$ 1,304    | \$ 1.94         | \$ 1,304       | \$ 1.94            | \$ 180                             | \$ 0.16                                |
|                 |                         |      |                        | 2-Bed      | 138       | 154,560   | 1,120   | \$ 1,624    | \$ 1.45         | \$ 1,624       | \$ 1.45            | \$ 232                             | -\$ 0.01                               |
|                 |                         |      |                        | 3-Bed      | 12        | 16,776    | 1,398   | \$ 1,909    | \$ 1.37         | \$ 1,909       | \$ 1.37            | N/A                                | N/A                                    |
|                 |                         |      |                        | Total/Avg. | 246       | 235,944   | 959     | \$ 1,513    | \$ 1.58         | \$ 1,513       | \$ 1.58            | \$ 279                             | -\$ 0.03                               |
| 5               | San Antigua             | 2012 | 97%                    | 1-Bed      | 181       | 139,189   | 769     | \$ 1,376    | \$ 1.79         | \$ 1,261       | \$ 1.64            | \$ 137                             | -\$ 0.13                               |
|                 |                         |      |                        | 2-Bed      | 96        | 106,464   | 1,109   | \$ 1,759    | \$ 1.59         | \$ 1,612       | \$ 1.45            | \$ 220                             | -\$ 0.01                               |
|                 |                         |      |                        | Total/Avg. | 277       | 245,653   | 887     | \$ 1,509    | \$ 1.70         | \$ 1,383       | \$ 1.56            | \$ 149                             | -\$ 0.05                               |
| TOTALS/AVERAGES |                         |      |                        | 1-Bed      | 161       | 581,277   | 723     | 1,401       | \$ 1.94         | \$ 1,355       | \$ 1.87            | \$ 232                             | \$ 0.10                                |
|                 |                         |      |                        | 2-Bed      | 110       | 622,312   | 1,134   | 1,779       | \$ 1.57         | \$ 1,733       | \$ 1.53            | \$ 341                             | \$ 0.07                                |
|                 |                         |      |                        | 3-Bed      | 17        | 50,304    | 1,480   | 2,091       | \$ 1.41         | \$ 2,078       | \$ 1.40            | N/A                                | N/A                                    |
|                 |                         |      |                        | Total/Avg. | 277       | 1,253,893 | 904     | 1,567       | \$ 1.73         | \$ 1,522       | \$ 1.68            | \$ 289                             | \$ 0.07                                |
| SUBJECT         | The Cape                | 2006 | 94%                    | 1-Bed      | 132       | 83,748    | 634     | 1,151       | \$ 1.81         | \$ 1,124       | \$ 1.77            |                                    |  |
|                 |                         |      |                        | 2-Bed      | 96        | 91,476    | 953     | 1,454       | \$ 1.53         | \$ 1,392       | \$ 1.46            |                                    |  |
|                 |                         |      |                        | Total/Avg. | 228       | 175,224   | 769     | \$ 1,278    | \$ 1.66         | \$ 1,234       | \$ 1.61            |                                    |  |

<sup>1</sup>Occupancy average excludes properties in lease up.  
\* Subject rents and occupancy are based on the 8/10/23 rent roll and may not tie to the financials



**THE DOG PARK**  
HOUSE EVENTS ONLY

1. PLEASE KEEP YOUR DOGS ON A LEASH AT ALL TIMES.
2. DO NOT FEED YOUR DOGS FEEDS AND DO NOT FEED THEM IN THE PARK.
3. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.
4. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.
5. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.
6. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.
7. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.
8. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.
9. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.
10. DO NOT ALLOW YOUR DOGS TO BE IN THE PARK IF THEY ARE NOT ON A LEASH.

IN THE CASE OF EMERGENCY CALL 911



CUSTOM OUTDOOR BAR/KITCHEN



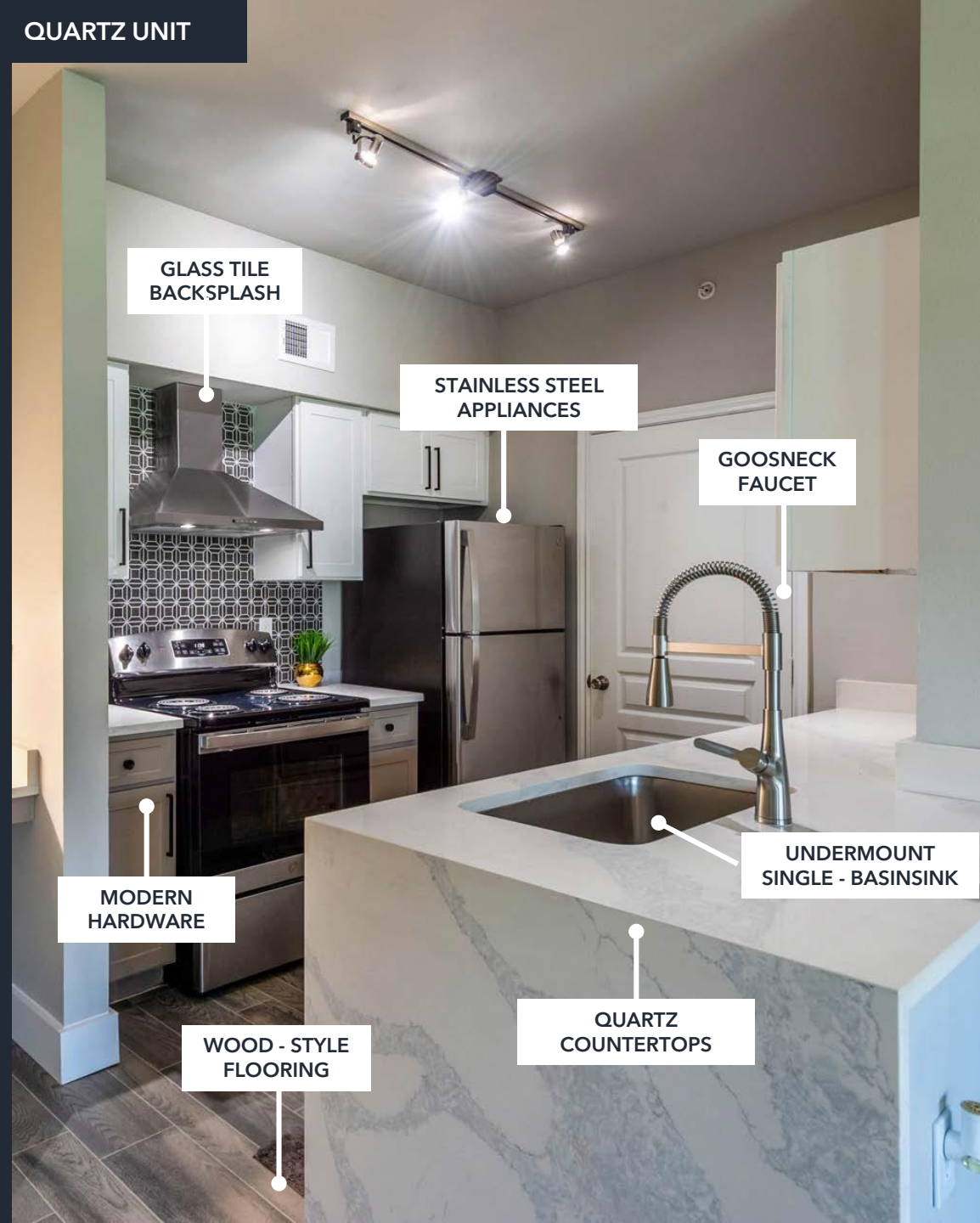
RESERVED PARKING

DOG PARK

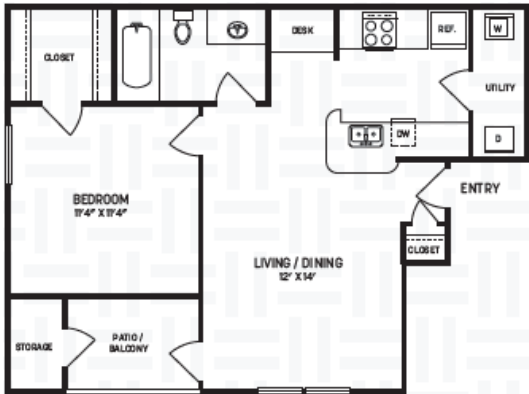
# Interior Amenities



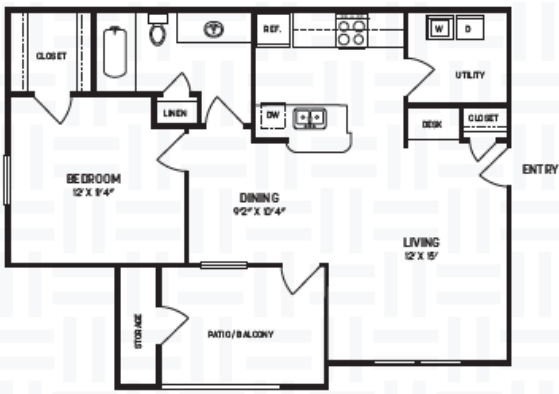
## QUARTZ UNIT



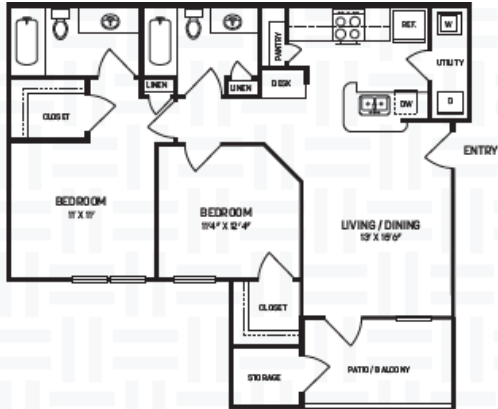
# Floor Plans



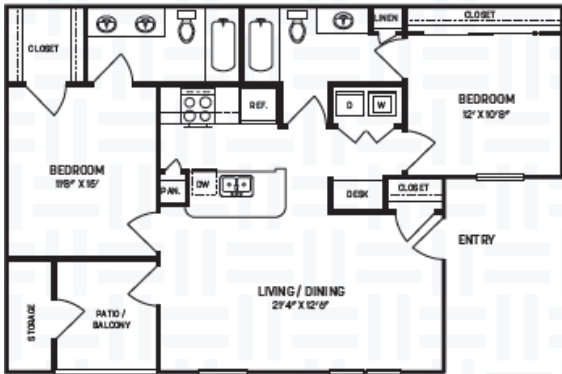
**A1**  
One Bedroom | One Bathroom  
597 SF



**A2**  
One Bedroom | One Bathroom  
700 SF



**B1**  
Two Bedroom | Two Bathroom  
901 SF



**B2**  
Two Bedroom | Two Bathroom  
982 SF



**B3**  
Two Bedroom | Two Bathroom  
1,073 SF

# Aerial View



Hufsmith-Kohrville Rd

Spring Cypress Rd



THE  
CAPE

# Financial Analysis

# Property Data

|  |                         |              |
|--|-------------------------|--------------|
| Property Name                                | The Cape                |              |
| Property Address                             | 10810 Spring Cypress Rd |              |
| City, State, Zip                             | Tomball, TX 77375       |              |
| 228 units, built in 2006, 93% occupancy rate |                         |              |
|  |                         |              |
| Asking Price                                 |                         | \$33,060,000 |
| Price Per Door                               |                         |              |
| Sale Price                                   |                         | \$30,000,000 |
| Financed Rehab                               |                         | \$0          |
| "All-In"                                     |                         | \$30,000,000 |
|  |                         |              |
| Number of Units                              |                         | 228          |
| Cost Per Unit                                |                         | \$131,579    |
| Rehab Per Unit                               |                         | \$8,252      |
| "All-In" per Unit                            |                         | \$131,579    |
|  |                         |              |
| Financing                                    |                         | DSCR         |
| Loan-to-Cost                                 |                         | 72.00%       |
| Loan Amount \$                               |                         | \$21,600,000 |
| Years Interest Only                          |                         | 3            |
| Amortization Period                          |                         | 30           |
| Interest Rate                                |                         | 6.30%        |
| Annual Debt Service                          |                         | \$1,604,377  |
| Term Sheet ?                                 |                         | No           |
|  |                         |              |
| Down Payment                                 |                         | \$8,400,000  |
| Closing Costs                                | 6.61%                   | \$1,982,000  |
| Working Capital                              |                         | \$551,210    |
| Unfinanced Rehab                             |                         | \$1,881,360  |
| Total Initial Investment                     |                         | \$12,814,570 |

| Unit Mix     |          |            | Current    |         |        | Proforma   |          | % Rent Inc. | Notes |
|--------------|----------|------------|------------|---------|--------|------------|----------|-------------|-------|
| Floor Plan # | Bed/Bath | # of Units | Rent/Month | Ft2     | \$/Ft2 | Rent/Month | Rent/Ft2 |             |       |
| 1            | A1       | 6          | \$1,030    | 597     | 1.73   | \$1,155    | 1.93     | 12%         |       |
| 2            | A1F      | 46         | \$1,077    | 597     | 1.80   | \$1,238    | 2.07     | 15%         |       |
| 3            | A1G      | 30         | \$1,148    | 597     | 1.92   | \$1,319    | 2.21     | 15%         |       |
| 4            | A1Q      | 2          | \$1,269    | 597     | 2.13   | \$1,423    | 2.38     | 12%         |       |
| 5            | A2       | 3          | \$1,106    | 700     | 1.58   | \$1,239    | 1.77     | 12%         |       |
| 6            | A2F      | 26         | \$1,137    | 700     | 1.62   | \$1,300    | 1.86     | 14%         |       |
| 7            | A2G      | 19         | \$1,122    | 700     | 1.60   | \$1,289    | 1.84     | 15%         |       |
| 8            | B1       | 2          | \$1,258    | 901     | 1.40   | \$1,411    | 1.57     | 12%         |       |
| 9            | B1F      | 28         | \$1,325    | 901     | 1.47   | \$1,512    | 1.68     | 14%         |       |
| 10           | B1G      | 17         | \$1,403    | 901     | 1.56   | \$1,602    | 1.78     | 14%         |       |
| 11           | B1Q      | 1          | \$1,280    | 901     | 1.42   | \$1,436    | 1.59     | 12%         |       |
| 12           | B2F      | 23         | \$1,406    | 982     | 1.43   | \$1,577    | 1.61     | 12%         |       |
| 13           | B2G      | 12         | \$1,448    | 982     | 1.47   | \$1,624    | 1.65     | 12%         |       |
| 14           | B2Q      | 1          | \$1,624    | 982     | 1.65   | \$1,821    | 1.85     | 12%         |       |
| 15           | B3F      | 8          | \$1,459    | 1,073   | 1.36   | \$1,675    | 1.56     | 15%         |       |
| 16           | B3G      | 4          | \$1,503    | 1,073   | 1.40   | \$1,685    | 1.57     | 12%         |       |
| 17           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 18           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 19           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 20           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 21           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 22           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 23           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 24           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 25           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 26           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 27           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 28           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 29           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 30           |          |            |            |         | 0.00   |            | 0.00     | 0%          |       |
| 31           |          |            |            |         | 0.00   |            | 0.00     | 0%          | 0     |
| 32           |          |            |            |         | 0.00   |            | 0.00     | 0%          | 0     |
| Total        |          | 228        | \$280,667  | 175,224 | 1.60   | \$319,849  | 1.83     | 14%         | 0     |

1231

|             |             |
|-------------|-------------|
| Annual Rent |             |
| Current     | \$3,368,004 |
| Proforma    | \$3,838,190 |

# 5 Year Analysis

| Five Year Cash Flow Model   | ACTUALS<br>Trailing 12 | ACTUALS<br>Trailing 3 | PROJECTED<br>Year 1 | PROJECTED<br>Year 2 | PROJECTED<br>Year 3 | PROJECTED<br>Year 4 | PROJECTED<br>YEAR 5 | PROJECTED<br>Year 6 |
|---|------------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Annual Rent Increase Years 2-6  |                        |                       |                     | 3.00%               | 3.00%               | 3.00%               | 3.00%               | 3.00%               |
| Annual Other Income Increase Years 2-6  |                        |                       |                     | 3.00%               | 3.00%               | 3.00%               | 3.00%               | 3.00%               |
| Annual Expenses Increase Years 2-6  |                        |                       |                     | 3.00%               | 3.00%               | 3.00%               | 3.00%               | 3.00%               |
| Gross Potential Rent  | \$3,368,004            | \$3,368,004           | \$3,838,190         | \$3,953,336         | \$4,071,936         | \$4,194,094         | \$4,319,917         | \$4,449,514         |
| Less Economic Vacan   | 7.2% \$242,658         | 4.4% \$147,162        | 12.0% \$460,583     | 11.0% \$434,867     | 9.0% \$366,474      | 9.0% \$377,468      | 9.0% \$388,792      | 9.0% \$400,456      |
| NET RENTAL INCOME   | \$3,125,346            | \$3,220,842           | \$3,377,607         | \$3,518,469         | \$3,705,461         | \$3,816,625         | \$3,931,124         | \$4,049,058         |
| Other Income  | \$528,618              | \$528,618             | \$619,115           | \$728,185           | \$795,279           | \$819,137           | \$843,712           | \$869,023           |
| Total Income / % Growth   | \$3,653,964            | \$3,749,460           | \$3,996,722         | \$4,246,654         | \$4,500,741         | \$4,635,763         | \$4,774,836         | \$4,918,081         |
| Total \$ Expenses   | \$1,739,464            | \$1,739,464           | \$1,708,885         | \$1,760,152         | \$1,812,956         | \$1,867,345         | \$1,923,365         | \$1,981,066         |
| Expenses/Unit/Year  | \$7,629                | \$7,629               | \$7,495             | \$7,720             | \$7,952             | \$8,190             | \$8,436             | \$8,689             |
| Expenses/Ft2/Year   | \$9.93                 | \$9.93                | \$9.75              | \$10.05             | \$10.35             | \$10.66             | \$10.98             | \$11.31             |
| Replacement Reserves  | 250 \$57,000           | 250 \$57,000          | \$57,000            | \$57,000            | \$57,000            | \$57,000            | \$57,000            | \$57,000            |
| NET OPERATING INCOME  | \$1,857,500            | \$1,952,996           | \$2,230,837         | \$2,429,502         | \$2,630,784         | \$2,711,418         | \$2,794,471         | \$2,880,015         |
| Less Annual Debt Service  | \$1,604,377            | \$1,604,377           | \$1,360,800         | \$1,360,800         | \$1,360,800         | \$1,604,377         | \$1,604,377         | \$1,604,377         |
| Less Annual Capital Expenses  | \$0                    | \$0                   | \$0                 | \$0                 | \$45,600            | \$45,600            | \$45,600            | \$45,600            |
| Plus Annual Non-Op. Income  | \$0                    | \$0                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Less Annual Non-Op. Expense   | \$0                    | \$0                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| DSCR  | 1.18                   | 1.16                  | 1.64                | 1.79                | 1.93                | 1.69                | 1.74                | 1.74                |
| Before Tax Projected Cash Flows   | \$253,122              | \$348,618             | \$870,037           | \$1,068,702         | \$1,224,384         | \$1,061,441         | \$1,144,493         | \$1,144,493         |
| Cash Flow as % of Total Initial Investment                                    |                        |                       | 6.9%                | 8.5%                | 9.8%                | 8.5%                | 9.1%                | 9.1%                |
| CAP Rate at Purchase Price  | 6.2%                   | 6.5%                  | 7.4%                | 8.1%                | 8.8%                | 9.0%                | 9.3%                | 9.3%                |
| Reversion Value / CAP Rate  | 5.50%                  |                       | \$44,172,769        | \$47,832,445        | \$49,298,509        | \$50,808,556        | \$52,363,903        | \$52,363,903        |
| Less Loan Balance   |                        |                       | \$21,600,000        | \$21,600,000        | \$21,600,000        | \$21,356,423        | \$21,097,500        | \$21,097,500        |
| Less Cost of Sale   | 1.20%                  |                       | \$530,073           | \$573,989           | \$591,582           | \$609,703           | \$628,367           | \$628,367           |
| Projected Net Sales Proceeds  |                        |                       | \$22,042,696        | \$25,658,456        | \$27,106,927        | \$28,842,430        | \$30,638,037        | \$30,638,037        |
| Total Cash Returned (includes Cash Flow, Net Sales Proceeds, Initial Capital) |                        |                       |                     |                     |                     |                     | \$36,007,094        | \$36,007,094        |
| Less Total Initial Capital Invested   |                        |                       |                     |                     |                     |                     | \$13,000,000        | \$13,000,000        |
| Total Amount Returned After Initial Investment                                |                        |                       |                     |                     |                     |                     | \$23,007,094        | \$23,007,094        |

| Property Real Estate Rates for Area     |                | 1.95%             |
|---|----------------|-------------------|
| % of Purchase Price (Typically 80%-85%) |                |                   |
| Expenses                                | BUYER Proforma | P-F Per Door or % |
| Contract Services                       | 70,016         | 307               |
| Utilities                               | 330,000        | 1,447             |
| Repairs/Maintenance & Make Read         | 80,000         | 351               |
| Payroll (includes payroll taxes)        | 300,000        | 1,316             |
| General & Admin / MISC.                 | 55,000         | 241               |
| Marketing                               | 35,000         | 154               |
| Insurance                               | 210,000        | 921               |
| Property Taxes                          | 515,000        | 2,259             |
| Property Management Fee                 | 101,000        | 2.5%              |
| Professional Services                   |                | 0                 |
| Franchise Tax                           | 12,869         | 56                |
| OTHER                                   |                | 0                 |
| TOTAL OPERATING EXPENSE                 | 1,708,885      |                   |
| Per Door                                | 7,495          |                   |

# Financial Analysis – Zero Market Rental Growth

| Five Year Cash Flow Model   | ACTUALS     |             | ACTUALS    |             | PROJECTED |              | PROJECTED |              | PROJECTED |              | PROJECTED |              | PROJECTED |              |
|---|-------------|-------------|------------|-------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|
|   | Trailing 12 |             | Trailing 3 |             | Year 1    |              | Year 2    |              | Year 3    |              | Year 4    |              | YEAR 5    |              |
| Annual Rent Increase Years 2-6  |             |             |            |             |           |              | 0.00%     |              | 0.00%     |              | 0.00%     |              | 0.00%     |              |
| Annual Other Income Increase Years 2-6  |             |             |            |             |           |              | 0.00%     |              | 0.00%     |              | 0.00%     |              | 0.00%     |              |
| Annual Expenses Increase Years 2-6  |             |             |            |             |           |              | 3.00%     |              | 3.00%     |              | 3.00%     |              | 3.00%     |              |
| Gross Potential Rent  |             | \$3,368,004 |            | \$3,368,004 |           | \$3,838,190  |           | \$3,838,190  |           | \$3,838,190  |           | \$3,838,190  |           | \$3,838,190  |
| Less Economic Vacan   | 7.2%        | \$242,658   | 4.4%       | \$147,162   | 12.0%     | \$460,583    | 11.0%     | \$422,201    | 9.0%      | \$345,437    | 9.0%      | \$345,437    | 9.0%      | \$345,437    |
| NET RENTAL INCOME   |             | \$3,125,346 |            | \$3,220,842 | 105%      | \$3,377,607  | 101%      | \$3,415,989  | 102%      | \$3,492,753  | 100%      | \$3,492,753  | 100%      | \$3,492,753  |
| Other Income  |             | \$528,618   |            | \$528,618   |           | \$619,115    |           | \$709,612    |           | \$754,860    |           | \$754,860    |           | \$754,860    |
| Total Income / % Growth   |             | \$3,653,964 |            | \$3,749,460 | 6.6%      | \$3,996,722  | 3.2%      | \$4,125,601  | 3.0%      | \$4,247,613  | 0.0%      | \$4,247,613  | 0.0%      | \$4,247,613  |
| Total \$ Expenses   |             | \$1,739,464 |            | \$1,739,464 |           | \$1,702,885  |           | \$1,753,972  |           | \$1,806,591  |           | \$1,860,788  |           | \$1,916,612  |
| Expenses/Unit/Year  |             | \$7,629     |            | \$7,629     |           | \$7,469      |           | \$7,693      |           | \$7,924      |           | \$8,161      |           | \$8,406      |
| Expenses/Ft2/Year   |             | \$9.93      |            | \$9.93      |           | \$9.72       |           | \$10.01      |           | \$10.31      |           | \$10.62      |           | \$10.94      |
| Replacement Reserves  | 250         | \$57,000    |            | \$57,000    | 250       | \$57,000     |           | \$57,000     |           | \$57,000     |           | \$57,000     |           | \$57,000     |
| NET OPERATING INCOME  |             | \$1,857,500 |            | \$1,952,996 |           | \$2,236,837  |           | \$2,314,629  |           | \$2,384,022  |           | \$2,329,825  |           | \$2,274,001  |
| Less Annual Debt Service  |             | \$1,604,377 |            | \$1,604,377 |           | \$1,360,800  |           | \$1,360,800  |           | \$1,360,800  |           | \$1,604,377  |           | \$1,604,377  |
| Less Annual Capital Expenses  |             | \$0         |            | \$0         |           | \$0          |           | \$0          |           | \$45,600     |           | \$45,600     |           | \$45,600     |
| Plus Annual Non-Op. Income  |             | \$0         |            | \$0         |           | \$0          |           | \$0          |           | \$0          |           | \$0          |           | \$0          |
| Less Annual Non-Op. Expense   |             | \$0         |            | \$0         |           | \$0          |           | \$0          |           | \$0          |           | \$0          |           | \$0          |
| DSCR  | 1.18        | 1.16        |            | 1.22        |           | 1.64         |           | 1.70         |           | 1.75         |           | 1.45         |           | 1.42         |
| Before Tax Projected Cash Flows   |             | \$253,122   |            | \$348,618   |           | \$876,037    |           | \$953,829    |           | \$977,622    |           | \$679,847    |           | \$624,023    |
| Cash Flow as % of Total Initial Investment                                    |             |             |            |             |           | 6.8%         |           | 7.4%         |           | 7.6%         |           | 5.3%         |           | 4.9%         |
| CAP Rate at Purchase Price  |             | 6.2%        |            | 6.5%        |           | 7.5%         |           | 7.7%         |           | 7.9%         |           | 7.8%         |           | 7.6%         |
| Reversion Value / CAP Rate  | 5.50%       |             |            |             |           | \$42,084,167 |           | \$43,345,859 |           | \$42,360,446 |           | \$41,345,470 |           | \$40,300,046 |
| Less Loan Balance   |             |             |            |             |           | \$21,600,000 |           | \$21,600,000 |           | \$21,600,000 |           | \$21,356,423 |           | \$21,097,500 |
| Less Cost of Sale   | 1.20%       |             |            |             |           | \$505,010    |           | \$520,150    |           | \$508,325    |           | \$496,146    |           | \$483,601    |
| Projected Net Sales Proceeds  |             |             |            |             |           | \$19,979,157 |           | \$21,225,709 |           | \$20,252,120 |           | \$19,492,902 |           | \$18,718,945 |
| Total Cash Returned (includes Cash Flow, Net Sales Proceeds, Initial Capital) |             |             |            |             |           |              |           |              |           |              |           |              |           | \$22,830,304 |
| Less Total Initial Capital Invested   |             |             |            |             |           |              |           |              |           |              |           |              |           | \$13,000,000 |
| Total Amount Returned After Initial Investment                                |             |             |            |             |           |              |           |              |           |              |           |              |           | \$9,830,304  |

| Equity |      |      |       |        |
|--------|------|------|-------|--------|
| Class  | Min. | EM   | CoC   | IRR    |
| A1     | 50K  | 1.67 | 6.41% | 11.46% |
| A2     | 100k | 1.51 | 7.41% | 9.38%  |

# Financial Analysis – Vacancy Stress Test

| Five Year Cash Flow Model   |       | ACTUALS<br>Trailing 12 | ACTUALS<br>Trailing 3 |        | PROJECTED<br>Year 1 |       | PROJECTED<br>Year 2 |       | PROJECTED<br>Year 3 |       | PROJECTED<br>Year 4 |       | PROJECTED<br>YEAR 5 |       | PROJECTED<br>Year 6 |
|---|-------|------------------------|-----------------------|--------|---------------------|-------|---------------------|-------|---------------------|-------|---------------------|-------|---------------------|-------|---------------------|
| Annual Rent Increase Years 2-6  |       |                        |                       |        |                     |       | 3.00%               |       | 3.00%               |       | 3.00%               |       | 3.00%               |       | 3.00%               |
| Annual Other Income Increase Years 2-6  |       |                        |                       |        |                     |       | 3.00%               |       | 3.00%               |       | 3.00%               |       | 3.00%               |       | 3.00%               |
| Annual Expenses Increase Years 2-6  |       |                        |                       |        |                     |       | 3.00%               |       | 3.00%               |       | 3.00%               |       | 3.00%               |       | 3.00%               |
| Gross Potential Rent  |       | \$3,368,004            | \$3,368,004           |        | \$3,838,190         |       | \$3,953,336         |       | \$4,071,936         |       | \$4,194,094         |       | \$4,319,917         |       | \$4,449,514         |
| Less Economic Vacan   | 7.2%  | \$242,658              | 4.4%<br>\$147,162     | 35.0%  | \$1,343,366         | 38.4% | \$1,518,081         | 40.5% | \$1,649,134         | 35.8% | \$1,501,486         | 36.8% | \$1,589,729         | 36.8% | \$1,637,421         |
| NET RENTAL INCOME   |       | \$3,125,346            | \$3,220,842           | 77%    | \$2,494,823         | 98%   | \$2,435,255         | 99%   | \$2,422,802         |       | \$2,692,608         | 101%  | \$2,730,187         | 103%  | \$2,812,093         |
| Other Income  |       | \$528,618              | \$528,618             |        | \$619,115           |       | \$728,185           |       | \$795,279           |       | \$819,137           |       | \$843,712           |       | \$869,023           |
| Total Income / % Growth   |       | \$3,653,964            | \$3,749,460           | -16.9% | \$3,113,938         | 1.6%  | \$3,163,440         | 1.7%  | \$3,218,081         | 9.1%  | \$3,511,746         | 1.8%  | \$3,573,899         | 3.0%  | \$3,681,116         |
| Total \$ Expenses   |       | \$1,739,464            | \$1,739,464           |        | \$1,700,042         |       | \$1,751,044         |       | \$1,803,575         |       | \$1,857,682         |       | \$1,913,413         |       | \$1,970,815         |
| Expenses/Unit/Year  |       | \$7,629                | \$7,629               |        | \$7,456             |       | \$7,680             |       | \$7,910             |       | \$8,148             |       | \$8,392             |       | \$8,644             |
| Expenses/Ft2/Year   |       | \$9.93                 | \$9.93                |        | \$9.70              |       | \$9.99              |       | \$10.29             |       | \$10.60             |       | \$10.92             |       | \$11.25             |
| Replacement Reserves  | 250   | \$57,000               | \$57,000              | 250    | \$57,000            |       | \$57,000            |       | \$57,000            |       | \$57,000            |       | \$57,000            |       | \$57,000            |
| NET OPERATING INCOME  |       | \$1,857,500            | \$1,952,996           |        | \$1,356,896         |       | \$1,355,396         |       | \$1,357,506         |       | \$1,597,063         |       | \$1,603,486         |       | \$1,653,301         |
| Less Annual Debt Service  |       | \$1,604,377            | \$1,604,377           |        | \$1,360,800         |       | \$1,360,800         |       | \$1,360,800         |       | \$1,604,377         |       | \$1,604,377         |       | \$1,604,377         |
| Less Annual Capital Expenses  |       | \$0                    | \$0                   |        | \$0                 |       | \$0                 |       | \$45,600            |       | \$45,600            |       | \$45,600            |       | \$45,600            |
| Plus Annual Non-Op. Income  |       | \$0                    | \$0                   |        | \$0                 |       | \$0                 |       | \$0                 |       | \$0                 |       | \$0                 |       | \$0                 |
| Less Annual Non-Op. Expense   |       | \$0                    | \$0                   |        | \$0                 |       | \$0                 |       | \$0                 |       | \$0                 |       | \$0                 |       | \$0                 |
| DSCR  | 1.19  | 1.16                   | 1.22                  |        | 1.00                |       | 1.00                |       | 1.00                |       | 1.00                |       | 1.00                |       | 1.00                |
| Before Tax Projected Cash Flows   |       | \$253,122              | \$348,618             |        | -3,904              |       | -5,404              |       | -48,894             |       | -\$52,914           |       | -\$46,491           |       |                     |
| Cash Flow as % of Total Initial Investment                                    |       |                        |                       |        | 0.0%                |       | 0.0%                |       | -0.4%               |       | -0.4%               |       | -0.4%               |       |                     |
| CAP Rate at Purchase Price  |       | 6.2%                   | 6.5%                  |        | 4.5%                |       | 4.5%                |       | 4.5%                |       | 5.3%                |       | 5.3%                |       |                     |
| Reversion Value / CAP Rate  | 5.50% |                        |                       |        | \$24,643,567        |       | \$24,681,924        |       | \$29,037,516        |       | \$29,154,293        |       | \$30,060,013        |       |                     |
| Less Loan Balance   |       |                        |                       |        | \$21,600,000        |       | \$21,600,000        |       | \$21,600,000        |       | \$21,356,423        |       | \$21,097,500        |       |                     |
| Less Cost of Sale   | 1.20% |                        |                       |        | \$295,723           |       | \$296,183           |       | \$348,450           |       | \$349,852           |       | \$360,720           |       |                     |
| Projected Net Sales Proceeds  |       |                        |                       |        | \$2,747,844         |       | \$2,785,741         |       | \$7,089,066         |       | \$7,448,019         |       | \$8,601,793         |       |                     |
| Total Cash Returned (includes Cash Flow, Net Sales Proceeds, Initial Capital) |       |                        |                       |        |                     |       |                     |       |                     |       |                     |       | \$8,444,186         |       |                     |
| Less Total Initial Capital Invested   |       |                        |                       |        |                     |       |                     |       |                     |       |                     |       | \$13,000,000        |       |                     |



THE  
CAPE

# Investor Projections

# Investment Projections

A

Investor Class Example

| Limited Partner Projections | \$50k - \$99k investment

| <b>Class A Member Return</b>     | <b>Investment</b> | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> |
|----------------------------------|-------------------|---------------|---------------|---------------|---------------|---------------|
| Investor Annual % Return         |                   | 5.00%         | 5.92%         | 8.43%         | 5.67%         | 7.01%         |
| Investor Return on Investment    | (\$75,000.00)     | \$3,750       | \$4,437       | \$6,322       | \$4,254       | \$5,259       |
| Investor Return From Disposition |                   | \$ -          | \$ -          | \$ -          | \$ -          | See Below     |
| Investor Total Return            | (\$75,000.00)     | \$3,750       | \$4,437       | \$6,322       | \$4,254       | See Below     |

| <b>Cap Rate</b> | <b>Return on Disposition</b> | <b>IRR</b> | <b>Equity Multiple</b> | <b>Avg. COC*</b> | <b>Annualized **</b> |
|-----------------|------------------------------|------------|------------------------|------------------|----------------------|
| 6.00%           | \$118,007                    | 14.83%     | 1.89x                  | 6.41%            | 17.87%               |
| 5.50%           | \$126,111                    | 16.16%     | 2.00x                  | 6.41%            | 20.04%               |
| 5.00%           | \$135,834                    | 17.68%     | 2.13x                  | 6.41%            | 22.63%               |
| 4.50%           | \$147,719                    | 19.43%     | 2.29x                  | 6.41%            | 25.80%               |
| 4.00%           | \$162,575                    | 21.48%     | 2.49x                  | 6.41%            | 29.76%               |

## Notes\*

\* Excludes proceeds from sale

\*\* Includes proceeds from sale

Class A1 investors have 5% preferred return which will accrue over the life of the deal. Cashflow remaining from operations will be paid **quarterly** to investors.

This tier is for investors that invest **\$50k - \$99k +** into the property

# Investment Projections

B

Investor Class Example

| Limited Partner Projections | **\$100k - \$249k investment**

| <b>Class A Member Return</b>     | <b>Investment</b> | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> |
|----------------------------------|-------------------|---------------|---------------|---------------|---------------|---------------|
| Investor Annual % Return         |                   | 6.00%         | 6.92%         | 9.43%         | 6.67%         | 8.01%         |
| Investor Return on Investment    | (\$150,000)       | \$9,000       | \$10,374      | \$14,143      | \$10,007      | \$12,019      |
| Investor Return From Disposition |                   | \$ -          | \$ -          | \$ -          | \$ -          | See Below     |
| Investor Total Return            | (\$150,000)       | \$9,000       | \$10,374      | \$14,143      | \$10,007      | See Below     |

| <b>Cap Rate</b> | <b>Return on Disposition</b> | <b>IRR</b> | <b>Equity Multiple</b> | <b>Avg. COC*</b> | <b>Annualized **</b> |
|-----------------|------------------------------|------------|------------------------|------------------|----------------------|
| 6.00%           | \$227,886                    | 14.99%     | 1.89                   | 7.41%            | 17.79%               |
| 5.50%           | \$254,897                    | 17.21%     | 2.07x                  | 7.41%            | 21.39%               |
| 5.00%           | \$287,310                    | 19.64%     | 2.29x                  | 7.41%            | 25.71%               |
| 4.50%           | \$326,925                    | 22.37%     | 2.55x                  | 7.41%            | 31.00%               |
| 4.00%           | \$376,445                    | 25.45%     | 2.88x                  | 7.41%            | 37.60%               |

## Notes\*

\* Excludes proceeds from sale

\*\* Includes proceeds from sale

Class A2 investors have 6% preferred return which will accrue over the life of the deal. Cashflow remaining from operations will be paid **quarterly** to investors.

This tier is for investors that invest **\$100k - \$249k +** into the property

# Investment Projections

C

Investor Class Example | Limited Partner Projections | **\$250k+ investment**

| <b>Class A Member Return</b>     | <b>Investment</b> | <b>Year 1</b> | <b>Year 2</b> | <b>Year 3</b> | <b>Year 4</b> | <b>Year 5</b> |
|----------------------------------|-------------------|---------------|---------------|---------------|---------------|---------------|
| Investor Annual % Return         |                   | 7.00%         | 7.92%         | 10.43%        | 7.67%         | 9.01%         |
| Investor Return on Investment    | (\$250,000.00)    | \$17,500      | \$19,790      | \$26,072      | \$19,178      | \$22,531      |
| Investor Return From Disposition |                   | \$ -          | \$ -          | \$ -          | \$ -          | See Below     |
| Investor Total Return            | (\$250,000.00)    | \$17,500      | \$19,790      | \$26,072      | \$19,178      | See Below     |

| <b>Cap Rate</b> | <b>Return on Disposition</b> | <b>IRR</b> | <b>Equity Multiple</b> | <b>Avg. COC*</b> | <b>Annualized **</b> |
|-----------------|------------------------------|------------|------------------------|------------------|----------------------|
| 6.00%           | \$366,263                    | 15.17%     | 1.89                   | 8.41%            | 17.79%               |
| 5.50%           | \$429,288                    | 18.24%     | 2.14x                  | 8.41%            | 22.75%               |
| 5.00%           | \$504,918                    | 21.54%     | 2.44x                  | 8.41%            | 28.80%               |
| 4.50%           | \$597,355                    | 25.11%     | 2.81x                  | 8.41%            | 36.19%               |
| 4.00%           | \$712,900                    | 29.05%     | 3.27x                  | 8.41%            | 45.44%               |

**Notes\***

\* Excludes proceeds from sale

\*\* Includes proceeds from sale

Class A3 investors have 7% preferred return which will accrue over the life of the deal. Cashflow remaining from operations will be paid **quarterly** to investors.

This tier is for investors that invest **\$250k +** into the property

EQUITY PREFERRED RETURN WATERFALL MODEL

| Equity Class | MIN AVERAGE ANNUAL RETURN |      |       |        |        |
|--------------|---------------------------|------|-------|--------|--------|
|              | Min. Invest               | EM   | CoC   | IRR    | AAR    |
| A            | 50 K                      | 2.00 | 6.41% | 16.16% | 20.04% |
| B            | 100 K                     | 2.07 | 7.41% | 17.21% | 21.39% |
| C            | 250 K                     | 2.14 | 8.41% | 8.41%  | 22.75% |

FEE DISCLOSURE

We are committed to aligning our interests with our investors.  
We will be investing over \$1M+ from the sponsorship team alone into the deal.

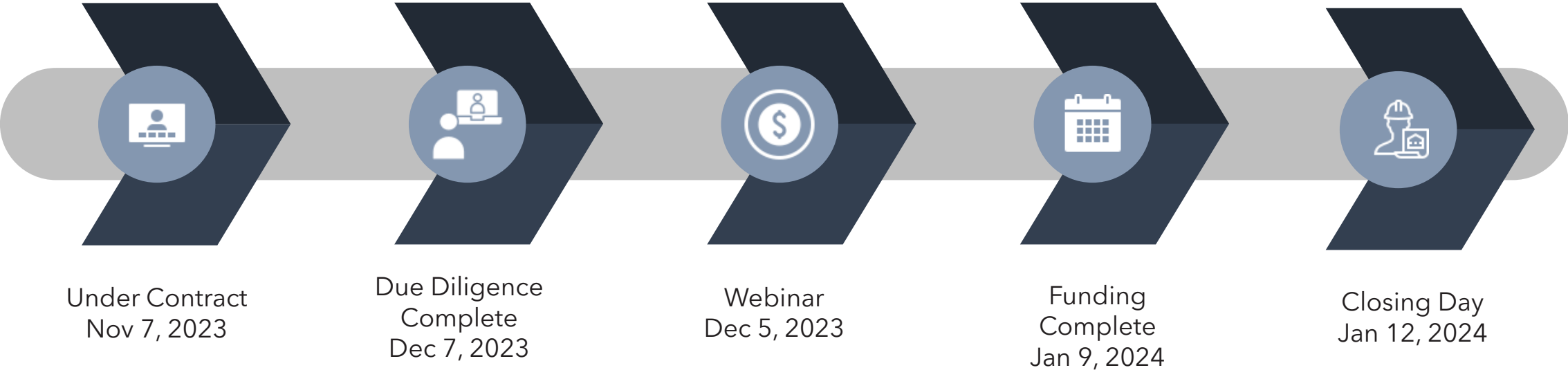
|                  | Amount | Notes   |
|------------------|--------|---|
| Asset Mgmt Fee   | 2%     | Percent of total revenue paid monthly to asset manager                                    |
| Acquisition Fee  | 2%     | Percent of purchase price   |
| Construction Fee | 7%     | Managing and overseeing the entire capital improvement project, 7% of construction budget |
| Refinance Fee    | 0%     | Percent of proceeds from refinance  |
| Disposition Fee  | 0%     | No additional fees at sale  |

|  | Class A<br>Investment:<br>\$50k - \$99k | Class B<br>Investment:<br>\$100k - \$249k | Class C<br>Investment:<br>\$250k+ |
|--|---|---|-----------------------------------|
| Preferred Return*  | 5%                                      | 6%  | 7%                                |
| Average Cash on Cash Return  | 6.41%                                   | 7.41%                                     | 8.41%                             |
| IRR  | 16.16%                                  | 17.21%                                    | 18.24%                            |
| Equity Multiple  | 2.00x                                   | 2.07x                                     | 2.14x                             |
| Average Annualized Return  | 20.04%                                  | 21.39%                                    | 22.75%                            |
| Year 1 Depreciation  | ~60%+                                   | ~60%+                                     | ~60%+                             |
| *A Preferred Return is NOT a guaranteed quarterly coupon. A Preferred Return is offered to the investors before the Sponsor participates in any upside. Sponsor is not compensated until the preferred return is achieved. |   |   |                                   |



# Next Steps

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## Project Timeline

- Legal Documents available now via Portal
- Investors should *read and understand* the PPM and other documents
- **IRA Investors** will need to transfer funds to their self directed IRA accounts (Start today! Additional time is required for SD IRA's to process their paperwork)
- Submit completed documents via Portal **for Approval**
- Expected close on the property – January 12, 2024

## Investment Guidelines

- Minimum Investment per Class (Cash / IRA / 401k Combination)
- First Come, First Served
- Preference will be given to **higher investment amounts** that have funds wired to the investment bank account.
- We will send an email as soon as we reach the equity raise threshold

| Class | Min. Investment | Model               | Avg. CoC | Equity Multiple | AAR    |
|-------|-----------------|---------------------|----------|-----------------|--------|
| A1    | \$50,000        | 5% pref + waterfall | 6.41%    | 2.00x+          | 20.04% |
| A2    | \$100,000       | 6% pref + waterfall | 7.41%    | 2.07x+          | 21.39% |
| A3    | \$250,000       | 7% pref + waterfall | 8.41%    | 2.14x+          | 22.75% |

# How To Invest

- STEP 1** Be an Accredited Investor or Sophisticated Investor with a prior relationship with one of the sponsors
- STEP 2** Sponsor will send material via email link to the Portal. Review materials, ask questions and get a good understanding of the investment opportunity
- STEP 3 Read and electronically sign the legal documents:**
  - Investor Questionnaire
  - Private Placement Memorandum
  - Company Agreement
  - Subscription Agreement
  - Investor Presentation
- STEP 4** Sponsors will review, approve and notify investor before sending Wire Instructions
- STEP 5 Wire Funds within 72 hours or your spot may be jeopardized**

# How To Invest

## CAPE

Invest now

### Offering snapshot



VIEW ALL IMAGES



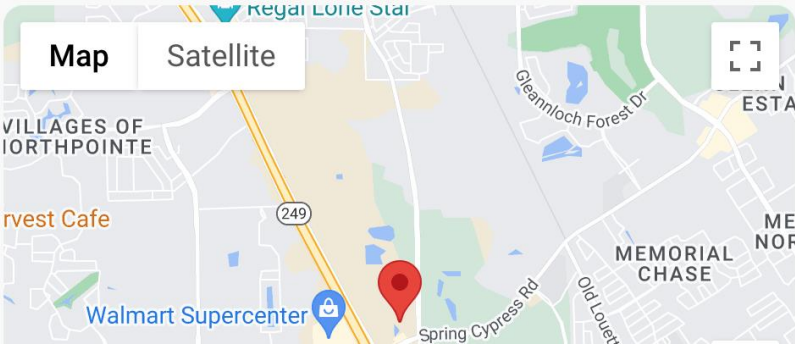
10810 Spring Cypress Rd, Tomball, TX

### Sponsorship team

### Overview

|                                       |                                      |  |
|---------------------------------------|--------------------------------------|--|
| <b>\$50,000</b><br>Minimum investment | <b>\$13,000,000</b><br>Offering size | <b>Direct syndication</b><br>Deal type |
| <b>506(b)</b><br>SEC type             | <b>Equity</b><br>Type of equity      | <b>02/15/2024</b><br>Close date        |

### Location





Questions?

# Frequently Asked Questions?

Q1. Why is the seller selling?

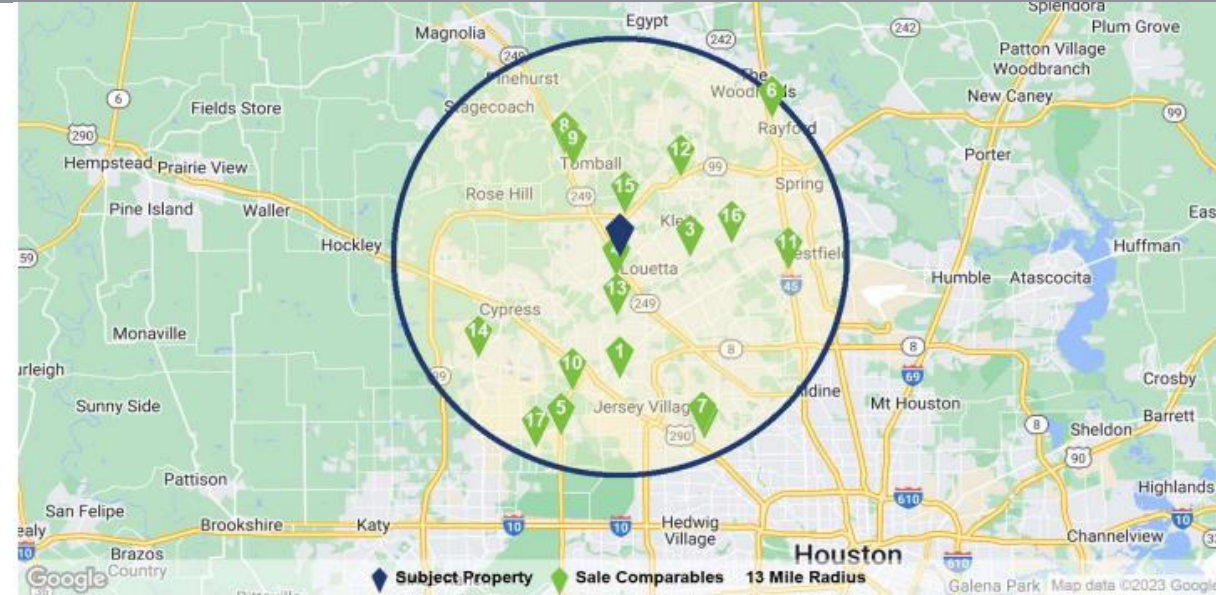
A1. The spike in interest rates is forcing the existing ownership group to sell, providing us an incredible opportunity to buy a Class A well-maintained asset at a discounted price and generate outstanding returns for you.

Q2. Can I use my IRA to invest?

A2. Yes, you can invest from IRA, cash, QRP or other investment vehicles

Q3. What are competing properties selling for in the area?

A3. Texas is a non-disclosure State and so this information is often speculated and not made known. However, Costar aggregates recent sales prices based on surveys and determines the cap rate properties sold for given the NOI at the time it sold and the sales price to earmark capitalization rate. Costar is indicating a median sales price of \$169,270 and a 5.0% cap rate.



## SALE COMPARABLES SUMMARY STATISTICS

| Sales Attributes          | Low          | Average      | Median       | High         |
|---------------------------|--------------|--------------|--------------|--------------|
| Sale Price                | \$16,000,000 | \$44,876,755 | \$44,720,000 | \$74,933,333 |
| Price Per Unit            | \$88,888     | \$160,206    | \$169,270    | \$200,000    |
| Cap Rate                  | 2.5%         | 4.4%         | 5.0%         | 5.3%         |
| Vacancy Rate at Sale      | 1.9%         | 7.5%         | 6.9%         | 16.1%        |
| Time Since Sale in Months | 7.6          | 16.1         | 17.6         | 23.8         |
| Property Attributes       | Low          | Average      | Median       | High         |
| Property Size in Units    | 120          | 280          | 260          | 422          |
| Number of Floors          | 2            | 2            | 3            | 3            |
| Average Unit SF           | 733          | 897          | 902          | 1,108        |
| Year Built                | 1979         | 2000         | 1999         | 2020         |
| Star Rating               | ★★★★★        | ★★★★★ 3.5    | ★★★★★        | ★★★★★        |

# Frequently Asked Questions?

Q4. When will distributions start and how often will they be paid?

A4. We will be providing quarterly distributions starting approximately 6-9 months after close. This will ensure we have a good flow of operational cash along with solid reserves.

Q5. Is the property in a flood zone?

A5. The property is in a 100-year flood zone which has already been accounted for with a firm insurance bid (less than our underwriting)

Q6. How diverse is the Houston economy?

A6. Depending on how the metropolitan statistical area (MSA) (greater Houston area) is counted it is large as the 3<sup>rd</sup> biggest MSA in the country. As you can see from the employment slides our property boasts close proximity to over 100,000 jobs varying from healthcare, technology and innovation, oil and gas, education and multiple fortune 500 companies.