

600 W Garland 51 Unit Multifamily with Amenity Center

A multi-family development and construction
opportunity in Garland TX

600 W Garland

Disclaimer

This presentation may contain forward-looking statements regarding the projected performance, timeline, and profitability of the project in this presentation. These statements are based on current expectations and estimates but are subject to risks and uncertainties that may cause actual results to differ materially. Factors influencing such results may include market conditions, regulatory changes, construction delays, and other unforeseen risks. Potential investors should not place undue reliance on these forward-looking statements and are encouraged to conduct their own due diligence.

The financial projections presented here are estimates based on current data and assumptions. Actual costs, revenue, and profitability may vary, depending on factors such as construction timelines, material costs, and changes in market demand. These projections should not be considered guarantees of performance, and potential investors should consult financial and legal advisors before making investment decisions.

While every effort is made to maximize the returns on investment for this project, there can be no assurance that the project will achieve its financial goals. Returns are not guaranteed, and there is a risk of partial or complete loss of investment. Investors should carefully assess their risk tolerance and seek independent financial advice before proceeding.

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Please note that all investment opportunities vary from project to project and deal to deal. Deal structure, fee structure, and the overall fund model for future transactions are subject to change.

600 W Garland

Executive Summary

600 W Garland

Equity
Raise

2.6MM

Total
Returns
(2 years)

40%+

AAR

20%+

- Located in Garland TX one of the largest manufacturing cities of DFW Metroplex
- Affordable rentals are always in demand in Garland TX
- Class A New Construction with options like garage, amenity center
- Boutique 51 unit multi family with modern design, sleek interiors & a amenity center
- Equity raise: 2.6MM
- Lease up value add opportunity or sell on completion
- Projected completion: 2027

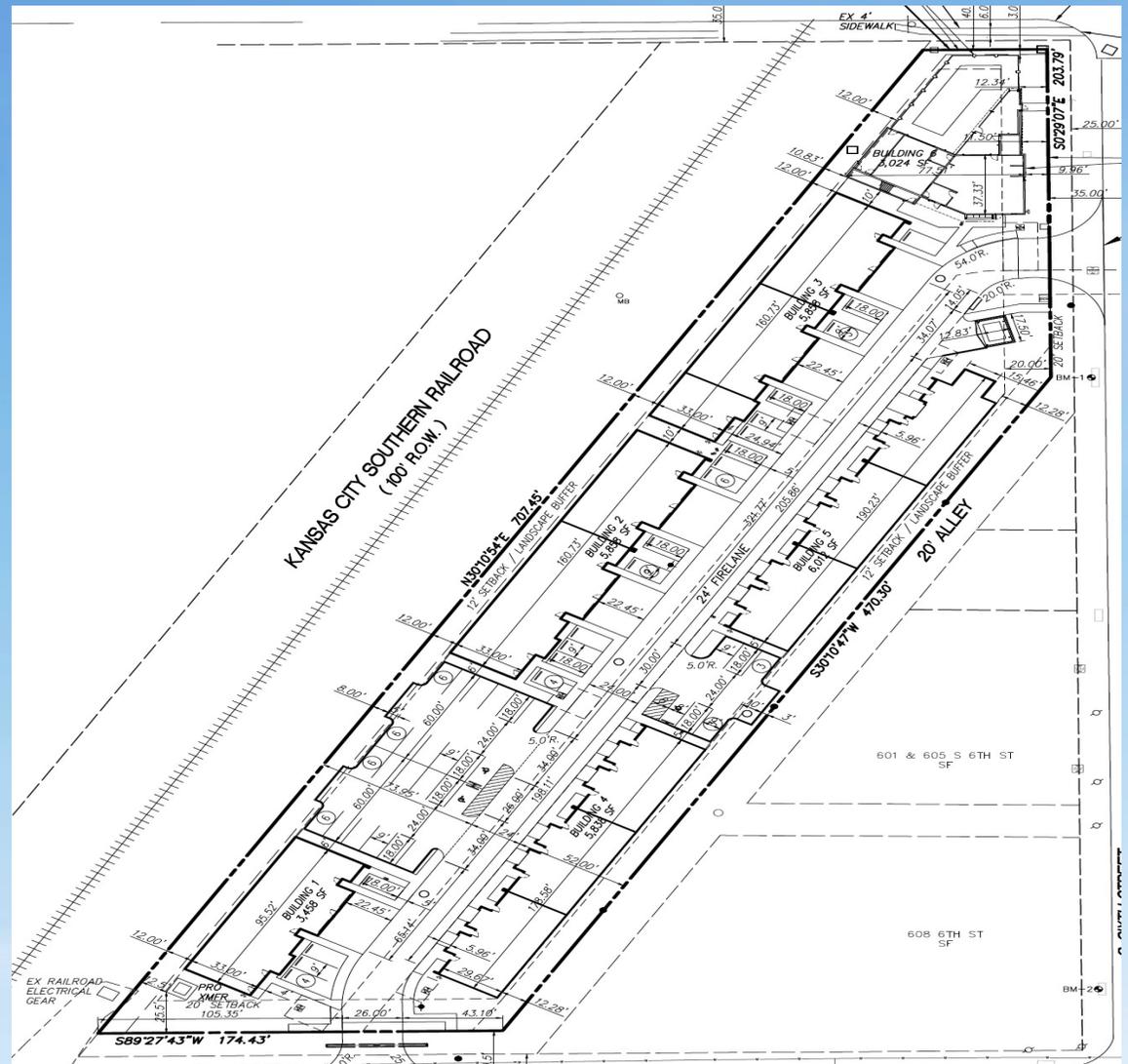
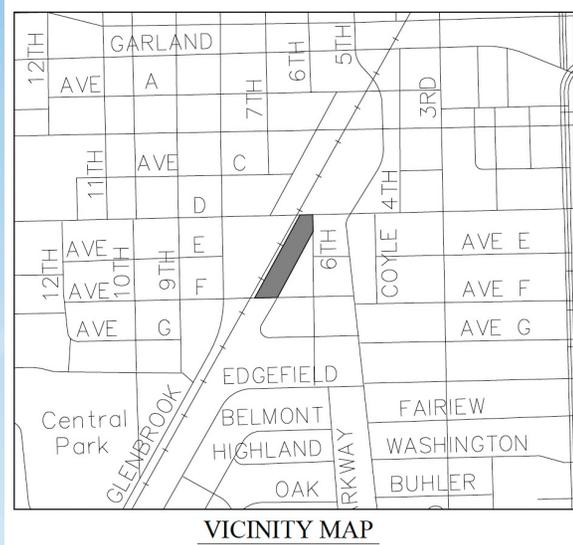


*not the current project lending. Actual renderings will be done post closing.

Property Overview

- 51 units
- Amenity Center
- Connected garage units
- Pets allowed
- Close to Downtown Garland TX
- Sought after area for Class A Rentals

600 W
Garland



51 Room Breakdown

Unit Types A, D, H, and J all have dedicated office space. Please see floor plans

UNIT MATRIX								
UNIT TYPE	BEDROOMS	FLOOR AREA	GARAGE AREA	GROSS FLOOR AREA	# OF BATHS	# OF UNITS	% OF UNITS	TOTAL AREA
A	1 BEDROOM	750 SQ.FT	N/A	822 SQ.FT	1	3	6%	2466
B	1 BEDROOM	865 SQ.FT	N/A	947 SQ.FT	1	3	6%	2841
C	1 BEDROOM	702 SQ.FT	279 SQ.FT	1088 SQ.FT	1	10	20%	10880
D	1 BEDROOM	929 SQ.FT	N/A	1115 SQ.FT	2	10	20%	11150
E	STUDIO	498 SQ.FT	273 SQ.FT	882 SQ.FT	1	11	22%	9702
F	1 BEDROOM	710 SQ.FT	N/A	855 SQ.FT	1	11	22%	9405
G	1 BEDROOM	532 SQ.FT	298 SQ.FT	934 SQ.FT	1	1	2%	934
H	1 BEDROOM	770 SQ.FT	N/A	1054 SQ.FT	1	1	2%	1054
J	1 BEDROOM	956 SQ.FT	N/A	1226 SQ.FT	2	1	2%	1226
TOTAL						51	100%	

NOTE: GROSS FLOOR AREA calculations include GARAGE AREA.
TOTAL AREA is calculated as (GROSS FLOOR AREA) x (# OF UNITS)

29% - 2 bedroom

71% - 1 bedroom

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Texas is No. 1 in number of Fortune 500 companies



Texas has ranked as the **No. 1** exporting state for a record **22 years in a row.**

Texas added **326,700**

nonfarm jobs in 2023 — most in the U.S.



TEXAS BY THE NUMBERS

#1 U.S. EXPORTER FOR 21 YEARS IN A ROW IN 2022

MORE THAN **15 MILLION** PEOPLE IN THE CIVILIAN LABOR FORCE

8 LARGEST ECONOMY **8TH** IN THE WORLD*
*IF TEXAS WERE A NATION

26 COMMERCIAL AIRPORTS

19 SEA PORTS

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

22 INTERSTATE HIGHWAYS

34 FOREIGN TRADE ZONES



58 FREIGHT RAILROADS

367 MILES OF COASTLINE

TEXAS IS THE LEADING DESTINATION FOR COMPANIES RELOCATING FROM OTHER STATES



NUMBER 1 JOBS CREATOR IN 2022, TEXAS ADDED **650,100** JOBS

90% GRADUATION RATE

TEXAS' HIGH SCHOOL GRADUATION RATE IS WELL ABOVE THE NATIONAL AVERAGE

TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 10TH CONSECUTIVE YEAR

IN 2022

THE LONE STAR STATE IS HOME TO **55** FORTUNE 500 COMPANY HQs

TEXAS ECONOMY

\$2.4 T THE TEXAS ECONOMY

8TH-LARGEST ECONOMY IN THE WORLD LARGER THAN RUSSIA & CANADA

6 QUARTERS THE TEXAS ECONOMY HAS EXPANDED FASTER THAN THE NATION 6 QUARTERS IN A ROW

55 FORTUNE 500 HQs TOP STATE FOR FORTUNE 500 HQs AT 55

STATE OF THE YEAR FOR BEST-IN-NATION BUSINESS CLIMATE AND JOB GROWTH

RANKED BEST BUSINESS CLIMATE

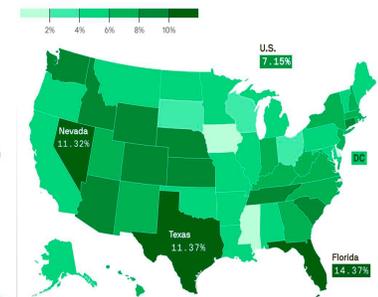
TOP STATE FOR HIGH-VALUE BUSINESS INVESTMENTS WITH SIGNIFICANT JOB CREATION

TEXAS PRODUCES 9% OF U.S. GDP AND 22% OF ALL U.S. EXPORTS

BEST STATE FOR BUSINESS FOR 19 YEARS

TOP STATE FOR CORPORATE RELOCATION AND EXPANSION PROJECTS, GOVERNOR'S CUP WINNER 12 YEARS IN A ROW

Change in real GDP growth, by state Q1 2021 to Q3 2023



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GARLAND

TEXAS MADE HERE

Texas is made here

More than 10 Fortune 500 and 100 businesses call Garland home



More than 375 manufacturers



Home of Dallas County Manufacturers' Association



13th largest city in Texas



3rd largest city in Dallas County

Median Household Income

\$71,044

Median Age

36.4

GISD

52,355 Students enrolled across 71 campuses.

Travel time to :

DFW International Airport – 20 miles

Dallas Love Field Airport – 19 miles

Accessible access to PGBT, 635, and IH 30

Population

246,000

Owners vs Renters

57.3% – 37.7%

Diversity Index Score

89/100

Firewheel Town Center has an average annual attendance of 5.7 million guests

Texas is made here

In the highly desirable and low vacancy industrial manufacturing hub of North Texas, venture capitalists and startups are finding new ways to build Garland. Powered by Garland's Make Your Mark, do it your way, on your terms mantra, small businesses and Fortune 500 companies are creating some of the best new business opportunities in North Texas.

More than 10 Fortune 500 and 100 businesses call Garland home.

- Kraft Heinz Company
- Sherwin Williams
- Epiroc Drilling Solutions
- U.S Food Service
- Andersen Windows
- Arrow Fabricated Tubing
- General Dynamics OTS
- Plastipak Packaging
- BearCom
- Hatco
- Daisy Brand
- Packaging Corp of America

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GARLAND

TEXAS MADE HERE

Dallas College
Richland Campus

LAKE
HIGHLANDS

HIGHLAND
MEADOWS

WHITE ROCK

White Rock Lake

Dallas
Arboretum &
Botanical Garden

Zacha Junction

CASA VIEW

Google

Garland

600 Garland Ave D

Garland City Square

Firewheel Town Center

600 W Garland

Texas Skatium

Rose Hill

LA PRADA
AUDUBON PARK

PALOS VERDES

FIREWHEEL
ESTATES

Fi

COOMER CREEK

NORTHEAST
GARLAND

MONICA PARK

DUCK CREEK

CASA VIEW
HEIGHTS

635

30

635

30



Project Timeline

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Description	Completed Date
Contract Sign Date	January 2025
Capital Call	March 15 2025
Closing date	March 30 2025
Land development Horizontal and Underground	November 2025
Vertical Construction and Finish out	October 2026
Market Sell and/or lease the property	March 2027
Distribute profits to investors	At the time of closing

Project Cost

Description (rounded to closed 1000)	Amount
Paper Lots & Permits (Purchase Price)	\$1,530,000
Development & Construction Costs (\$1.45MM parking concrete + entrances) built (\$5,550,000 / 51809 sqft = \$110/sqft)	\$7,000,000
Builder Fee (~7.3% of the Construction Cost)	\$510,000
Interest & Loan Closing Cost (5.5% cumulative interest and rest towards loan closing / title)	\$500,000
Acquisition Fee (~2%)	\$170,000
Loan Guarantor Fee (~2%)	\$190,000
Contingencies & Soft Costs (optional)	\$100,000
Total Cost	\$10,000,000

Funding Requirement

Description	Amount
Cash Required	\$2,600,000
Construction Loan	\$7,400,000

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Revenue Projections on Rental

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Description (All Figures Annual)	Amount
Rental & other Income with 90% Occupancy Annual	\$1,188,000
Loan Payment	\$578,000
Property Taxes	\$102,000
Utilities	\$40,000
Other (property management, employees, systems – 10%)	\$152,000
Total Expenses	\$872,000
Net Profits	\$316,000
NOI	\$894,000
ROI annually – Net Profits / Cash Invested	9.72%

Revenue Projections on Sale

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Description (rounded to closest 1000)	Amount
Selling Price (Projected by GERA) Per key \$235K – 255K	\$12,495,000
Total Expenses	\$10,000,000
Gross Profits	\$2,495,000
Closing Costs (7%)	\$875,000
Net Profits	\$1,620,000
GP Return (25%)	\$405,000
Contingencies (10% optional)	\$160,000
Investor ROI (~65%)	\$1,055,000
ROI Cash on Cash (in 2 years)	40.50% - 62.30%
AAR (Annual Average Return)	20.25% - 31.15%

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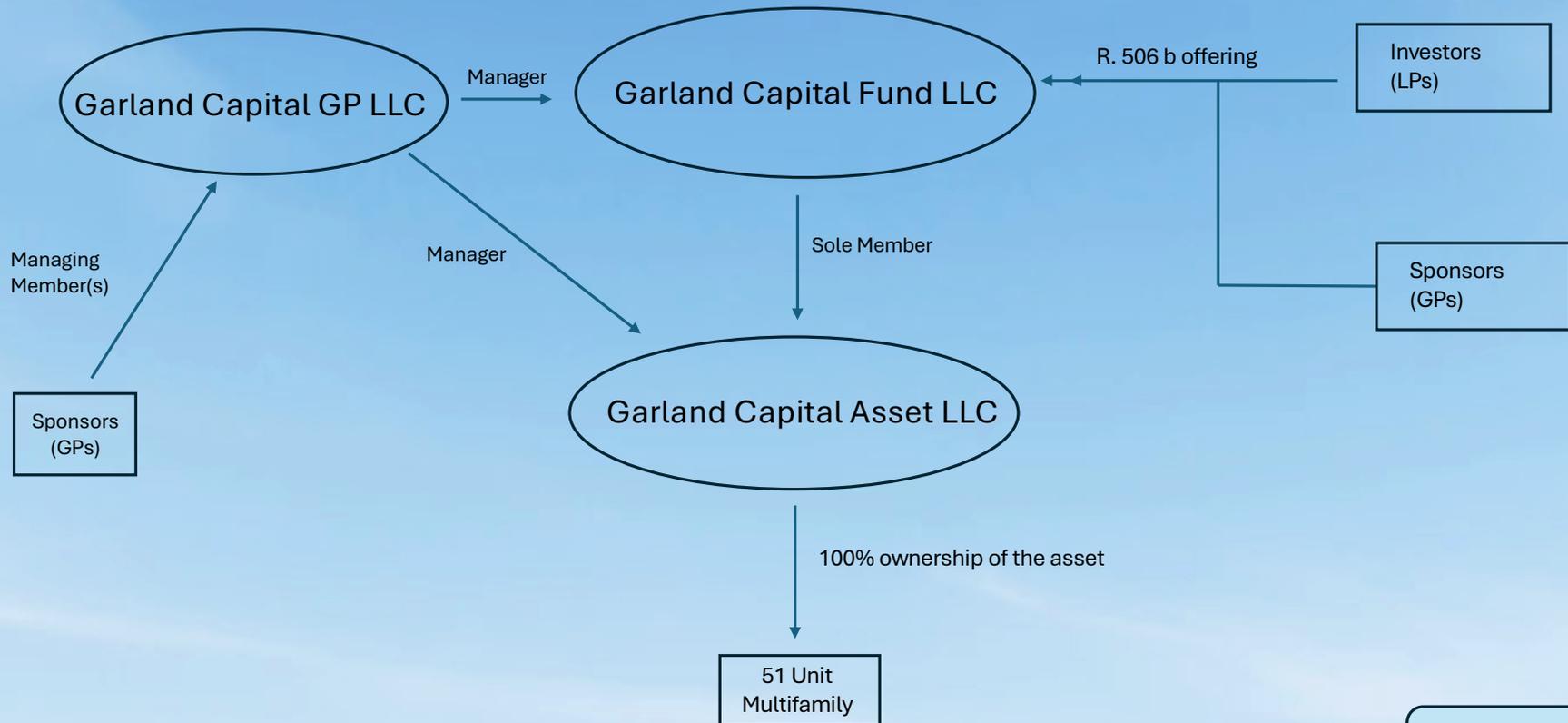
Investment Details

- Total shares available - 52
- Per Share Value – \$50,000
- Minimum investment – \$100,000
- General Partner minimum – 6 shares
- Limited Partner minimum – 2 share
- General Partner guarantees the loan

Timeline

- Soft Commitment – by January 31, 2025
- Document Signature (via investment platform) – by February 28, 2025
- Capital Call – On February 28, 2025
- Deal to close by March 31, 2025

Entity Structure



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Questions!!

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