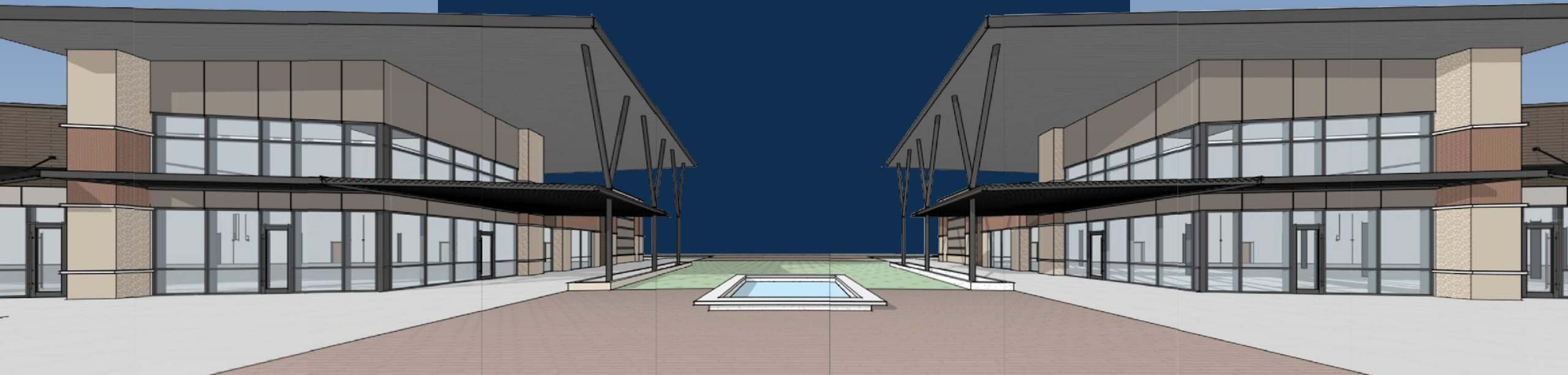




## INVESTMENT SUMMARY

# CANDELA RETAIL DEVELOPMENT

61,444 Sq ft Retail Development | Richmond, TX  
506 (C) Offering Accredited Investors only



# AGENDA

- 01 Executive Summary
- 02 Market Overview
- 03 Property Overview
- 04 Sponsor Team
- 05 Business Plan
- 06 Underwriting & Returns
- 07 Next Steps



# DISCLAIMER

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01

# EXECUTIVE SUMMARY

Candela Retail Development



MASSIVE CAPITAL



REALTY7  
PARTNERS

# EXECUTIVE SUMMARY

## Property Overview

- ✓ New Construction Retail Development
- ✓ Part of a 461-acre Development
- ✓ Growing Market

# CANDELA CLASS A RETAIL DEVELOPMENT

**1.6+ X**  
TARGETED EQUITY MULTIPLE

**21+**  
Projected IRR

**7%**  
Preferred Return

**3**  
Year Hold



<b>Size</b>	61,444 Sq Ft
<b>Total Lot Area</b>	6.94 Acres
<b>YOC</b>	2025 – New Construction
<b>Avg. Rent Sqft (Yr)</b>	\$34.16
<b>NNN /sqft (Yr)</b>	\$13

PRICE		EQUITY		PROJECTED RETURNS	
<b>Land Purchase Price</b>	\$4,530,240	<b>Construction Cost</b>	\$16,643,018	<b>Project IRR</b>	21 %
<b>Asset Class</b>	Class A Retail	<b>Total Project Cost</b>	\$21,854,427	<b>Equity Multiple</b>	1.6 X
<b>Purchase Price/Sqft</b>	\$73.07	<b>Hold Period</b>	3 Years	<b>Min. Investment</b>	\$75,000

# Why Invest in Candela Retail Development

1

## Demographics and Top Job Growth

- Houston Top-5 \*MSA
- Recent Projects - \$1.8B of Funding
- 23,000 jobs creation in the Houston MSA
- Average income Houston MSA \$97,900. In the project's immediate area, the average income is \$167,106

2

## Unique Opportunity

- Johnson Development is creating a 461-acre development with different asset classes: Single Family Residences, Multifamily, Retail, and Commercial, etc.
- This is the 15<sup>th</sup> collaboration between the Seller/Developer and Massive Capital & Realty<sup>1</sup>

3

## Attractive Location and Growth Area

- Richmond's population has been growing steadily at a rate of 3.36% year over year.
- The entire Candela development is creating 1,600+ new households within a 2-mile radius

4

## Tenant attraction

- We are providing 1,000 ft of road frontage
- We will be the only retail building within a 1.5-mile radius
- Competitive Rental Prices

5

## Houston MSA convenience with suburb luxuries

- 30 mile down from downtown Houston via Westpark Tollway
- Johnson Development homes are notorious for keeping their values
- The Candela development is in the high-ranking Lamar Consolidated \*ISD

## INVESTMENT THESIS

Strong, shorter-term investment in a growing market with a reputable team that has successfully closed several similar projects

\*Acronyms | MSA – Metropolitan Statistical area | ISD – Independent School District





## CANDELA CLASS A RETAIL DEVELOPMENT

16+ X  
TARGETED EQUITY MULTIPLE

21%  
PROJECTED IRR

7%  
PREFERRED RETURN

3  
YEAR HOLD



# 02

# MARKET OVERVIEW

## Candela Retail Development



MASSIVE CAPITAL



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# Sub Market Overview: Richmond

**Richmond, with a population of over 16,815, is located in a suburb of Texas's largest city and the fourth largest in the U.S, Houston.**

While located within 30 minutes of downtown Houston, TX, in Richmond one gets to enjoy the luxuries of suburban living, while having an easy and quick connect to the hustle and bustle of the city, it's economy, employers, two international airports, the Ellington Space Port and the largest U.S. port for waterborne tonnage, the Port of Houston.

Richmond is known for its natural beauty, including parks, greenery, and the Brazos River.

**16,815**

Residents 3-Mile Radius

**3,634,817**

Total Labor Force Houston MSA

**57,111**

Residents 5-Mile Radius

**\$390,201**

Median Home Price

**\$167,106**

Median Household Income in our immediate are

**33.8**

MEDIAN Age of Residents of Richmond, TX



## HOUSTON LARGEST EMPLOYERS

## EMPLOYEES

Memorial Hermann Health System	35,360
Walmart	29,797
HEB	29,657
Houston Methodist	26,098
Univ. of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700



03

# PROPERTY OVERVIEW

Candela Retail Development



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# Context: Story Behind the Number

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## Relationship (Off Market)

- Property was off market.
- Realty 1 and Massive Capital have worked together along with Johnson Development to enter this project near entitlement and permit ready.



## Location Know How

- Realty 1 Partners has developed and exited several projects in the area and have over 40 years of development experience in the Houston area.
- Realty 1 Partners has in house leasing team who are very familiar with Houston market and will lead the way to lease this retail center.



## Price Point

- Realty 1 Partners owning a general contracting company allows us to get into the project on a cost basis vs. acquiring on a Cap Rate.



## High Demand and Low Supply

- This project is the only Retail facility in the 461-acre Development.
- As part of the Development, there are already 2 phases of single-family residences built and a third one in progress. Over 1,600+ residences to the area plus 250+ Class A Multifamily right behind.



## Growing Market

- Richmond, TX has had a growing population in recent years. This resulted in an average annual population growth of 3.36% over the last 4 years.
- With the Candela Development, 1,600+ new households will have a home in the area.



## Proven Value Add Model

- This project allows for a faster exit vs typical multifamily development projects, allowing flexibility for investors.
- This is the 15<sup>th</sup> project that Realty 1 and Johnson Development have worked together on.

# Why We Like This Project



## LOCATION & ENTITLEMENT RISK

- Houston is the 4th most populous city in the US with strong population growth
- Project is very close to being permitted removing entitlement risk



## SOLID UPSIDE

- Conservative Exit Cap Rate Assumption of 6.5%
- P&L sensitivity with only 2% annual rent increases and a NNN of \$13/SF



## PRICE COMPARISON

- Competitive all-in purchase and build price basis of \$353/SF
- Similar vintage and location are selling on average at \$492/SF

# Strategically Located in a 461-acre Master Planned Community



Developed by Johnson Development. They are taking care of larger infrastructure such as roads, utilities, retention ponds, entitlement, etc. They collaborate with other developers to take on different phases/sections of this Development.

Retail: Blue section: 6.94 acres with 1,000 ft of road frontage

Multifamily – Directly behind our Retail acreage. 250-300 units. Completion TBD

Phase I: 302 Lots for Single Family Residences. This phase is already built and completed

School Site has already been completed and is now home to the Bernard Clifton Terrell Jr. Elementary School

Phase II: 265 Lots for Single Family Residences. This phase is already built and completed

Phase III: 291 Lots for Single Family Residences. This phase is in progress and estimated completion is Q4 of 2025

Phase IV: 295 Lots for Single Family Residences. The lots around the Lake Detention will be High End Homes. Completion TBD

Phase V: 209 Lots for Single Family Residences. Completion TBD

COM: A pickleball business will set up shop here. Completion TBD



04

# SPONSOR TEAM

Candela Retail Development



MASSIVE CAPITAL



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PARTNERS

# Sponsor Team



**Sanjay Aggarwal**

- Principal at Massive Capital with 8+ years as active investor across asset classes (Land/SFR/Commercial/Multifamily).
- Co Sponsored 1000+ units across Texas with exit of 800+ units.
- 10+ Years in Fortune 50 Companies (Capital One/ Barclays) with numerous leadership roles in Portfolio and Strategy and Vendor Relationship.
- **MBA from Booth School of Business (University of Chicago)** and Masters in Mechanical Engineering from University of Central Florida.



**Shahriar Khan**

- Principal at Massive Capital with 7+ years as active investor purchasing over 180+ properties across asset classes (Land/SFR/Commercial/Multifamily).
- Co- Sponsor for 1,300+ Units.
- 13+ years in Fortune 10 Company (Royal Dutch Shell) with numerous leadership roles in Engineering, Corporate Planning, Portfolio Strategy and Business Unit Finance Manager (CFO) looking over \$bln of Portfolio value.
- **MBA from Jones School of Business (Rice University)** and Undergraduate in Electrical Engineering from Prairie View A&M University



**Mike Bailey**

- Principal at Massive Capital with 20+ years as Active Investor across asset classes (Land/SFR/Commercial/Multifamily).
- Co-Sponsored 300+ units across in Houston and Dallas market since 2021.
- 30+ years in Fortune 10 Company (Conoco Phillips) with numerous leadership roles in Upstream Engineering managing project across multiple counties, Corporate Capital Strategy and Vendor Relationship.
- **Bachelor of Science in Petroleum Engineering** from University of Oklahoma.



**Beau Evans**

- Principal at Realty 1 Partners with 15+ years in Real Estate Development (Retail/Mixed Use/Flex/Industrial).
- Licensed Broker since 2006 and lead of all Leasing, Sales, Site selection and Debt/Equity Origination for Construction projects
- 20+ Years of Investing and Ownership in Real Estate. At present \$315M AUM. This includes 1.5M+ SQFT Retail – NNN and 400,000+ SQFT Industrial.
- **Bachelor of Science in Finance** from Texas Christian University.



**K Trevor Thompson**  
VP Investor Engagement



**Maria Marks**  
Capital Operations Mgr



**Jazmin Salinas**  
Investor Relations



**Candius Stearns**  
Investor Relations

## TRACK RECORD

**29 Deals**  
Completed to Date



**11 R1 New Devs / 30%+ IRR**  
Completed to Date



**New Dev Retail \$**  
\$65M Build. \$93M Sold



**1,387 Apartment Units**  
Under Management



**\$500M+ Assets**  
Under Management



# Sponsor team projects

## Overview of Sponsor Team Projects tackled in the same sub-market

- |  |   |
|--|---|
| <p><b>1</b> <b>R1 Rogers</b><br/> <b>Fulshear, TX</b><br/>             85,000 SQFT Retail / Flex Industrial<br/>             Build: 2021<br/>             Sold: \$18,675M</p>                                      | <p><b>5</b> <b>Grand Parkway</b><br/> <b>Katy, TX</b><br/>             71,888 SQFT Retail / Flex Industrial<br/>             Build: 2006<br/>             Sold: \$28M</p> |
| <p><b>2</b> <b>Gateway 359 Business Park</b><br/> <b>Fulshear, TX</b><br/>             150,000+ SQFT Retail / Flex Industrial<br/>             Build: 2022<br/>             Owned, constructed and in lease-up</p> | <p><b>6</b> <b>Castle Rock Plaza</b><br/> <b>Katy, TX</b><br/>             10,325 SQFT Retail<br/>             Build: 2023<br/>             Under Contract to Sell</p>    |
| <p><b>3</b> <b>Cardiff Commons</b><br/> <b>Katy, TX</b><br/>             17,030 SQFT Retail<br/>             Build: 2013<br/>             Sold: \$4.85M</p>  | <p><b>7</b> <b>Westheimer Lakes II</b><br/> <b>Katy, TX</b><br/>             57,780 SQFT Retail<br/>             Build: 2008.<br/>             Sold. Price Top Secret</p> |
| <p><b>4</b> <b>Bella Piazza</b><br/> <b>Richmond, TX</b><br/>             38,339 SQFT Retail<br/>             Build: 2020-2021<br/>             Sold: \$18M</p>  |   |





05

# BUSINESS PLAN

Candela Retail Development



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# Business Plan: Scope and Timeline

## FIRST 3 MONTHS START CONSTRUCTION

- Finalize entitlement activities
- Finalize Permitting
- Update Engineering and Architectural Plans
- Secure Funding
- Start of Construction

## 3-12 MONTHS CONSTRUCTION & START LEASE UP

- Project Manager and Superintendent assigned to the project
- All sub-contractors & site team setup
- Complete the Horizontal and Vertical construction phases
- Ramp-up marketing promotion to new tenants

## 12-24 MONTHS LEASE UP CONTINUED & STABILIZATION

- Finish leasing process for tenants
- Tenant Improvements (fit-outs) to customize their space
- Grand Opening
- Continue Property Management and Asset Management

## 24-36 MONTHS STABILIZATION & OPTIMIZATION

- Continue Property Management and Asset Management
- Improve Management Efficiency
- Evaluate Timing of Sale Depending on Market Conditions
- Position for asset sale on the market

## ~ 36 MONTHS SALE OF PROPERTY

- Sale of Property
- Return of Investment and Profits to Investors

# Rent Comparable

Per nearby comparables, we are setting competitive pricing for our future tenants while also providing a healthy budget for Tenant Improvements.

## RELEVANT COMPARABLE

- Comparable Retail Facilities are within five miles radius of our Candela Development
- Comparable are similar vintage

NAME	DISTANCE	YEAR BUILD	SQFT	RENT - \$/SQFT (annual)
1 <b>The Crossing at Katy - Fulshear</b>	4.3	2023-2024	17,030	\$35
2 <b>Marcel Square &amp; Marcel Gardens</b>	1.4	2024-2025	84,580	\$35
3 <b>The Shops at Cross Creek</b>	1.4	2018	33,415	\$30
4 <b>The Commons at Cross Creek - Phase II</b>	2	2024	14,000	\$32-\$34
<b>Weighted Avg.</b>			<b>37,256</b>	<b>\$33.70</b>
★ <b>Candela Development</b>		<b>2025</b>	<b>61,444</b>	<b>\$33.49</b>



# Sale Comparable

Average combined upside of \$112 is achievable in a tight market supply (comp vacancy of only 5%)

## RELEVANT COMPARABLE

- Comparable Retail Properties in Houston market and similar vintage
- All Comparable Retail Properties were sold between February 2024 and August 2024

NAME	YEAR BUILD	SQFT	SALE	S/ SQ FT	CAP RATE	OCCUPANCY
1 <b>Magnolia Place</b>	2022	18,582	\$8,950,000	\$482	6.65%	100%
2 <b>Shops at Cross Creek Ranch</b>	2023	14,364	\$7,647,728	\$532	6.25%	100%
3 <b>Shops at Blackhorse</b>	2008	18,800	\$8,750,000	\$465	6.65%	100%
4 <b>The Grove at Harper's Preserve</b>	2022	21,400	\$10,700,000	\$500	6.00%	100%
<b>Weighted Avg.</b>		<b>18,286</b>	<b>\$9,154,852</b>	<b>\$492</b>	<b>6.38%</b>	<b>100%</b>
★ <b>Candela Development</b>	2025	61,444	\$30,356,452	\$494	6.50%	94%





06

# UNDERWRITING & RETURNS

Candela Retail Development



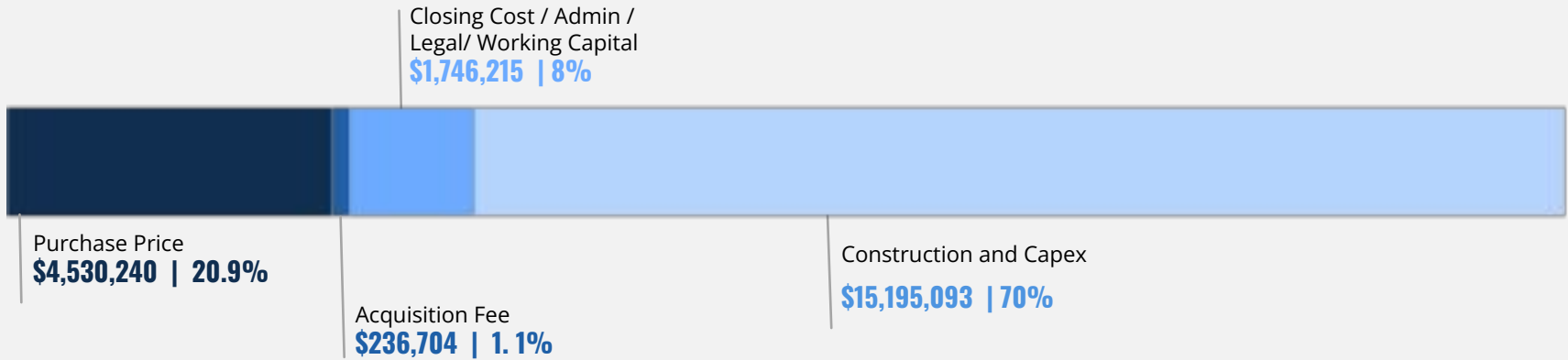
# Sources, Uses and Closing Cost

## SOURCES



Total Sources at Closing  
**\$21,708,252 | 100%**

## USES AND CLOSING COST



Total Uses and Closing  
**\$21,708,252 | 100%**

### Key Notes

1. New Construction Loan 25-year Fixed Rate loan @9% with a 24 months IO,
2. The Acquisition fee is 1.5% of the Purchase Price and Ground up Construction Cost of \$11,250,000 Construction and Capex covers all build costs
3. In addition to our \$150,000 Reserves, we have a \$250,000 Contingency

# Pro Forma

ANNUAL OPERATING INCOME	YEAR 1 – CONSTRUCTION	YEAR 2 – LEASE UP & STABLE	YEAR 3
<b>OPERATING REVENUE</b>			
Average Rent per Sqft/Year (\$)	\$33.49	\$34.16	\$34.84
Average Monthly Rent (\$)	\$34,294	\$34,980	\$35,680
Annual Rent Increase (\$)	-	\$686	\$700
Rent Increments (%)	-	2%	2%
Potential Market Rent	\$2,057,652	\$2,098,805	\$2,140,781
<b>Gross Potential Revenue</b>	<b>\$2,057,652</b>	<b>\$2,098,805</b>	<b>\$2,140,781</b>
(-) Vacancy	(\$2,057,652)	(\$1,574,104)	(\$128,447)
(-) Concessions, Loss to Lease, Bad Debt	-	(\$41,976)	(\$42,816)
<b>Net Potential Rent</b>	-	<b>\$482,725</b>	<b>\$1,969,519</b>
NNN	-	\$199,693	\$750,846
<b>Other Income</b>	-	<b>\$199,693</b>	<b>\$750,846</b>
<b>EFFECTIVE NET REVENUE</b>	-	<b>\$682,418</b>	<b>\$2,720,364</b>
<b>OPERATING EXPENSES</b>			
Real Estate Taxes	-	\$163,089	\$522,274
Insurance	-	\$35,700	\$39,270
Contract Services	-	\$15,300	\$15,606
Utilities	-	\$30,600	\$31,212
Repairs & Maintenance	-	\$15,300	\$15,606
Administrative	-	\$10,200	\$10,404
Landscaping	-	\$15,300	\$15,606
Other Operating Expenses	-	\$15,300	\$15,606
Property Management Fee	-	\$20,473	\$81,611
<b>Total Expenses</b>	-	<b>\$321,261</b>	<b>\$747,195</b>
<b>NET OPERATING INCOME (NOI)</b>	-	<b>\$361,157</b>	<b>\$1,973,169</b>

# Projected Investor Returns - High Velocity - 3 years

Current Investment offering is a 506C Accredited Investors only



**21%+**

Internal Rate of Return



**\$75,000**

Minimum Investment



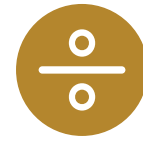
**1.6x**

Total Return over 3 Years



**7.00%**

Preferred Return



**70/30%** (to 17% IRR)

**50/50%** LP/GP Split

## LIMITED PARTNER RETURN: \$100,000

YEAR 1: 2024

YEAR 2: 2025

YEAR 3: 2026

Beginning Member Capital

\$100,000

\$100,000

\$100,000

Profits from Refinance or Sale

\$-

\$-

\$60,021

Return of Member Capital

\$-

\$-

\$100,000

Total Return on Investment

\$-

\$-

\$160,021

# Exit Strategy

## 01 EXIT IN 3 YEARS

Trigger to sale:

**94+%**  
leased up

**>1.9M**  
NOI

**at or below**  
**6.50%**  
Cap Rate

## 02 PROJECTION FOR CAP RATE IN THE NEXT 3-5 YEARS

Sale comparables have sold between a 6% - 6.65% cap rate in the last 6 months.

Cap Rates for New Development Retail projects are projected to stay within this same range for the next 3-5 years.

Conservatively, we are using 6.5% is a cap rate at the time of sale.

## 03 CAP RATE COMPRESSION AND DECOMPRESSION SENSITIVITY

CAP RATE	SALE PRICE ON EXPECTED NOI		
	BASE NOI (-) 5%	BASE NOI: \$1.9M	BASE NOI (+) 5%
6.00%	\$31,241,849	\$32,886,157	\$34,530,464
6.25%	\$29,992,175	\$31,570,710	\$33,149,246
<b>6.50%</b>	\$28,836,630	<b>\$30,356,452</b>	\$31,874,275
6.75%	\$27,770,532	\$29,232,139	\$30,693,746
<b>TARGET CAP RATE</b>	<b>TARGET NOI YR-5</b>		

## 04 EXIT AT YEAR-3

SALE END OF YEAR	
Net Operating Income NOI	\$1,973,169
Cap Rate at Sale	6.50%
<b>Sale Price</b>	<b>\$30,356,452</b>
Sale Price per SQFT	\$494
Sale Costs	\$(910,694)
Outstanding Loan Balance	\$(14,490,179)
<b>Total Sale Proceeds</b>	<b>\$14,955,579</b>
Remaining Equity Basis	\$(7,017,294)
Capital Transaction Fee to Mgr	\$(303,565)
<b>Remaining proceeds available</b>	<b>\$7,634,721</b>
Net Proceeds Paid to Class A Members / LP	\$5,095,294
Net Proceeds Paid to Class B Mgr Share / GP	\$2,539,427

# Fee Disclosure

CATEGORY	 Acquisition Fee	 Asset Management Fee	 Construction Management Fee	 Exit Capital Transaction Fee
DETAILS	<p>The Sponsors will receive a one-time fee of 1.5% of Purchase Price of the Land and the Construction Costs (not the full CapEx) for Sourcing and Structuring the deal.</p>	<p>The sponsors will receive 3% of gross income every year for actively managing the asset.</p>	<p>We plan on hiring a project manager for managing Capex effectively and efficiently. We would like to make sure we hire the best skillset at the best price as well as purchase material at the best possible prices.</p>	<p>We are incentivized and compensated based on the equity capture of a successful exit in full alignment with our investors.</p>
	%	1.5%	3%	1%



07

# NEXT STEPS

Candela Retail Development



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# Closing Timeline

## Important Dates



Aug. 28<sup>th</sup>

PSA Effective Date



Sept. 5<sup>th</sup>

New Loan & Pref raise process begins



Dec. 15<sup>th</sup>

Last Day to fund Commitments



Aug. 29<sup>th</sup>

Due Diligence begins



Oct 30<sup>th</sup> – 506(B) ends

Dec. 15<sup>th</sup> – 506(C) ends

Webinar /Capital Raise



Dec. 23<sup>rd</sup>

Closing

FIRST COME FIRST SERVE - RETIREMENT FUNDS ACCEPTED

Open to Accredited Investors only (506C)



CANDELA RETAIL DEVELOPMENT

**THANK YOU!**



PROPERTY OVERVIEW

# Class A Location, Class A Building



**61,444 SQFT**

Total SQFT



**Houston**

(2nd Largest Population Growth)  
MSA



**\$4.53M**

Land Purchase Price



**Southwest Houston  
by Westpark  
Tollway/1093**

Location



**\$16.5M**

Development Cost



**\$32-\$36/SF**

Target Rent

# Risk Factors and Mitigations

We have carefully thought through the downside risks of this transaction

RISK FACTORS	Sustainable Rents <b>01</b>	Occupancy of Property <b>02</b>	Prolonged Sale Process <b>03</b>	Liquidity <b>04</b>	Delayed Start of Construction <b>05</b>	Expense Control <b>06</b>
MITIGATIONS	<ul style="list-style-type: none"> <li>• Houston market population growing.</li> <li>• The Richmond population is growing on average annually by 3.36%</li> <li>• Growing submarket with limited new supply</li> <li>• New construction for Class A only</li> </ul>	<ul style="list-style-type: none"> <li>• We have the benefit of being the only retail facility within 2 miles of the Candela Development with 1,000 sq ft of road frontage, surrounded by 1600+ households from Candela alone.</li> <li>• Will provide an additional small green space area between buildings to create a bit of a hangout space.</li> </ul>	<ul style="list-style-type: none"> <li>• Once stabilized this asset will operate on a 27% expense ratio with multi-year tenant contracts</li> <li>• Their will be more cash flow collected that will be distributed</li> </ul>	<ul style="list-style-type: none"> <li>• We are raising sufficient funds to make the purchase, go through the entire construction process and all of our Year 1 expenses, a Tax Carry, and Interest Carry</li> <li>• In addition we have a \$250,000 contingency and a \$150,000 additional working capital</li> </ul>	<ul style="list-style-type: none"> <li>• The Construction loan that we are taking out gives us the opportunity to pay Interest Only on funds we have taken out, not the entire loan amount. Therefore, if delays happen, we should only be limited impact from a financial aspect</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate Replacement and Working Capital reserves</li> <li>• We have weekly touch base meetings with the team to stay up to speed on expenses, progress, etc.</li> <li>• Our sister company Realty 1 has 40 years of experience in this asset class in the Houston Metro area</li> </ul>

# Market Overview: Houston (Macro)



## University of Houston (UH)

# Total Students	Degree Programs
<b>47,000+</b>	<b>300+</b>



## Lone Star College (LSC)

# Total Students	Certified Programs
<b>80,000+</b>	<b>200+</b>



## William P. Hobby Airport (HOU)

**14.4M+**  
Passengers Annually



## George Bush Intercontinental Airport (IAH)

**45M+**  
Passengers Annually



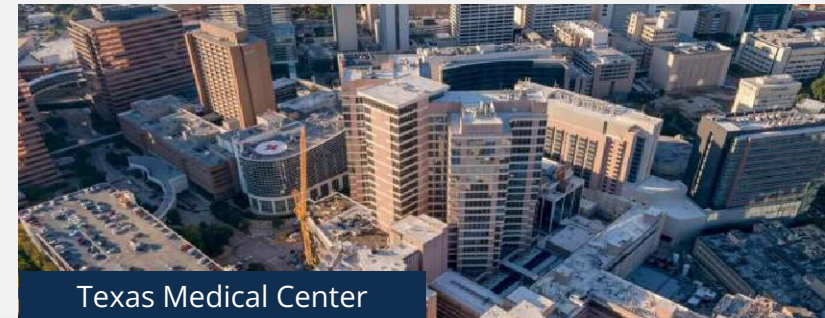
## Memorial Hermann—Medical City

# Beds	# Employees
<b>444</b>	<b>1,800+</b>



## Texas Medical Center (TMC)

# Beds	# Employees
<b>9,200</b>	<b>106,000+</b>



# Submarket Overview: Houston

**140K**

Population Growth in 2023 (#2 in U.S.)

**118K**

Avg Annual Population Gains (10 Years)

**3.4M**

Jobs in Houston Metro

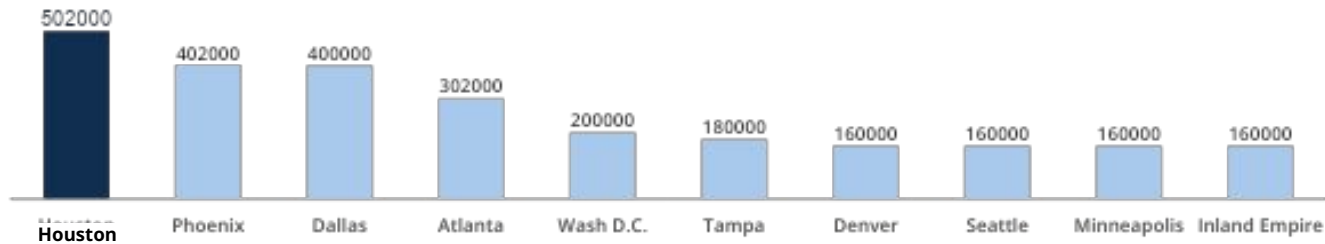
**103K**

Jobs growth in 2023 (#5 in U.S.)

**54K**

Avg. Annual Job Gains (10 Years)

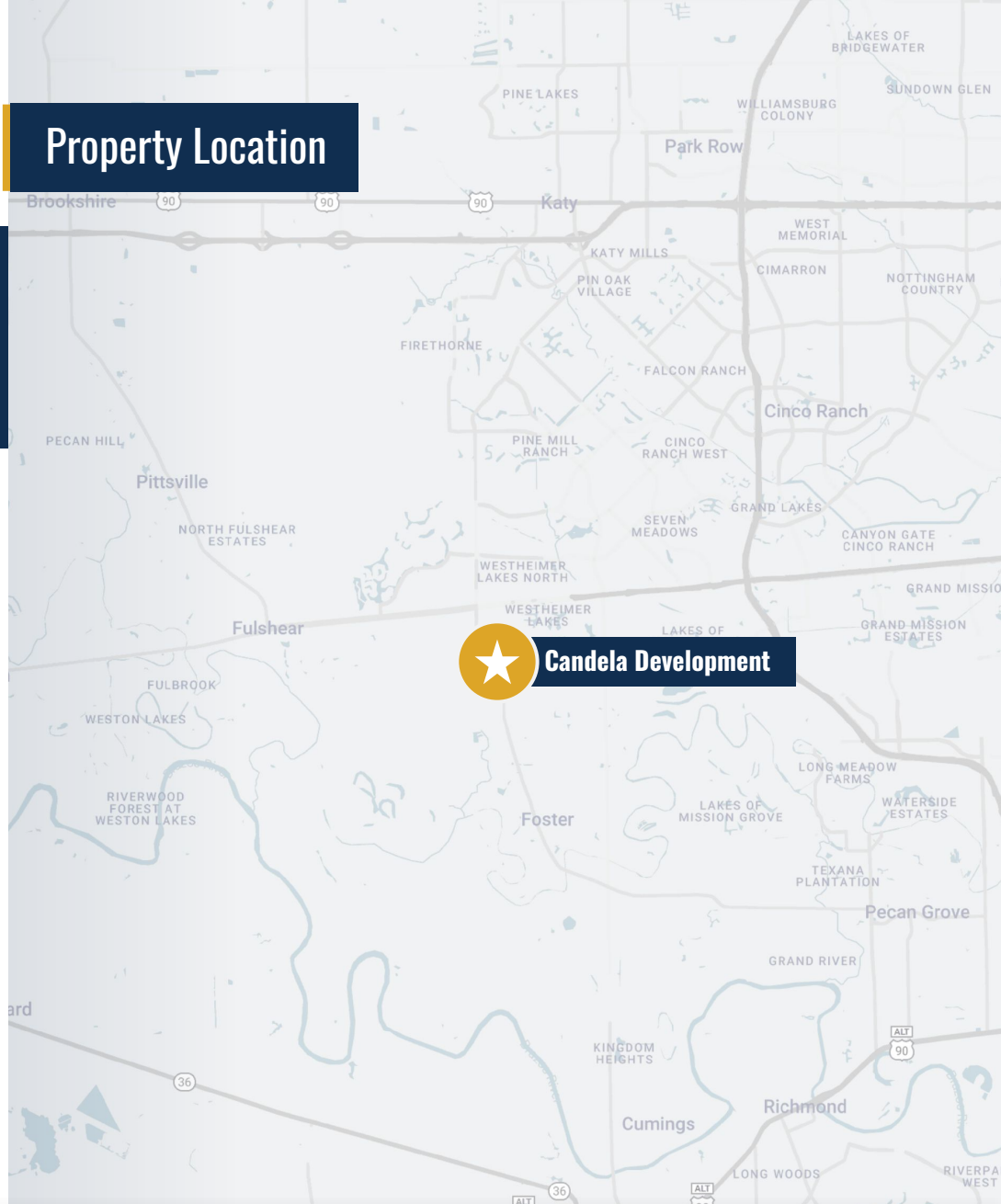
## TOP 10 U.S. METROS, ESTIMATED POPULATION GAIN 2024-2028



## TOP 10 U.S. METROS, ESTIMATED EMPLOYMENT



## Property Location



**Candela Development**