www.multifamilyempire.com www.anthemcp.com







## ARIVA

### INVESTMENT OPPORTUNITY

A 176-unit Class B Value-Add Multifamily Opportunity in Dallas/Fort Worth

506(c) Offering

multifamilyempireanthemcapital

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# Summary

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## Summary

**ARIVA APARTMENTS** 

6201 Woodway Dr Fort Worth, TX 76133

**176 Units** Built 1979

**PURCHASE PRICE** \$23,900,000

MINIMUM INVESTMENT \$50,000 / 506(c)

#### **INVESTMENT SNAPSHOT**



Projected Total Return After 5 Years

117%



Projected IRR 17.9%



Projected Annual Cash Flow

> **7%** (Preferred)



Projected Average Annualized Return 23.4%



Projected Equity Multiple

2.17X



Bonus Depreciation **107%** 

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## Sponsor Team

NEANDER LIMA Co-Sponsor DELIA KONG Co-Sponsor TARIQ SATTAR Co-Sponsor IVEN VIAN Co-Sponsor

# Units: 2476 (GP)
# Properties: 19
Asset Value: \$288M

Equity Raised: \$72M

Total Return: 79% Annualized Return: 28% IRR: 25% Equity Multiple: 1.79X # Deals Full-Cycle: 13

- Combined ownership of 15,000+units, with 2476 units as General Partner (GP) across 19 properties. \$288M asset value since 2016 with \$72M in equity raised
- Track record of 79% average total return, 28% average annualized return, 25% average IRR, and 1.79X average equity multiple across 13 deals full-cycle with average 3 to 4 year hold period
- Hands-on "boots on the ground" asset managers local to Dallas/Fort Worth (DFW)
- Vertically-integrated asset management & operation
  - In-house construction arm to mitigate rising labor & supply costs (proven method across 3 properties in current DFW portfolio)
  - In-house landscaping arm (#1 method to increase curb appeal to raise property value, increase traffic, and retain tenants, thereby commanding higher rents)
- All sponsors are members of the Brad Sumrok Apartment Investor Mastery Program
  - Neander Lima is the Marketing Director of Sumrok Core Team
  - Tariq Sattar is a Sumrok Coach, where he mentors other investors on multifamily acquisition deals

#### ARIVA

## Sponsor Bios

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### Neander Lima Multifamily Empire Managing Partner

- UNASP, BA in Communications & Marketing
- Marketing Director & Member, Brad Sumrok Apartment Investor Mastery



Owner of 1900+ multifamily units, Neander serves as the Managing Principal of Multifamily Empire. Current Marketing Director of Brad Sumrok Apartment Investor Mastery, he also manages the media campaign and event production of a multimillion-dollar multifamily real estate education firm that mentors deal sponsors.

Local to Dallas/Fort Worth for over 20 years, Neander is a veteran in this market and serves as the "boots on the ground" asset manager. The co-founder of Multifamily Empire, he also built Multifamily Empire Construction and Green Empire Landscaping arms, creating a vertically integrated acquisitions, operations, and asset management firm.

Neander firmly believes that by being "hands-on" at the properties, we create a higher quality of product and a better experience for our residents. That translates into an overall higher property performance, which in turn generates a higher return for our investors. A win-win situation.

When he isn't onsite at the properties, Neander enjoys spending time with his wife Delia and two daughters, traveling, salsa dancing, RV trips, motorcycles, and playing the saxophone. He is also a Certified Masters Scuba Diver.



#### **Delia Lima** Multifamily Empire Managing Partner

- Harvard University, BA in Psychology (Neuroscience)
- Brad Sumrok Apartment Investor Mastery Program Member



Owner of 1900+ multifamily units, Delia serves as the Managing Principal of Multifamily Empire. Harvard-educated and former Fortune 200 Infrastructure Program/Project Manager, she led \$80M+ conversions for a billion-dollar hospital corporation across 29 states. Delia leverages her experience in complex enterprise level implementations to strategically navigate the moving pieces of multifamily real estate transactions.

She oversees its \$191M+ property portfolio and serves as a "boots on the ground" asset manager, ensuring onsite operations hit projected returns. In the first year of a 147-unit acquisition, the property realized a 72% NOI increase and 55% property value increase under her supervision. Delia's motto truly is "to under promise and to overdeliver."

When she isn't doing all things "multifamily", Delia enjoys spending time with her husband and business partner Neander and their two daughters, traveling, salsa dancing, and playing a mean game of Scrabble.



### Tariq Sattar Anthem Capital Managing Partner

- BSc & MSc (Civil Engineering) Cooper Union School of Engineering NY
- MBA NYU
- A Certified Insolvency and Restructuring Advisor (CIRA)
- Oklahoma realtors license



Owner of over 10,000 multifamily units, Tariq brings a wealth of investment insights and experience to Anthem Capital as Director of Transactions.

Tariq began his professional career in management consulting, spending six years at Deloitte & Touche before accepting a Director level position at Alvarez & Marsal and ultimately launching his own practice in 2006.

All told, Tariq has over twenty-two years of corporate restructuring experience that spans twenty-six countries and multiple industries. He is an expert at every stage of Anthem's project lifecycle: selection, acquisition, development, and disposition of properties. The depth of his financial expertise secures our reputation as one of the top real estate investment firms to watch.

Tariq has been married for 25 years and has two daughters and a son. When he isn't working, he finds joy in traveling, hunting and riding motorcycles.



#### Iven Vian Anthem Capital Managing Partner

- BSc (Engineering Mechanics) -Air Force Academy
- MBA in International Finance -Touro University



Iven Vian is results oriented, first as a retired Air Force Lieutenant Colonel and then in his 15 years of residential and commercial real estate investments. Attention to detail, an entrepreneurial spirit and a strong team ethic drive his management of his portfolio of over 3700 units and inspires his role as Anthem Capital's Lead Operations Manager.

Iven is responsible for all business plan executions, deploying the latest property management technologies, and installing cutting-edge operational systems to stay ahead of the competition. In addition, his military training has taught lven the genuine meaning of investment responsibility and due diligence in assessing new ventures.

Anthem's team ethic is close to lven's heart: He strives to build Anthem into a prominent investment enterprise with back-end staff and asset managers capable of executing operations with military precision. Moreover, the team builds relationships with local agents and brokers to access the best opportunities and build credibility wherever Anthem establishes a position.

Iven has been married for 18 years and is a devoted husband and father of three sons. In his free time, he enjoys travel, hiking and fishing with his family.

#### ANTHEMCAPITAL

EMPIRE

Property	City	State	# of Units	Date Acquired	Purchase Price	Current Loan	Equity Raised	Market Value	Total Transactions	Status	Total	Annualized	1
Esencia	Garland	ТΧ	200	2020	\$24,500,000	\$17,776,000	\$8,400,000	\$38,000,000	\$25,276,000	Holding	TBD	TBD	
Enclave on Pioneer	Dallas	ТΧ	147	2020	\$15,000,000	\$11,762,000	\$5,000,000	\$23,300,000	\$15,000,000	Holding	TBD	TBD	
Estrella at Broadmoor	Fort Worth	ТΧ	96	2021	\$9,250,000	\$6,450,000	\$3,800,000	\$11,800,000	\$9,250,000	Holding	TBD	TBD	
Milagro	Fort Worth	ТΧ	68	2021	\$5,875,000	\$4,230,000	\$2,450,000	\$6,500,000	\$5,875,000	Holding	TBD	TBD	
Towers on Main	Salt Lake	UT	174	2021	\$32,055,555	\$23,860,000	\$12,700,000	\$35,000,000	\$32,055,555	Holding	TBD	TBD	
HolmesWood	Kansas City	мо	166	2022	\$14,100,000	\$12,163,363	\$4,300,000	\$15,000,000	\$14,100,000	Holding	TBD	TBD	
The Meadows	Lancaster	ТΧ	120	2019	\$11,730,000	\$8,470,000	\$4,200,000	\$19,500,000	\$11,730,000	Listed	1 <b>29</b> %	47%	
Tribecca Pointe	Hurst	ТΧ	175	2019	\$15,705,000	\$10,270,000	\$6,500,000	\$24,500,000	\$15,705,000	Listed	82%	29%	
Orlando Sky	Orlando	FL	140	2019	\$11,200,000	\$7,840,000	\$4,200,000	\$16,150,000	\$19,950,000	Listed	75%	25%	
Winding Creek	Chickasha	OK	50	2016	\$1,350,000	\$0.00	\$540,000	\$2,175,000	\$3,525,000	Sold 2018	85%	34%	
Plaza 24	Norman	OK	100	2016	\$3,425,000	\$0.00	\$1,210,000	\$4,200,000	\$8,060,000	Sold 2019	10%	4%	
Broadmoor 24	Norman	OK	65	2016	\$2,575,000	\$0.00	\$890,000	\$3,100,000	\$5,587,750	Sold 2019	10%	4%	
Summit Ridge	Lawton	OK	168	2018	\$8,500,000	\$0.00	\$2,900,000	\$10,700,000	\$19,200,000	Sold 2021	40%	16%	
The Eleanor	Oklahoma City	OK	111	2017	\$3,430,000	\$0.00	\$1,200,000	\$7,250,000	\$14,950,000	Sold 2021	125%	31%	
Prairie Village	Pryor	OK	100	2019	\$4,225,000	\$0.00	\$1,400,000	\$6,550,000	\$10,775,000	Sold 2021	85%	43%	
Villa Serena	Phoenix	AZ	137	2019	\$17,575,000	\$0.00	\$5,800,000	\$32,000,000	\$49,575,000	Sold 2021	154%	68%	
Augusta Place	North Little Rock	AR	210	2018	\$3,850,000	\$0.00	\$2,100,000	\$9,350,000	\$18,730,000	Sold 2021	103%	<b>29</b> %	
Legacy Pointe	Little Rock	AR	126	2018	\$6,100,000	\$6,200,000	\$1,650,000	\$8,300,000	\$20,600,000	Sold 2022	50%	13%	
Prairie Court	Grand Prairie	ТΧ	123	2018	\$9,325,555	\$7,550,000	\$2,310,000	\$14,200,000	\$23,525,555	Sold 2022	85%	21%	
5 19			2476		\$199,771,110	\$116,571,363	\$71,575,000	\$287,975,000	\$323,469,860		79%	28%	

## Case Study

Enclave on Pioneer, our co-sponsored GP deal, is performing very strongly in our current hold of 1.5 years. It is very similar in terms of profile sizing to Ariva, a 176-unit Class B asset built in 1979 in the same Dallas/Fort Worth (DFW) market with a 1-mile MHHI of \$63k.

- 147-unit Class B value-add multifamily in Dallas/Fort Worth
- Built 1982, pitched roofs, individual HVAC & electric, 1-mi MHHI \$53k
- \$15M purchase price, with \$1M Capex & \$5M equity raised
- Value-add strategy:
  - Water conservation to reduce expenses
  - Interior upgrades to increase rents
  - Amenities: playground, leasing office remodel
- Rent growth = 14.9%
- Increased NOI = 72.3%
- Property value = \$23.3M (55% increase)
- Distributions = 7.5% (projected), 10.9% (actual) 45% higher





## **Aligned Missions**



Our mission is to help busy professionals achieve higher passive returns through secure multifamily real estate investments, increase equity, and reap tax benefits – all while taking care of the communities we invest in.



We help busy, high income professionals who struggle with making time for what they love by providing passive real estate investment opportunities and education that will unlock their wealth potential, give them the freedom to do what they want in their lives, and create a lasting and positive impact in their community.



## **Testimonials**



"I have invested passively in several deals. And it is my great pleasure to say that I am extremely happy with our association. These guys are pros—they are hardworking, very knowledgeable, and provide a routine, comprehensive report that keeps us updated... They go to great lengths to discuss all types of issues that may arise. Thanks, guys!"

- Narendra Guntunur, New Jersey

"We invested in a multifamily property last year and were pleased with the results. We had an onsite investor meeting where **they showed the improvements completed since the purchase**."

- Bruce Orr, Texas





"As an out-of-state investor, I appreciate their dedication to overseeing my investment. **Their reporting is regular and detailed, and I always feel fully informed**. My inquiries are always answered very promptly. I'm happy to say that they have met their projections thus far, and I look forward to them doing so in the future. Thanks!" - *Tracey Lee, California* 



# BUSINESS PARTNERS

Great things in business are never done by one person. They're done by a team of people. STEVE JOBS

The Omni Group







 $\frac{\text{Marcus Millichap}}{\text{SILVA MULTIFAMILY}}_{\text{TEAM}}$ 





ARIVA



## Investment Offering Summary

Purchase Price	\$23.9M		
Estimated Equity Raise	\$9M		
Number of Units	176 units		
Price Per Unit	\$135,795		
Current Asking Rent Per Unit	\$1.46		
Proforma Rent Per Unit	\$1.68		

#### ARIVA

\*Please check with your tax and legal professional as Sponsors do not provide tax or legal advice and the above is not intended to or should be construed as such advice. Your specific circumstances may, and likely will, vary. Strong value-add opportunities

High growth

Dallas/Fort Worth

(DFW) submarket

	property with 99%+ occupancy
Conservative underwriting	
	Tax depreciation

Ctabilizad

advantage\*

## Projected Investor Returns



TOTAL RETURN

ARIVA



INVESTOR IRR

## **7.0%**

PREFERRED ANNUAL CASH FLOW **7** 23.4%

AVERAGE ANNUALIZED RETURN

\$50,000 Minimum Investment Cash, Solo 401K or IRA

#### The Asset

Ariva is a 176-unit Class B value-add multifamily investment opportunity in Dallas/Fort Worth, TX. Built in 1979, the asset consists of 18 two-story buildings with pitched roofs, 5 boilers, individual HVAC and electric, and 263 covered/49 open parking spaces. Purchase price is \$23.9M with \$2.2M in Capex, an attractive \$136k/unit as comparable properties are currently trading at \$140k/unit.

#### Demographics

Located in a 1-mile high MHHI of \$63k, Ariva is situated in SW Fort Worth, off I-20 between the major thoroughfares of Chisholm Trail Parkway and 35W. Altamesa Blvd connects those two arteries with Ariva just north of Altamesa on Woodway Dr. Healthcare, government/defense, university, and retail are key demand drivers. Lockheed Martin, Southside Medical District, Texas Christian University (TCU), Hulen Mall retail as well as Amazon and Walmart distribution centers are major area employers.



#### **Demographics (continued)**

Ariva is also located across the street from Southwest High School and within 1 mile of Woodway Elementary and Wedgewood Middle School. Major retailers such as Kroger grocery, Starbucks, Bank of America, Chick-fil-A, Whataburger, CVS, and Walgreens are easily accessible within a 1-mile radius. Hulen Mall and other anchor shops including Costco, Sam's Club, Home Depot, Target, Walmart, Dillards, Macy's, Olive Garden, and Chili's are within a 2-mile radius.

With an average pro forma rent of \$1393 across its 1- and 2-bedroom unit mix, this reflects 27% of 100% MHHI, well within the rental requirement of 2.5x income or 40% of 100% MHHI. Furthermore, the median home price within a 0.5-mile radius is \$350k, with median annual rent at \$13,483. The price-to-rent ratio is 25, an indication it is "much better" to rent than buy. (For reference, a price-to-rent ratio of 1-15 indicates it is much better to buy than rent; a ratio of 16-20, better to rent than buy; a ratio of 21+, "much better" to rent than buy.)



Debt

We secured debt via BanCorp, a bridge lender with whom Anthem Capital has recently closed on another deal earlier this year. Interest rate is floating with a locked-in spread of 395 bps plus 30-day average SOFR index (155 bps as of 8/2/22 term sheet), or 5.5%.

We conservatively underwrote at 5.5% in years 1, 2, and 3. This is well above our loan brokers realistic projections of 4.2%, 4.7%, and 4.7% in years 1, 2, and 3. This is in line with our conversative underwriting to build in additional cushion above the anticipated rise in interest rates.

Furthermore, we purchased a rate cap for years 1–3 at a 1.5% strike. Rate cap for years 1 and 2 are included in our closing costs; rate cap for year 3 is escrowed monthly for 24 months. If the rate cap for year 3 is not exercised, the escrow will be returned back to the LP investors.



#### How We Found the Deal

We identified the deal via on market listing from the Silva Multifamily division of Marcus & Millichap, a brokerage firm from which Anthem Capital and Multifamily Empire Equity have purchased and sold several deals.

#### **The Opportunity**

The current ownership, with a 40+ property portfolio, purchased Ariva in 2018. \$1.8M capex was spent on deferred maintenance items and the "heavy lifting" of the property exterior. Ariva received a full facelift with its brick and hardie-plank siding completely repainted with a modern two-tone grey with orange accents. Patios were also renovated with alternating cedar plank and steel enclosures, reviving this 1979 property with a modern industrial and rustic appeal.

The value-add opportunity, or "meat on the bone," is to upgrade the interiors to match the exterior of the property. Rents are on average \$131 to \$221 below market rents of comparable properties. Our plan for interior upgrades include renovation of 100 units with stainless steel appliances, granite countertops, 2" faux wood blinds, hardwood style flooring, kitchen backsplash, and brushed nickel fixtures. In addition, we plan to implement washer/dryer machine rent, video doorbells, and extended private patios supported by submarket demand.



The Opportunity (continued)

Exterior capex includes the addition of desired amenities present at our comparables: the opportunity to add a large playground and dog park in the rear open area of the property, adjoining fitness center to the leasing/clubhouse, poolside propane grill, and entrance monument sign.

Other income opportunities include the following: 1) Implement reserved parking. Property has ample covered parking with 263 carports and 49 surface parking spots. No reserved parking currently in place, but resident demand present. 2) Install washer/dryer connections and implement washer/dryer machine rent. 3) Increase pet rents to market. 4) Charge premium for first floor units in demand for this submarket.

From our completed property due diligence, we have updated our capex to allow for a full roof replacement during the tenure of our ownership as well as Stab Lok electric panel replacements to 100 Amp panels on the remaining 85% units. Otherwise, the asset is in excellent condition, interior and exterior, with no other deferred maintenance items.



# Property Highlights

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#### 6201 Woodway Drive, Fort Worth, Texas

A 176-Unit Value-Add Multifamily Property

#### ARIVA

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## Floorplans

TYPE	SF
1 bdr / 1 bath	615
2 bdr / 1 bath	838
2 bdr / 2 bath	964





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## Floorplans

ТҮРЕ	SF
1 bdr / 1 bath	615
2 bdr / 1 bath	838
2 bdr / 2 bath	964





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## Floorplans

ТҮРЕ	SF	
1 bdr / 1 bath	615	
2 bdr / 1 bath	838	8 BERCON
2 bdr / 2 bath	964	









# Financial Analysis

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\*Please check with your tax and legal professional as Sponsors do not provide tax or legal advice and the above is not intended to or should be construed as such advice. Your specific circumstances may, and likely will, vary.

MINIMUM INVESTMENT
## Projected Investor Returns



TOTAL RETURN

ARIVA



INVESTOR IRR

## **7.0%**

PREFERRED ANNUAL CASH FLOW **7** 23.4%

AVERAGE ANNUALIZED RETURN

\$50,000 Minimum Investment Cash, Solo 401K or IRA

## **Sales Comparables**

#	Property	Status	Sales Price	# Units	Price/Unit	Total SF	Price/SF	Dallas/ Ft Worth Submarket	Year Built
1	Meadows*	Under Contract	\$19,500,000	120	\$162,500	109,920	\$177.40	Lancaster	1981
2	Dakota Ridge**	Closed 05/27/2022	\$38,600,000	272	\$141,912	184,080	\$209.69	Fort Worth	1984
3	Monterrey	Under Contract	\$14,800,000	105	\$140,952	91,348	\$162.02	Fort Worth	1969
4	Tribecca Point*	Under Contract	\$24,500,000	175	\$140,000	158,691	\$154.39	Hurst	1968
5	Diamond Loch	Closed 05/20/2021	\$19,300,000	138	\$139,855	139,352	\$138.50	Fort Worth	1978
6	The Dylan	Closed 02/28/2022	\$17,010,000	122	\$139,426	99,842	\$170.37	Fort Worth	1982
7	Ariva***	Under Contract	\$23,900,000	176	\$135,795	135,696	\$176.13	Fort Worth	1979
8	Red Rock**	Under Contract	\$28,512,000	216	\$132,000	156,720	\$181.93	Fort Worth	1983
9	The Crossings 820	Closed 05/27/2022	\$54,600,000	418	\$130,622	428,367	\$127.46	Fort Worth	1971



\*Anthem Capital (sponsor) is the seller of this DFW property.

\*\*Comp of subject property, Ariva.

\*\*\*Ariva appraised above purchase price at \$24,300,000 (\$138,068/unit). Values will be reflected in final appraisal.

UN		AIX		Current <b>Rent/mo.</b>
	ТҮРЕ	SF	UNITS	CURRENT
	1 BED / 1 BATH	615	80	\$979
	2 BED / 1 BATH	838	48	\$1,189
	2 BED / 2 BATH	964	48	\$1,299



Ariva has seen organic rent growth above 20% over the last 12 months and is projected to see similar growth over the next 3 to 5 years. Ariva is 99% occupied with current rents far below its market comps. Interior upgrades along with organic market rent growth will enable the property to achieve a sustained income growth for years to come.

Ariva's previous owner invested a majority of their CapEx dollars in the property's deferred maintenance and exterior curb appeal. Our business plan is to upgrade Ariva's interiors to match its exteriors, allowing us to increase our pro forma rents to better match our competitors while improving the living experience for our residents.

APA	<b>R</b> IV			JT						
ТҮРЕ	CURRENT	PROFORMA	% INCREASE	CREEKSIDE*	TIDES ON WESTCREEK*	DECKER APARTMENTS*	THE MIRABEL*	THE PARK AT LEBLANC	THE ARBORS ON OAKMONT	SOUTHERN OAKS
1 BED/1 BATH	\$979	\$1,230	↗ 26%	\$1,511	\$1,265	\$1,049	\$1,081	\$1,195	\$1,238	\$1,235
2 BED/1 BATH	\$1,189	\$1,425	↗ 20%	\$1,499	—	\$1,274	—	\$1,349	—	—
2 BED/2 BATH	\$1,299	\$1,525	↗ 17%	\$1,677	\$1,475	\$1,414	\$1,443	\$1,435	\$1,521	\$1,582

ARIVA

\*Note: Four (4) of our top comparable properties have either recently traded or are under contract (a highly desirable submarket!), which means additional upgrades will be underway and rents will go up! We conservatively underwrote proforma rents under current comps; therefore, we anticipate an additional upside upon acquisition.

# PROFORMA



AVERAGE EFFECTIVE RENT GROWTH	Ariva	Rent Comps	Southwest Fort Worth 2-4 Star	Dallas-Fort Worth 2-4 Star
Current Quarter	0.5%	-0.6%	1.1%	0.5%
1 Year Rent Growth	23.8%	5.6%	9.1%	10.1%
3 Year Rent Growth	34.4%	22.7%	20.1%	22.8%
5 Year Rent Growth	61.6%	33.6%	27.9%	29.0%
All-Time Average	4.1%	3.4%	2.5%	2.5%

	1			Unit Mix		and the second	Current			Proforma		Second Parts		
operty Name	Ariva			Floor Plan #	the second se	# of Units	Rent/Month	Ft2	\$/Ft2	Rent/Month	Rent/Ft2	% Rent Inc.		Notes
operty Address	6201 Wo			1	A1 - 1/1	80 48	\$979	615	1.59	\$1,230	2.00	26%		42 Classic, 9 Partial, 29 Full upgrades
ty, State, Zip	Fort Wor	th, TX 76133	Total Project Level Returns	2	B1 - 2/1 B2 - 2/2	48	\$1,189 \$1,299	838 964	1.42	\$1,425 \$1,525	1.70 1.58	20% 17%		20 Classic, 5 Partial, 23 Full upgrades 20 Classic, 4 Partial, 24 Full upgrades
	40.	1. 1. 1	5 Yr Total Return:	3	DZ - 2/2	40	\$1,299	904	0.00	\$1,525	0.00	A constraint of the second sec		zo classic, 4 Partial, 24 Pull upgrades
		ry buildings, 5 boilers,	157%	4	-		-	_	0.00	-	0.00	0% 0%		
dividual HVAC & e	electric, 263	covered/49 open	Average Annualized Return	3			-	_	0.00	-	0.00	0%		
rking				0			-		0.00		0.00	0%		
	1 1		31.4% IRR	1			-		and the second s	-	- CON CON [1]	1		
-		-	3.2.2.	8			-		0.00	-	0.00	0%		
		100 000 000	22.2%	9		_	-		0.00	-	0.00	0%	_	
ale Price		\$23,900,000	5 Yr Avg. Cash flow:	10					0.00		0.00	0%	1	
nanced Rehab		\$1,945,700	7% preferred	11	-				0.00		0.00	0%		
ll-in"		\$25,845,700		12				-	0.00		0.00	0%	I	82 Classic units
			1	13	-				0.00		0.00	0%		18 Partial upgrades
umber of Units		176	Total LP Level Returns	14					0.00		0.00	0%		76 Full upgrades
st Per Unit		\$135,795	5 Yr Total Return:	15					0.00		0.00	0%		
ehab Per Unit		\$11,055	117%		Total	176	\$197,744	135,696	1.46	\$240,000	1.77	21%		
ll-In" per Unit	1. 2	\$146,851	Average Annualized Return				2							
	1	_	23.4%	_		Annual Rent								
nancing		New Financing	IRR			Current	\$2,372,928							
an-to-Cost		74.67%	17.9%			Proforma	\$2,880,000							
an Amount \$		\$19,300,000	5 Yr Avg. Cash flow:											
ars Interest Only		5	7% preferred											
nortization Period		30			the second								IR Increase	
terest Rate		5.50%	Updated terms of 395 fixed spread plu	us	Loan Data	Loan Balance		Second second				IR	Cushion	Comments & Notes
nual Debt Service	e	\$1,314,999	plus 30-day average SOFR (155 bps a	IS	Year 1	\$19,300,000	Interest	\$1,061,500	F	Principal	\$0	5.50%	5.50%	
erm Sheet ?	Y	es	of 8/2), or 5.5%. Rate cap of 1.5% for		Year 2	\$19,300,000	Interest	\$1,061,500	F	Principal	\$0	5.50%	5.50%	
	-		yrs 1-3, so essentially maximum IR 5.		Year 3	\$19,300,000	Interest	\$1,061,500	F	Principal	\$0	5.50%	5.50%	
		\$6,545,700	, is 2 0,00 coocincuit, incluintant in co		Year 4	\$19,300,000	Interest	\$1,061,500		Principal	\$0	5.50%	5.50%	
own Payment	8.16%	\$1,949,683			Year 5	\$19,300,000	Interest	\$1,061,500		Principal	\$0	5.50%	5.50%	
		21,349,083		-	Year 5	\$19,300,000	milerest	\$1,001,500	-	-i iicipai	ŞΟ	5.50%	5.50%	
osing Costs	0.10/0	\$221 617 22		End of										
osing Costs orking Capital	0.1076	\$221,617.33	Construction and the	End of	rear 5	\$19,500,000								
own Payment losing Costs Vorking Capital Infinanced Rehab otal Initial Investm		\$283,000	Capex working capital Bellwether Enterprise, our loan broke						<b>DD</b> and <b>G</b> a					

Five Year Cash Flow Model		ACTUALS Trailing 12		ACTUALS Trailing 3		PROJECTED Year 1		PROJECTED Year 2		PROJECTED Year 3		PROJECTED Year 4		PROJECTED YEAR 5		PROJECTED Year 6	
Annual Rent Increase Years 2-6		Iraning 12		If alling 5		rear 1		6.30%	-	3.90%		3.00%		3.00%		3.00%	
Annual Other Income Increase Years 2-6								23.51%		2.00%		2.00%	e	2.00%		2.00%	
Annual Expenses Increase Years 2-6								7.34%		4.63%		3.38%		3.00%		3.00%	
Gross Potential Rent		\$2,372,928		\$2,372,928		\$2,880,000		\$3,061,440		\$3,180,836		\$3,276,261	1.1	\$3,374,549		\$3,475,786	
Concessions	0.2%	\$4,125	0.1%	\$1,600	0.0%	the second se	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	
Loss-to-Lease	17.3%	\$409,362	12.6%			\$259,200	7.0%	\$201,600	4.0%	\$115,200	3.0%	\$86,400	3.0%			\$86,400	
Vacancy	3.8%	\$90,733	3.2%	\$75,056		\$172,800	5.0%	\$144,000	5.0%	\$144,000	4.0%			\$115,200	4.0%	\$115,200	CoStar 3.5%
Write-Offs	2.7%	\$64,115	2.8%	\$66,480	3.0%	\$86,400	2.0%	\$57,600	1.0%	\$28,800	1.0%		1.0%	\$28,800	1.0%	\$28,800	
Less Total Economic Vacancy	24.0%	\$568,335	18.7%	\$442,556	18.0%	\$518,400	14.0%	\$428,602	10.0%	\$318,084	8.0%	\$262,101	8.0%	\$269,964	8.0%	\$278,063	
NET RENTAL INCOME	-	\$1,804,593		\$1,930,372	22.3%	\$2,361,600	11.5%	\$2,632,838	8.7%	\$2,862,753	5.3%	\$3,014,160	3.0%	\$3,104,585	3.0%	\$3,197,723	
Other Income		\$349,866		\$349,866		\$443,376		\$547,624		\$558,576		\$569,748		\$581,143	-	\$592,766	
Total Income / % Growth		\$2,154,459		\$2,280,238	23.0%	\$2,804,976	13.4%	\$3,180,462	7.6%	\$3,421,329	4.8%	\$3,583,908	2.8%	\$3,685,728	2.8%	\$3,790,488	
Total \$ Expenses		\$1,217,963		\$1,217,963		\$1,344,409		\$1,443,083		\$1,509,910		\$1,560,925		\$1,607,752		\$1,655,985	
Expenses/Unit/Year		\$6,920		\$6,920		\$7,639		\$8,199		\$8,579		\$8,869		\$9,135		\$9,409	
Expenses/Ft2/Year		\$8.98		\$8.98	- I	\$9.91		\$10.63		\$11.13		\$11.50		\$11.85		\$12.20	
Replacement Reserves	250	\$44,000		\$44,000	250	\$44,000		\$44,000		\$44,000		\$44,000		\$44,000		\$44,000	2
NET OPERATING INCOME		\$892,496		\$1,018,275		\$1,416,567		\$1,693,379		\$1,867,419		\$1,978,983		\$2,033,975	1	\$2,090,503	
Less Annual Debt Service		\$1,314,999		\$1,314,999	1.00	\$1,061,500		\$1,061,500		\$1,061,500		\$1,061,500		\$1,061,500		· ·	
Less Annual Capital Expenses		\$0		\$0		\$0		\$0		\$0		\$0		\$0			
Plus Annual Non-Op. Income		\$0		\$0		\$44,000		\$44,000		\$44,000		\$0		\$0	Note: Re	eplacement rese	rves waived in intial term of 3 years
Less Annual Non-Op. Expenses		\$0		\$0		\$120,500		\$120,500		\$0		\$0		\$0	Note: Ra	ate cap of 1.5% f	for year 3 escrowed monthly for 24 i
DSCR		0.68	1 × 1	0.77		1.33		1.60		1.76		1.86		1.92		Rate cap of 1.5%	6 in years 1 & 2 included in closing c
Before Tax Projected Cash Flows	-	-\$422,503	- 2	-\$296,724		278,567		555,379		849,919		\$917,483		\$972,475			
Cash Flow as % of Total Initial Investme	nt					3.1%		6.2%		9.4%		10.2%		10.8%			
CAP Rate at Purchase Price		3.7%		4.3%		5.9%		7.1%		7.8%		8.3%	1000	8.5%	2		
Reversion Value / CAP Rate	5.30%	200 bps over con	tract cap	o of 3.3%		\$31,950,546		\$35,234,314		\$37,339,310		\$38,376,896		\$39,443,459	e.		
Less Loan Balance						\$19,300,000		\$19,300,000		\$19,300,000		\$19,300,000		\$19,300,000			
Less Cost of Sale	1.5%					\$463,283		\$510,898		\$541,420		\$556,465		\$571,930			
Projected Net Sales Proceeds	-					\$12,187,264		\$15,423,416	1.5	\$17,497,890		\$18,520,431		\$19,571,528			
Total Cash Returned (includes Cash Flo Less Total Initial Capital Invested Total Amount Returned After Initial Inve		ales Proceeds, Init	ial Capit	al)										\$23,145,352 \$9,000,000 \$14,145,352	6		

#### **5 YEAR ANALYSIS OF THE DEAL**

irs 24 months. g costs.

	ARI	VA				
Cap Rates	<b>5 year</b> hold Projected Total Return	<b>5 year</b> hold Projected Average Annual Cash Flow	<b>5 year</b> hold Projected Average Annual Return	<b>5 year</b> hold Projected IRR	<b>3 year</b> hold Projected Average Annual Return	<b>3 year</b> hold Projected IRR
5.30*	117%	7% preferred	23.4%	17.9%	39.0%	30.1%
5.10	127%	7% preferred	25.4%	19.0%	42.3%	32.1%
4.90	138%	7% preferred	27.5%	20.1%	<b>45.9</b> %	34.2%
4.70	1 <b>49</b> %	7% preferred	<b>29.9</b> %	21.3%	<b>49.8</b> %	36.3%

\*Underwritten exit cap rate at 200 bps over contract at 3.3%

## Sources & Uses of Cash

ITEM / DESCRIPTION	\$ / UNIT	AMOUNT	%
USES			
Purchase Price	\$135,975	\$23,900,000	84%
Capital Improvements	\$12,663	\$2,228,700	8%
Working Capital	\$1,228	\$221,617	1%
Closing Costs	\$11,114	\$1,949,683	7%
Total Disbursements	\$160,795	\$28,300,000	100%
SOURCES			
Loan Syndication Proceeds <b>Total Proceeds</b>	\$109,659 \$51,136 <b>\$160,795</b>	\$19,300,000 9,000,000 <b>\$28,300,000</b>	68% 32% 100%





## **Closing Costs**

ITEM / DESCRIPTION	AMOUNT
Buyer Brokerage	\$65,000
Rate Cap	\$572,000
Loan Fee	\$289,500
Real Estate Legal	\$10,000
Syndication Legal	\$30,000
Due Diligence	\$8,800
Cost Segregation	\$8,000
Loan Application Fee	\$50,000
Insurance (14 months)	\$105,482
Property Taxes (8 months)	\$264,477
Acquisition Fee	\$239,000
Equity Placement Fee	\$150,000
Contingency	\$157,424
Total	\$1,949,683





## TAX Advantages

We will hire an outside consultant to perform a cost segregation analysis which will be used to determine how much of the equity investment can become a tax loss in year one through bonus depreciation.

#### NEW BENEFIT FROM TAX CUTS AND JOBS ACT OF 2017

- Rule of Thumb 75% of Passive Investors Equity investment will pass though on their K-1 tax form as a loss in year one.\*
- Example: \$100,000 investment, \$75,000 tax loss in year one.\*
- Accelerated depreciation will be allocated based on the actual capital contribution and not on equity ownership.
- One may be able to utilize these tax losses to offset other Passive income. Real Estate Professionals (REPs) can take losses to offset additional sources of income. Please check with your tax professional for your specific situation.\*

\*Please check with your tax and legal professional as Sponsors do not provide tax or legal advice and the above is not intended to or should be construed as such advice. Your specific circumstances may, and likely will, vary.



## Projected Investor Returns

Hurdle Rate Method Used:			Promote Structure	Incentive	Distribution	n as %		
<b>Partnership Distribution As</b>	sumptions (IRR	Hurdles)	Breakdow	vn	GP % LF	0% N	otes	
Tier 1 (Pref + Return of Capital Tier 2 (Promote) Tier 3 (Promote) Tier 4 (Promote)	> 7.0% IRR to LP	Up to 7.0% IRR to LP up to 14.0% IRR to LP up to 17.0% IRR to LP	<u>GP Promote</u> 20.0% 30.0% 40.0%		8.0% 26.4% 35.6% 44.8%	92.0 73.6 64.4 55.2	nput hurdle ra	ates and partnership distribution,
Summary of Partnership Limited Partner (LP) Returns	Analysis Period		Year 0	Year 1 2.47%	Year 2 5.46%	Year 3 8.68%	Year 4 9.40%	Year 5 9.99%
Preferred Return Return of Capital Excess Cash Flow	3,009,053 8,280,000 6,668,022	< Return results based on assumed promote structure,		204,670	452,428 - -	718,973	778,141 - -	854,841 8,280,000 6,668,022
Total LP Distributions Total LP Contributions Total LP Profit	17,957,075 8,280,000 9,677,075	equity contribution split, and	- 8,280,000	204,670	452,428	718,973	778,141	15,802,863
LP IRR LP Equity Multiple LP Total Return LP Annualized Return	17.89% 2.17x 116.87% 23.37%	equity cashflow stream.	(8,280,000)	204,670	452,428	718,973	778,141	15,802,863

<u>Preferred Return</u>: 100% cash flow is distributed to investors until a 7% preferred cash flow is met. Sponsors receive no cash flow until the 7% is distributed to investors, thereafter it is an 80%/20% investor/sponsor compensation split with additional IRR hurdles detailed above. Any deficit in the current year is transferred to the following year non-compounded.

**Conservative underwriting:** We have conservatively underwritten the deal and project additional upside to exceed our targeted returns. Our track record has historically shown performance exceeding original pro-forma projections for cashflow, IRR, average annualized return, and total returns.

## Business Plan

49			





## Budget

Foundation

Total

Exterior paint/carpentry

#### ARIVA

INTERIOR UPGRADE	
Unit Renovation (100 x \$7900/unit)	\$790,000
Stainless steel appliances, granite countertops,	
hardwood-style flooring, cabinet fronts, lighting & brushed nickel fixtures	
Interior Amenities	
W/D Connections (144 x \$3000/unit)	\$432,000
W/D Machines (176 x \$1000/unit)	\$176,000
Extended Patios (16 x \$2500/unit)	\$40,000
Video Doorbell (176 x \$200/unit)	\$35,200
Total	\$1,473,200
EXTERIOR UPGRADE	
Roof	\$235,000
Electrical	\$142,500
Fitness Center	\$100,000
Playground/Dog Park	\$40,000
Property Signage	\$20,000
Exterior Cameras	\$15,000
Exterior Lighting Outdoor Kitchen/Poolside Grill	\$7,000 \$7,000
HVAC	\$76,500
Plumbing	\$35,000
Parking lot	\$25,000

\$20,000

\$15,000

\$736,000





### Renovate 100 of 176 units

Leverage property management's bulk construction cost and expertise to renovate units. This brings a better quality of life to our residents while at the same time increasing property NOI.

#### Vinyl flooring

Thin granite countertops

Kitchen backsplash

Stainless steel appliance package Washer/Dryer connections (144 units)

Video Doorbells (176 units) Extended private patios (16 units)

## **\$12.3K** Avg per unit

## VALUE-ADD Our Renovation Model

Before



### ARIVA UPGRADES



### Renovate 100 of 176 units

(82 Classic to Full Upgrades; 18 Partial to Full Upgrades)

- Hardwood style flooring
- Thin Granite Countertops
- Kitchen backsplash
- Stainless steel appliances
- Brushed nickel fixtures
- 50
- 2 Inch faux wood blinds
- Washer/dryer connections T T





#### ARIVA UPGRADES

## **EXTERIOR UPGRADES**

I Playground A Dog park →

🖪 Grill area 🗮



16 Extended cedar plank private patios htm





### VALUE-ADD Exterior Upgrades & Resident Amenities





Poolside Grill







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- ▶ 4th Largest Metro area in US
- Ranked 2nd in the Nation for job growth
- **\** Ranked 2nd in number of jobs
- Population projected to grow by 2M by 2030





The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of more than 7.1 million residents. Since the pandemic the DFW set record-level Metroplex has performances, leading the country in its recovery, up 147,000 jobs from prepandemic levels. Strong job growth continually draws new residents to the region. The metroplex has led the country with just shy of 100,000 new residents from 2020 to 2021. Even with this migration pattern, net absorption across DFW has continued to rise thus accelerating rent growth. The DFW Metroplex remains a leader in total sales volume in 2021 across the country reflecting heavy investor appetite for this apartment market.

#### ECONOMY

- The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas/Fort Worth is one of the nation's largest employment markets, with 3.9 million jobs. The region is home to 21 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney.
- ➤ The area is forecast to add jobs at an annual rate of 1.5 percent through 2021, well above the U.S. level.
- Since the onset of the pandemic over 20 companies relocated their HQ to DFW, including three Fortune 500 companies - AECOM, Charles Schwab & McKesson.



#### SUBSTANCIAL POPULATION GAINS Dallas/Fort Worth's population growth in recent years ranks among the highest in the US. for a major metro.



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#### LARGE CORPORATE BASE

The Metroplex is home to 25 Fortune 500 companies and many regional headquarters, putting the metroplex 2<sup>nd</sup> in the nation only behind NYC.

#### MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways along with the International Inland Port of Dallas ensure its status as a distribution hub.



# **Highlights**

- 3.9 million jobs & 25 Fortune 500 companies
- Ariva is located 15 min from
  Downtown Fort Worth
  & Interstate 30
- Median Household Income of \$64,037 within 3-mile radius
- Average Household Income of \$84,731 within 3-mile radius









<sup>ନ</sup>୍ନ **140,482** 

Population Projection 3-Mile Radius (year 2026) **\$84,343** 

Average Household Income (3-mile radius)



Submarket home price (2022 1Q)

## PRICE-TO-RENT RATIO

PRICE-TO-RENT RATIO	REFERENCE
1 to 15	MUCH BETTER to BUY than RENT
16 to 20	BETTER to RENT than BUY
21+	MUCH BETTER TO RENT THAN BUY
25	ARIVA



The median home price within a 0.5mile radius is \$350k, with median annual rent at \$13,483. The price-torent ratio is 25, an indication that it is "much better" to rent than buy.

For reference, a price-to-rent ratio of 1-15 indicates it is much better to buy than rent; a ratio of 16-20, better to rent than buy; a ratio of 21+, "much better" to rent than buy.)

#### **Economic** Drivers

MA	JOR EMPLOYERS	GR	OCERY
R	Lockheed Martin	لا	Kroger
Ľ	Southside Medical Center	ע ע	Costco Sam's Cl
K	Texas Christian University (TCU)		
Ы	Hulen Mall	RE	TAIL
N	Amazon	R	Starbuck
	Distribution Center	Y	Home De
K	Walmart	Y	Bank of .
	Distribution Center	K	CVS
		K	Walgree
SC	HOOLS	K	Target
R	Texas Christian	Y	Walmart
	University (TCU)	Y	Dillards
N	Southwest	R	Macy's
	High School	Я	Chick-Fi

- ↘ Wedgwood Middle School
- **Y** Woodway Elementary

- lub epot ens l-A **\** Whataburger
- America **\** Olive Garden
- ↘ Chili's



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# SWLocation the Worth

#### Massive Industrial Presence Only Minutes Away | I-30/I-20 Corridor



CURRENT SUPPLY: 15.5M SF   38 PROJECTS		
Carter Park Logistics	Junction 20/35	Southwest Logistics Center
Acres: 556	Acres: 88.8	Acres: 52
Total SF: 7M	Total SF: 11M	Total SF: 1M
Major Tenants: NFI Industries   RTP Co   XPO Logistics	Major Tenants: McLane Company   Oatly   HGR Industrial	Major Tenants: SYGMA   Land O' Lakes Purina Feed

UNDER CONSTRUCTION: 6.9M SF   17 PROJECTS			
46 Ranch Logistics Park	Majestic Fort Worth South Business Park	VanTrust Fort Worth Logistic Hub	
Developer: Jackson-Shaw	Developer: Majestic Realty Co.	Developer: VanTrust RE	
Acres: 169	Acres: 250	Acres: 72	
Buildings: 3 Class-A Urban Industrial Facilities	Buildings: 6	Buildings: 2	
Phases: 3	Phases: 2	×	
Total Planned Square Footage: 2.2M SF	Total Planned Square Footage: 1.8M SF	Total Planned Square Footage: 1.3M SF	



# SWLocation the Worth

#### DFW Market Outperformance over the Next 10 Years

23,207

20,915

17,704

14,923

15,985

10,851

YEAR POPULATION CHANGE			
2030	9,106,121	1.55%	
2029	8,966,759	1.58%	
2028	8,827,397	1.60%	
2027	8,688,034	1.63%	
2026	8,548,672	1.66%	
2025	8,409,310	1.69%	
2024	8,269,948	1.71%	
2023	8,130,585	1.74%	
2022	7,991,223	1.77%	
2021	7,851,861	1.81%	
2020	7,712,498	1.84%	
2019	7,573,136	1.57%	
2018	7,455,756	1.62%	
2017	7,337,097	1.98%	
2016	7,194,758	2.16%	
2015	7,042,566	2.22%	
2014	6,889,769	2.01%	
2013	6,753,889	1.65%	
2012	6,644,559	2.06%	
2011	6,510,544	1.85%	
2010	6,392,065		





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#### Proposed Medical Innovation District: Near Southside

Fort Worth city leaders are in the process of having the Near Southside neighborhood in the heart of the city designated a Medical Innovation District. Already home to over 40,000 workers in the medical field, this designation for the 1.200-acre area south of downtown has the potential to add thousands of medical, healthcare and technology jobs. The Medical District is home to the highest density of medical jobs in the Dallas-Fort Worth metroplex and is Tarrant County's second largest employer.





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#### Waterside Development

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#### **Clearfork Development**

Located 8.3 miles from A R I V A Clearfork is a multi-phase project that will ultimately consist of 2M square feet of office and 1.2M square feet of retail, dining and entertainment.





## Property Management

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# ROPERTY Rockwood Multifamily

Rockwood Multifamily LLC is a third-party property management arm of Madera Residential, formed in partnership with Brad Sumrok. Based in Lubbock, TX, they specialize in transforming apartment communities in Texas and beyond. Rockwood's current management portfolio consists of 2285 units across 15 properties, with 7978 units across 49 properties historically.

Since 2008, they have leveraged a "people-first" approach, focusing on residents first and foremost to build value from the bottom up through technology integrations, community development initiatives, and modern aesthetic renovations. This not only boosts property value, but also creates the kinds of communities that residents are proud to call home.

Rockwood is extremely selective about the properties they chose to manage and the property owners with whom they partner. We are proud of a mutual partnership that shares the same core values of servitude, community, and constant improvement. It's a mission we believe in that helps both our residents and our investors thrive.



Alton Smith, Partner



Brad Sumrok, Partner





Charles Young, Partner

Gary Hall, Partner

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David Marcinkowski, Partner
## Fee Disclosure



#### % Comment Item Asset Management Fee 2% Total revenue paid monthly to asset manager **Property Management Fee** 3% Total revenue paid monthly to Rockwood Multifamily Acquisition Fee 1% Paid at closing 1% Of new loan if investors receive 40% and 69% of capital contribution **Refinance Fee** 2% Of new loan if investors receive 70% or more of capital contribution 20% Distributed cash flow after 7% preferred cash flow to investors 0% Net sales proceed prior to 100% return of investor capital **Sponsor Compensation** 20% Net sales proceed after 100% return of investor capital & IRR <14% 30% Net sales proceed after 100% return of investor capital & IRR 14-17% 40% Net sales proceed after 100% return of investor capital & IRR >17% 100% 100% cash flow to investors until 7% preferred cash flow is met, then 80% 100% Net sales proceed prior to 100% return of investor capital 80% Net sales proceed after 100% return of investor capital & IRR <14% Equity Investors Net sales proceed after 100% return of investor capital & IRR 14 - 17% 70% 60% Net sales proceed after 100% return of investor capital & IRR >17% Of sale price if investors achieve between 14% and 16.99% IRR 1% **Disposition Fee** 2% Of sale price if investors achieve 17% or higher IRR

Note: Sponsor compensation is aligned and incentivized for the property to perform at a higher IRR, thereby ensuring a higher return for the equity investors.



## Distributions

The sponsorship team plans on identifying a quarterly distribution schedule after the initial 6 months of ownership. However, we will evaluate the ability to make a distribution prior to this. Distribution amounts will be approximately 10% less than free cash flow; this will allow the entity to retain some additional working capital as property improvements are implemented and new leases absorb the higher rental rate structures. Once the property stabilizes, the Manager will increase distributions and if working capital increases above necessary levels, issue Special Distributions to provide a true-up distribution to meet original pro-forma projections.

## Exit Assumptions

Although the financial model is based on a five year hold plan, the actual holding period could be longer or shorter based upon the property's performance. After approximately three years, the Manager will attain a BOV to evaluate the property's value and make a determination on whether to sell or refinance.

ARIVA

## Timeline







# Next Steps

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### Summary

**ARIVA APARTMENTS** 

6201 Woodway Dr Fort Worth, TX 76133

**176 Units** Built 1979

**PURCHASE PRICE** \$23,900,000

MINIMUM INVESTMENT \$50,000 / 506(c)

#### **INVESTMENT SNAPSHOT**



Projected Total Return After 5 Years

117%



Projected IRR 17.9%



Projected Annual Cash Flow

> **7%** (Preferred)

**Projected Average** 

Annualized Return

23.4%



Projected Equity Multiple

2.17X



Bonus Depreciation **107%** 





### Investor Subscription Portal

#### ARIVA

#### Instructional Video Link:

Anthem Capital – Partner in Achieving Passive Income Goals – 20 May 2022 – Watch Video <u>https://www.loom.com/share/e7f27a5b327a4dbab8c13cb398f84490</u>

- 1. Create a profile in IMS: Go to https://investors.anthemcp.com/login
- 2. Setup your profile\*: Click on Signup
- 3. IMS will send you a confirmation email.
- 4. Click on Confirm Email
- 5. Go back to Anthemcp.com, click on Login, and log in
- 6. One in the portal, click on Offerings
- 7. Click on Learn More
- 8. Click on Invest Today
- 9. Fill out each of the subscription questions.
  - \*\*\*Note: It is important to select the correct profile when you sign up (Individual, Joint, Trust, LLC, Etc.)
  - To create a new profile, click 'Add New Profile' link and create your new profile.
  - Please ensure you select 'Wire' (not ACH) for the payment method.

10. Sign the docs

Any questions, reach our Anthem's support team at: <u>support@anthemcp.com</u> or call 405-803-8588 80





	How To Invest Abou	:Us Login
Govind		
Email *		
sendgovind@gmail.com		
Password		
Password must contain at least 8 characters and include: • At least one lowercase letter (a-z) • At least one uppercase letter (A-Z) • At least one number (0-9) • At least one special character (e.g., ! # %6 % = + <>) Confirm Password By confirming, you agree to our <u>Terms of Use</u> and <u>Privacy</u>		
Policy.		
Confirm		
Powered by 🙆 IMS <sup>Te</sup>		

	How To Invest About Us Login
Govind	
Email *	
sendgovind@gmail.com	
Password	
<ul> <li>Password must contain at least 8 characters and include:</li> <li>At least one lowercase letter (a-z)</li> <li>At least one uppercase letter (A-Z)</li> <li>At least one number (0-9)</li> <li>At least one special character (e.g., 1.#.%6.%b= + &lt;&gt;)</li> </ul>	
Confirm Password	
By confirming, you agree to our <u>Terms of Use</u> and <u>Privacy</u> <u>Policy</u> .	
Confirm	
Powered by 🙆 IMS**	



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## Contact Info

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### LET'S BUILD AN EMPIRE TOGETHER

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### YOUR ANTHEM YOUR WEALTH YOUR FREEDOM

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We look forward to having you onboard as an Ariva investor! More about this opportunity at **ariva@multifamilyempire.com**  I multifamilyempireI anthemcapital

ARIVA