



# TANGLEWOOD APARTMENTS

104 UNITS | CLASS C+ MULTIFAMILY APARTMENT COMPLEX

306 SAM HOUSTON DR, VICTORIA, TX 77901

506c Investment Opportunity for Accredited Investors only

**FERGAR**  
CAPITAL

 **UPWARD**  
CAPITAL

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# DEAL AND MARKET OVERVIEW

## *TANGLEWOOD APARTMENTS*

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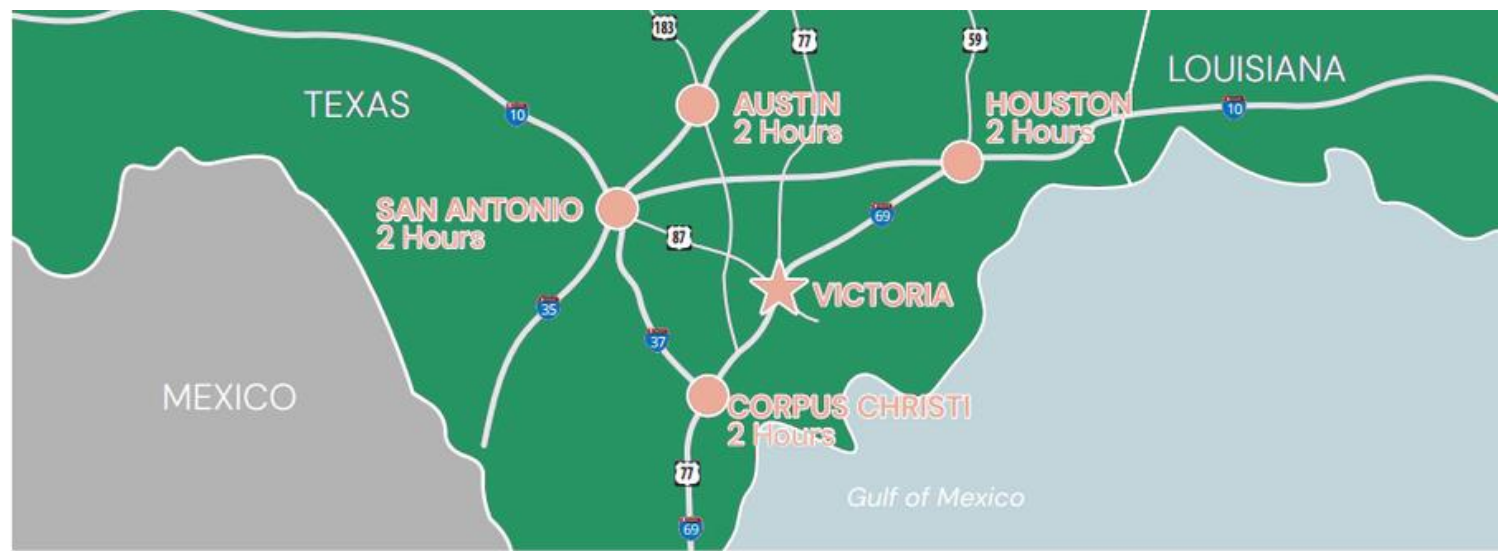
Tanglewood Apartments presents a rare value-add opportunity in Victoria's competitive multi-family market. This well-positioned C+ Class apartment complex features 104 units in the desirable Tanglewood neighborhood, with an exceptional 4.49% fixed assumable debt structure that dramatically enhances potential returns in today's high-interest environment.

### Competitive Advantages

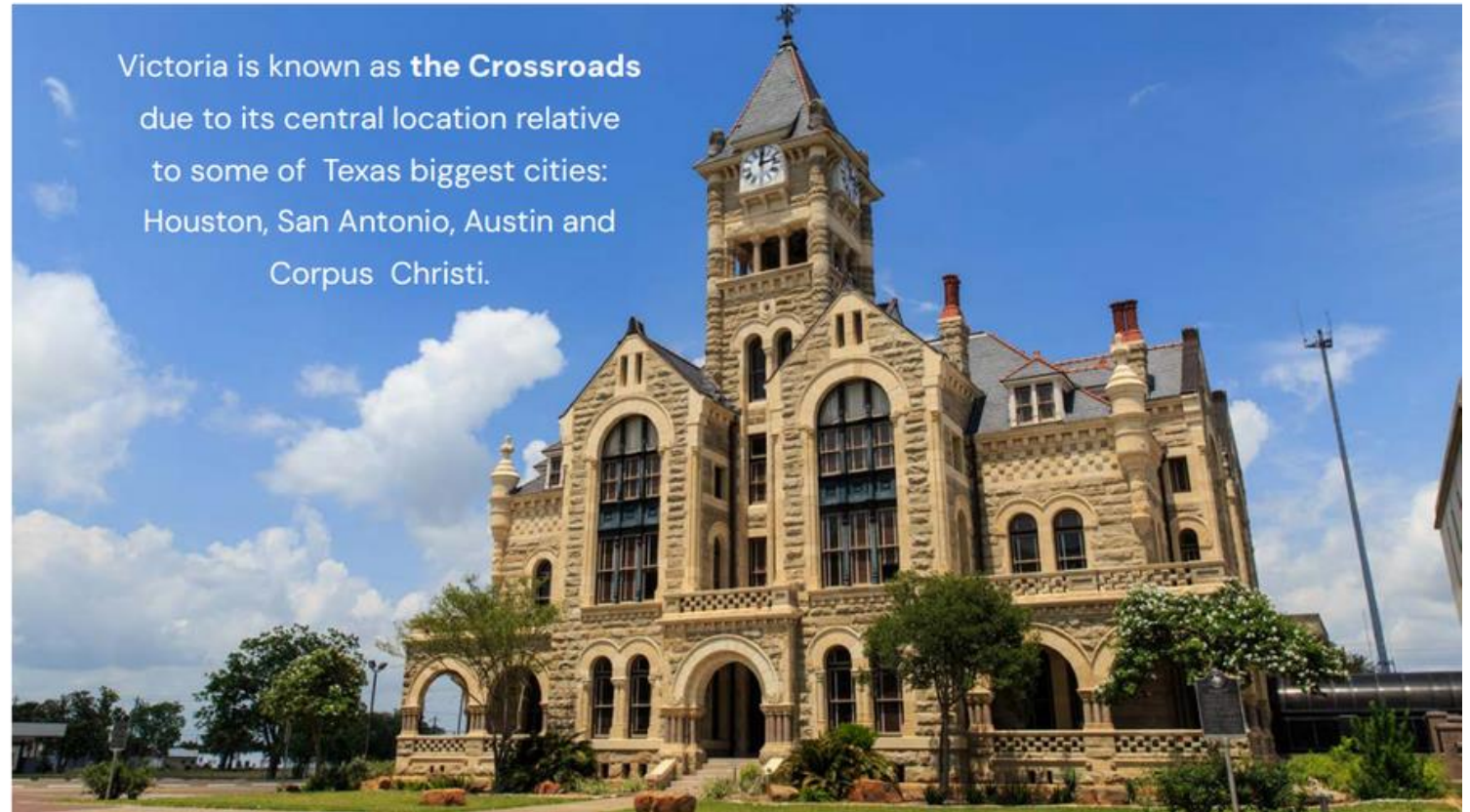
- **Utilities Included Model:** One of Victoria's only all-utilities-included properties, creating a unique market position and consistent tenant demand
- **Below-Market Financing:** Assumable fixed 4.49% interest rate provides immediate positive leverage in current market conditions
- **Below-Market Pricing:** Current priced at \$6,000,000 or \$57,692 a door; 25% under expected market value due to forced seller exit for insurance criteria.
- **Value-Add Components:** Well-maintained property with significant upside through strategic renovations and operational improvements

Our targeted improvement plan will transform this stable property into a market leader while the exceptional debt structure provides immediate cash flow advantages from day one. The planned 10-year exit strategy is designed to maximize investor returns through both operational improvements and capital appreciation.





Victoria is known as **the Crossroads** due to its central location relative to some of Texas biggest cities: Houston, San Antonio, Austin and Corpus Christi.







No state can survive a recession quite like the Lonestar State. During the Great Recession, Texas steadied itself thanks to stable real estate prices and an extremely diverse mix of industries to keep the jobs flowing. And no Texas city is more recession resilient than Victoria, a hub of the state's energy sector. Strategically located between Houston, Austin, San Antonio, and Corpus Christi, the city is home to one of the most diversified employment bases throughout South Texas including Caterpillar, Formosa Plastics, polymer and fiber producer INVISTA, DuPont, DeTar Hospital, Citizens Medical Center, University of Houston Victoria, Victoria College, and many others that continue to expand and grow.

RANKED ONE OF THE "7 MOST RECESSION PROOF CITIES" IN THE US (2019)



AREA HIGHLIGHTS: VICTORIA, TX





- Over 91,000 employees in the seven-county Golden Crescent of which Victoria serves as the major hub
- Top industries include petrochemicals and manufacturing, education, and health care
- Largest employers include (# of employees) Formosa Plastics (3,048), Inteplast Group (1,179), Dow – Seadrift (611), INVISTA (600+), Caterpillar (600+), Victoria ISD (2,209), University of Houston – Victoria (407), Victoria College (283), Citizens Medical Center (936), DeTar Healthcare System (950), and Regency Post Acute Healthcare System (609)



## AREA HIGHLIGHTS: VICTORIA, TX





A photograph of a residential building, possibly a townhouse or apartment complex, with a large, leafy tree in the foreground. The image is partially obscured by a semi-transparent dark overlay. The text "GENERAL PARTNERS PROFILE" is written in a bold, green, sans-serif font across the center of the overlay.

# GENERAL PARTNERS PROFILE



# BRIAN FERGUSON



**FERGMAR**

FOUNDER & MANAGING PARTNER

## ABOUT THE LEAD SPONSOR

### Built from the Ground Up

Started with a single house flip nearly 20 years ago that quickly led to hundreds of deals across multiple asset types. Every aspect of the business - acquisitions, renovations, leasing, and management - was learned hands-on, building deep operational experience that continues today.

### Experience First, Capital Second

For the first 16 years, we grew entirely with our own capital, building a disciplined investment model long before taking on outside investors. That approach laid the foundation for Fergmar Capital's portfolio, which now includes over 1,000 multifamily units and 500,000+ sq ft of retail across Texas.

### Family Driven, Investor Focused

As a husband and father of three, my priority has always been building something that creates generational opportunities for my family and those who invest alongside us. Every dollar is managed with the same care and discipline that built our personal portfolio from the start.

# BRIAN FERGUSON



## FERGMAR

### FOUNDER & MANAGING PARTNER

INC 5000 Team Builder, Real Estate Entrepreneur

**110MM+ AUM**

**1000+ Doors in Portfolio**

*Victoria College Foundation - Director*

*Crossroads Builders Association - Past President*

*Victoria's Top 20 Under 40 Recipient*

*Trinity Episcopal School - Director*



**BULMARO  
MARTINEZ**

FOUNDER & PARTNER



**CLAYTON  
GARNER**

PARTNER | VP, PRODUCT  
DEVELOPMENT



**CATRINA  
GARNER**

PARTNER | DIRECTOR, FINANCE



**BRAYDEN  
ROBERTSON**

VP, OPERATIONS



**BAYLEE  
KOOPMAN**

DIRECTOR, ASSET & PROPERTY  
MANAGEMENT



**BRAD  
THOMPSON**

DIRECTOR, CAPITAL PROJECTS



**LAUREN  
BRYCHELL**

INVESTOR RELATIONS



# Clif Luber



## Upward Capital

FOUNDER & MANAGING PARTNER



Clif is a former active-duty U.S. Navy Supply Officer and is now a Lieutenant Commander in the Navy Reserves. His military service included roles on various ships, the Pentagon, and the White House, and as a Special Operations Logistician. He founded Upward Capital in 2020 and now works in Defense Technology. He's passionate about real estate because of its power to improve lives.

Clif holds a Political Science degree from the U.S. Naval Academy, where he was named a Truman Scholar, and has an MBA from Harvard Business School. He has experience in multifamily housing, resort-style RV parks, and short-term rentals. He's a General Partner in over 1000 units. Through Upward Capital, he helps veterans, young professionals, and families build invest in real estate syndications, small businesses, and joint ventures.

# DEAL HISTORY

## SPONSOR OVERVIEW

While we have only started raising outside capital in the last 3 years, our 18-year history features company-owned deals that have gone full cycle without outside investment. We have a proven track record managing diverse assets, from single-family flips to multifamily communities, commercial properties, and new construction projects. Our extensive portfolio showcases our ability to not just acquire properties but provide sustained management excellence throughout the ownership period, generating consistent cash flow and substantial appreciation at exit. This disciplined, long-term approach demonstrates our capability to identify value, improve operational efficiency, and deliver returns—key skills we now bring to our syndication partnerships.

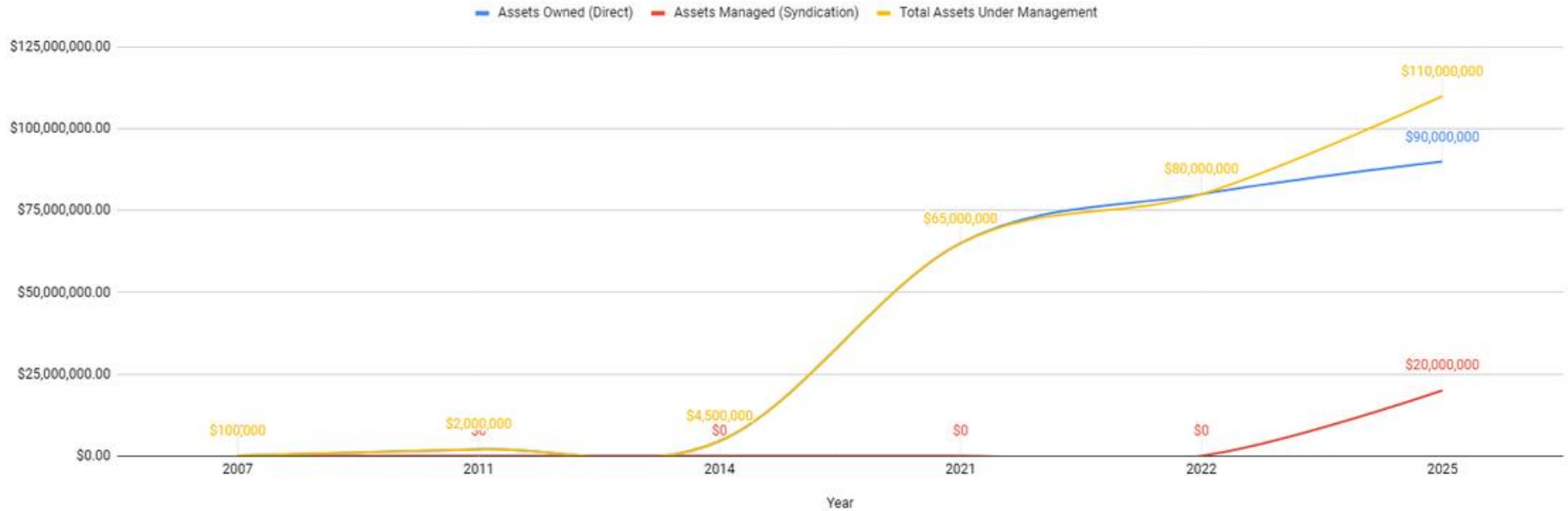
Asset	Location	Asset Type	Asset Details	Acquired	Outside Funds	Exit / Refi	Total Investment	Exit / Valuation
2015 - 2024 New Construction Projects	Victoria, TX	Residential New Construction (Spec   Custom)	241 Homes Built	Various		Various	\$37,831,122	\$43,830,827
2012 - 2024 Value Add Projects	Victoria, TX	Residential   Commercial   Multifamily Flips	1535 Projects	Various		Various	\$97,818,440	\$118,592,402
Current Misc Commercial Assets	Victoria, TX	Multiple Assets (Less than 4,000 GLA)	25 Current Assets	Various		Various	\$12,060,000	\$29,850,000
Current Small Multifamily Assets	Victoria, TX	Multiple Assets (less than 8 doors)	65 Current Assets	Various		Various	\$18,800,055	\$40,930,970
1811 Lawndale	Victoria, TX	Class C Multifamily	18 Doors	2/1/2011			\$625,000	\$1,475,000
1303 E Colorado	Victoria, TX	Class C Multifamily	21 Doors	7/26/2011			\$725,000	\$1,650,000
Splish Splash Laundromat	Victoria, TX	Business & Real Estate Acquisition	4,720 GLA   10 Employees	3/31/2015		6/17/2019	\$900,000	\$1,450,000
Kimber Estates	Victoria, TX	Land Development   Residential Construction	18 AC, 15 Homes	4/13/2015		8/18/2017	\$4,100,000	\$5,250,000
The Villas Apartments	Victoria, TX	Class A Multifamily	134 Doors	12/16/2019		6/13/2022	\$12,000,000	\$18,500,000
Bischoff Ranchettes	Victoria, TX	Land Development	278 AC, 20 Tracts	9/16/2016		8/18/2017	\$2,224,000	\$3,650,000
The Dominion at Casa Blanca	Victoria, TX	Land Development   Residential Construction	21 AC, 18 Homes	4/17/2017		4/17/2023	\$4,850,700	\$8,756,500
Simpson Apartments	Victoria, TX	Class B Multifamily	20 Doors	11/21/2017			\$1,300,000	\$2,700,000
Sam Houston Retail Suites	Victoria, TX	Class B Neighborhood Retail	3,060 GLA	7/9/2018		2/11/2022	\$225,000	\$575,000
Meadow Creek Estates	Victoria, TX	Land Development   Residential Construction	20 AC, 16 Homes	11/19/2018		5/2/2022	\$4,356,500	\$5,800,000
Old Highway Ranchettes	Victoria, TX	Land Development	282 AC, 12 Tracts	6/20/2019		1/20/2020	\$2,940,000	\$4,250,000
The Oaks Apartments	Victoria, TX	Class B Multifamily	30 Doors	7/2/2019			\$2,150,000	\$3,950,000
4800 Real Estate Center	Victoria, TX	Class A Professional	25,572 GLA	9/30/2020		4/23/2024	\$3,150,000	\$4,300,000
The Preserve	Victoria, TX	Land Development   Residential Construction	27 AC, 21 Homes	5/7/2021			\$2,750,000	\$4,800,000
Northstar Commons	Victoria, TX	Class C Neighborhood Retail	16,302 GLA	10/5/2021			\$1,050,000	\$1,750,000
Sam Houston Business Park	Victoria, TX	Class B Professional	11,050 GLA	2/25/2022			\$1,400,000	\$2,750,000
Sherwood Townhomes	Victoria, TX	Class B Multifamily	36 Doors	5/4/2022			\$2,540,000	\$4,020,000
Victoria Pediatric Dentistry	Victoria, TX	Class A Professional	2,134 GLA	9/7/2022		5/31/2024	\$250,000	\$675,000
Centre at Navarro	Victoria, TX	Class A Neighborhood Retail	34,250 GLA	9/29/2022	X		\$6,500,000	\$9,500,000
The Shops at Navarro	Victoria, TX	Class B Neighborhood Retail	27,655 GLA	11/7/2022			\$3,695,000	\$7,500,000
Elevation on Airline	Victoria, TX	Class B Multifamily	56 Doors	1/31/2023	X		\$4,300,000	\$5,850,000
Victoria's Retail Village	Victoria, TX	Class A Neighborhood Retail	12,333 GLA	3/28/2023	X		\$2,250,000	\$5,500,000
Glasgow Storage	Victoria, TX	Self Storage	119 Units	8/4/2023	X		\$1,400,000	\$2,000,000
The District at Brazos Apartments	Victoria, TX	Class B Multifamily	21 Doors	9/3/2024			\$225,000	\$1,780,000
Victoria Real Estate Portfolio I	Victoria, TX	Class A & B Neighborhood Retail	10,950 GLA	12/21/2023	X		\$1,650,000	\$2,400,000
Downtown Retail   Restaurant	Victoria, TX	Historic District Retail   Restaurant	5,639 GLA	3/27/2024			\$795,000	\$1,216,000
Parkwood Apartments	Victoria, TX	Class A Multifamily	80 Doors	5/5/2024	X		\$6,800,000	\$7,500,000
Westheimer Retail Center	Katy, TX	Class A Neighborhood Retail	6,500 GLA	2/4/2025	X		\$1,780,000	\$3,250,000
							\$243,440,817	\$356,001,699



# DEAL HISTORY

## AUM HISTORY & GROWTH

AUM History & Growth



Owned Assets	\$100,000	Owned Assets	\$2,000,000	Owned Assets	\$4,500,000	Owned Assets	\$65,000,000	Owned Assets	\$80,000,000	Owned Assets	\$90,000,000
Syndicated Assets	\$0	Syndicated Assets	\$0	Syndicated Assets	\$0	Syndicated Assets	\$0	Syndicated Assets	\$0	Syndicated Assets	\$20,000,000
PM GLA	0	PM GLA	21,580	PM GLA	68,847	PM GLA	466,731	PM GLA	520,800	PM GLA	710,000

### 2007

Inspired by reality TV, we began our journey flipping single-family homes with ambitious 30-day turnaround goals. This foundation in rapid renovation taught us valuable lessons about efficiency and market timing.

### 2011

Recognized that property management offered more sustainable growth than renovation-only strategies. Established our multifamily division to create recurring revenue streams and scalable operations.

### 2014

Expanded into residential new construction after identifying inefficiencies in traditional renovation. This vertical integration allowed us to control quality while eliminating dependency on finding existing inventory.

### 2021

Streamlined operations across multiple entities to focus on quality over quantity. Implemented strategic consolidation that prioritized performance metrics and sustainable returns over volume alone.

### 2022

Participated in our first syndication conference, revealing the power of collective investment. Discovered that structured partnerships could accelerate our acquisition of larger, institutional-grade properties.

### 2025

Currently targeting fourplex opportunities that align with our experience and capital position. Everyone remembers their first milestone acquisition - we're positioning to make ours significant in this new chapter.





**SIMILAR ASSET - BEFORE & AFTER - 0.25 MILES FROM PROPERTY**





# LOCAL MANAGEMENT

## SPONSOR OVERVIEW

Our local management team currently oversees over 1,000 units across multiple properties within this immediate submarket, giving us deep operational expertise and established vendor relationships that other sponsors cannot replicate. This concentration of assets under management provides significant cost efficiencies, market intelligence, and operational synergies that directly benefit investor returns through reduced expenses and optimized performance.





HOME OFFICE



TEAM EDUCATION



TEAM



OUR TEAM





A photograph of a modern, two-story apartment building with a dark facade and white window frames. A large, leafy tree stands in front of the building. In the foreground, there is a paved parking lot with a black pickup truck and a dark sedan. A semi-transparent dark rectangle is overlaid on the image, containing the text "PROPERTY OVERVIEW" in bright green, bold, sans-serif capital letters.

# PROPERTY OVERVIEW





TANGLEWOOD DR

PALMWOOD DR

TANGLEWOOD  
APARTMENTS

SAM HOUSTON DR



# DESCRIPTION

## About the Asset

*Tanglewood Apartments presents a rare value-add opportunity in Victoria's competitive multi-family market. This well-positioned C+ Class apartment complex features **104 units** in the desirable Tanglewood neighborhood, with an exceptional **4.49% assumable debt** structure that dramatically enhances potential returns in today's high-interest environment.*

## Asset Details

STYLE	Garden-style	PIPING	Galvanized
YEAR BUILT	1973	ELECTRICITY	Sub-metered (Owner pays)
BUILDINGS	2 two-story residential building; clubhouse/leasing office; maintenance shop; clothes care facility	WATER/SEWER	Master-metered (Owner pays)
FOUNDATION	Concrete post tension slab	HVAC	Individual climate controlled units
EXTERIOR WALLS	Brick and wood	HOT WATER	Ten tankless water heaters
ROOF SYSTEM	Flat	WASHER/DRYER CONNECTIONS	All 2-Bedrooms
FLOOR COVERINGS	Faux wood, carpeting and vinyl	RENTABLE AREA	76,920 SF
PAVING	Concrete	SITE AREA	4 Acres
WIRING	Copper		

# FLOOR PLANS

## TANGLEWOOD APARTMENTS



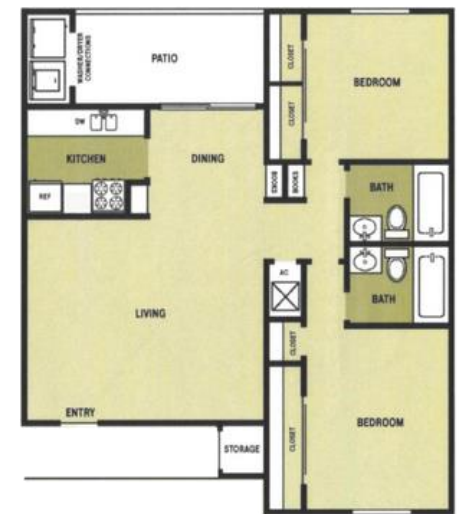
**UNIT A**  
1 BED | 1 BATH  
545 SF



**UNIT B**  
1 BED | 1 BATH  
650 SF



**UNIT C**  
2 BED | 1 BATH  
925 SF



**UNIT D**  
2 BED | 2 BATH  
995 SF



## COMMUNITY AMMENITIES

- Modern Laundry Amenities
- Refreshing Swimming Pool
- Convenient Covered Parking
- Fitness Center
- Business Center
- Well Light Parking Area
- Near Medical District
- Only Minutes from:
  - **Victoria College**
  - **A&M University-Victoria**



## UNIT FEATURES

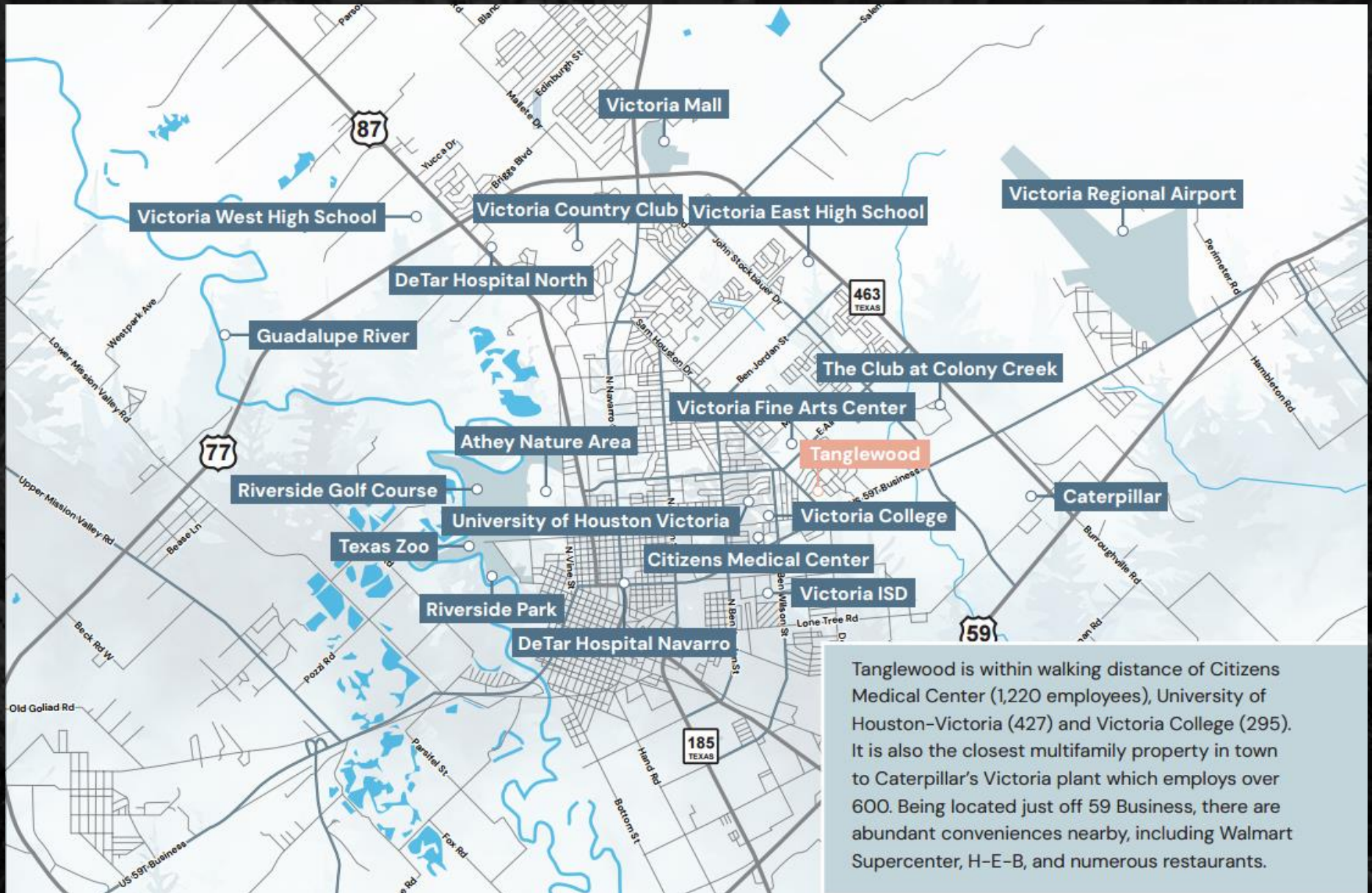
- New Appliances
- Vinyl Flooring
- Ceramic Tile Bathrooms
- Ceiling Fans
- Tub / Shower Combo
- Washer / Dryer Hookups\*
- Spacious Closets

*\*In 2 Bedroom Units*





# LOCATION SNAPSHOT





# LOCATION SNAPSHOT





A photograph of a residential building with a large tree in front, overlaid with a semi-transparent dark rectangle containing the text "FINANCIAL OVERVIEW". The building is a two-story structure with a modern design, featuring large windows and a flat roof. A large, leafy tree stands in the center of the frame, partially obscuring the building. In the foreground, there is a paved area with some cracks and a red fire lane marking. A black pickup truck is parked on the left, and a dark sedan is on the right. The overall scene is in a muted, slightly desaturated color palette.

# FINANCIAL OVERVIEW

# BUSINESS PLAN

## TANGLEWOOD APARTMENTS

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1

### EXTERIOR IMPROVEMENTS

- Replace deteriorated exterior wood and repaint for enhanced curb appeal
- Repair/replace carports to improve property aesthetics
- Install new stairs and balcony railings for safety and visual upgrade
- Conduct cost segregation study for tax optimization

2

### ENHANCE OPERATIONS

- Implement professional marketing strategy emphasizing "utilities included" advantage
- Optimize utility management systems to control operational costs
- Establish preventative maintenance program to preserve improvements
- Increase resident engagement and retention through improved services

3

### UNIT UPGRADES

- Execute interior renovations on units as tenants vacate
- Install modern fixtures, flooring, and aesthetic improvements
- Prioritize highest-return unit configurations first
- Balance upgrade costs with strategic rent increases

4

### EXIT STRATEGY

- Refinance in Year 4 before end of assumable loan term
- Refinance or sell property in Year 10
- Return investor capital through strategic timing of exit
- Maximize NOI through improved tenant profile and optimized rent roll
- Leverage improved property condition and operational metrics for higher valuation



# PROJECT TIMELINE

CAPEX ITEM	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027
NEW STAIRS & BALCONY RAILINGS								
REPLACE ROTTEN WOOD & REPAINT EXTERIOR								
REPLACE OR REPAIR CARPORTS								
INTERIOR UNIT UPGRADES								
COST SEGREGATION STUDY								
OTHER SMALL REPAIRS & UPGRADES								

# RENT ROLL

## TANGLEWOOD APARTMENTS

UNIT	SF	UNIT COUNT	CURRENT MARKET	AVERAGE RENT	NEW MARKET
UNIT A	545	32	\$979	\$916	\$1,040
UNIT B	650	32	\$999	\$949	\$1,130
UNIT C	925	16	\$1,199	\$1,210	\$1,260
UNIT D	995	24	\$1,370	\$1,222	\$1,370
		104 UNITS	AVG \$1,106	AVG \$1,042	AVG \$1,177

\*\* All rental rates include all utilities paid



ANNUAL PRO FORMA		TOTAL	6/1/25 YEAR 0	6/1/26 YEAR 1	6/1/27 YEAR 2	6/1/28 YEAR 3	6/1/29 YEAR 4	6/1/30 YEAR 5	6/1/31 YEAR 6	6/1/32 YEAR 7	6/1/33 YEAR 8	6/1/34 YEAR 9	6/1/35 YEAR 10
RENTAL REVENUE	Gross Potential Revenue	16,330,904		1,362,029	1,464,507	1,516,412	1,562,536	1,610,062	1,659,033	1,709,494	1,761,490	1,815,067	1,870,274
	Vacancy Loss	(1,357,592)		(155,070)	(122,172)	(121,313)	(125,003)	(128,805)	(132,723)	(136,760)	(140,919)	(145,205)	(149,622)
	Market Loss	(308,185)		(10,615)	(27,483)	(30,328)	(31,251)	(32,201)	(33,181)	(34,190)	(35,230)	(36,301)	(37,405)
	Concessions	(185,081)		(33,258)	(16,780)	(15,164)	(15,625)	(16,101)	(16,590)	(17,095)	(17,615)	(18,151)	(18,703)
	Collection Loss	(196,866)		(43,887)	(17,935)	(15,164)	(15,625)	(16,101)	(16,590)	(17,095)	(17,615)	(18,151)	(18,703)
	<b>TOTAL RENTAL REVENUE</b>	<b>14,283,180</b>		<b>1,119,199</b>	<b>1,280,137</b>	<b>1,334,443</b>	<b>1,375,031</b>	<b>1,416,854</b>	<b>1,459,949</b>	<b>1,504,355</b>	<b>1,550,111</b>	<b>1,597,259</b>	<b>1,645,842</b>
	<i>Economic Occupancy</i>			82.17%	87.41%	88.00%	88.00%	88.00%	88.00%	88.00%	88.00%	88.00%	88.00%
	OTHER INCOME												
	Misc Income	440,760		31,468	40,978	42,884	43,750	44,633	45,534	46,453	47,390	48,347	49,323
	Utility Recovery (RUBS)	15,676		14,139	1,537	-	-	-	-	-	-	-	-
	<b>TOTAL OTHER INCOME</b>	<b>456,436</b>		<b>45,608</b>	<b>42,515</b>	<b>42,884</b>	<b>43,750</b>	<b>44,633</b>	<b>45,534</b>	<b>46,453</b>	<b>47,390</b>	<b>48,347</b>	<b>49,323</b>
<b>EFFECTIVE GROSS INCOME (EGI)</b>		<b>14,739,616</b>		<b>1,164,806</b>	<b>1,322,652</b>	<b>1,377,327</b>	<b>1,418,781</b>	<b>1,461,487</b>	<b>1,505,483</b>	<b>1,550,808</b>	<b>1,597,502</b>	<b>1,645,606</b>	<b>1,695,164</b>
EXPENSES	Payroll	1,628,769		151,200	151,642	154,383	157,499	160,678	163,921	167,230	170,605	174,049	177,562
	Advertising	84,024		7,800	7,823	7,964	8,125	8,289	8,456	8,627	8,801	8,979	9,160
	Admin	96,951		9,000	9,026	9,189	9,375	9,564	9,757	9,954	10,155	10,360	10,569
	Utilities	2,326,813		216,000	216,632	220,547	224,999	229,540	234,173	238,900	243,722	248,641	253,660
	Property Taxes	947,918		87,996	88,253	89,848	91,662	93,512	95,400	97,325	99,290	101,294	103,338
	Insurance	1,120,231		103,992	104,296	106,181	108,324	110,511	112,741	115,017	117,339	119,707	122,123
	Repairs, Maintenance & Turns	672,191		62,400	62,583	63,714	65,000	66,312	67,650	69,016	70,409	71,830	73,280
	Contract Services	452,436		42,000	42,123	42,884	43,750	44,633	45,534	46,453	47,390	48,347	49,323
	Expense Reserve	366,467		34,019	34,119	34,736	35,437	36,152	36,882	37,626	38,386	39,160	39,951
	Management Fee	589,585		46,592	52,906	55,093	56,751	58,459	60,219	62,032	63,900	65,824	67,807
	<b>TOTAL EXPENSES</b>	<b>8,285,385</b>		<b>761,000</b>	<b>769,403</b>	<b>784,539</b>	<b>800,921</b>	<b>817,650</b>	<b>834,733</b>	<b>852,180</b>	<b>869,996</b>	<b>888,191</b>	<b>906,772</b>
<b>NET OPERATING INCOME (NOI)</b>		<b>6,454,232</b>		<b>403,807</b>	<b>553,249</b>	<b>592,788</b>	<b>617,860</b>	<b>643,837</b>	<b>670,749</b>	<b>698,628</b>	<b>727,506</b>	<b>757,416</b>	<b>788,392</b>
<i>NOI MARGIN</i>				35%	42%	43%	44%	44%	45%	45%	46%	46%	47%

ANNUAL OPERATING INCOME

NET OPERATING INCOME (NOI)	6,454,232		403,807	553,249	592,788	617,860	643,837	670,749	698,628	727,506	757,416	788,392
NOI MARGIN			35%	42%	43%	44%	44%	45%	45%	46%	46%	47%
CAPEX												
TOTAL CAPEX	900,000	900,000	-	-	-	-	-	-	-	-	-	-
UNLEVERED CASH FLOW	5,554,232	(900,000)	403,807	553,249	592,788	617,860	643,837	670,749	698,628	727,506	757,416	788,392
DEBT SERVICE & ASSET MANAGEMENT												
LOAN 1   Lender 1												
Loan Funding	4,690,000	4,690,000	-	-	-	-	-	-	-	-	-	-
Closing Costs	(162,018)	(162,018)	-	-	-	-	-	-	-	-	-	-
Interest	(813,716)	-	(208,800)	(205,326)	(201,694)	(197,896)	-	-	-	-	-	-
Prinipcal	(324,928)	-	(75,861)	(79,335)	(82,967)	(86,765)	-	-	-	-	-	-
Payoff	(4,365,072)	-	-	-	-	(4,365,072)	-	-	-	-	-	-
Return of Premiums	-	-	-	-	-	-	-	-	-	-	-	-
LOAN 1 TOTALS	(975,734)	4,527,982	(284,661)	(284,661)	(284,661)	(4,649,733)	-	-	-	-	-	-
LOAN 2   Lender 2												
Loan Funding	6,230,000	-	-	-	-	6,230,000	-	-	-	-	-	-
Closing Costs	(179,719)	-	-	-	-	(179,719)	-	-	-	-	-	-
Interest	(2,030,341)	-	-	-	-	-	(342,650)	(342,650)	(342,650)	(340,070)	(334,240)	(328,081)
Prinipcal	(327,896)	-	-	-	-	-	-	-	-	(103,359)	(109,189)	(115,348)
Payoff	(5,902,104)	-	-	-	-	-	-	-	-	-	-	(5,902,104)
Return of Premiums	-	-	-	-	-	-	-	-	-	-	-	-
LOAN 2 TOTALS	(2,210,061)	-	-	-	-	6,050,281	(342,650)	(342,650)	(342,650)	(443,429)	(443,429)	(6,345,533)
ASSET MANAGEMENT												
Asset Management Fee   0% OF EGI	-	-	-	-	-	-	-	-	-	-	-	-
Investor Management Software	(18,000)	-	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)	(1,800)
Tax Preperation	(30,000)	-	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
Cost Segregation	(6,000)	-	-	(6,000)	-	-	-	-	-	-	-	-
ASSET MANAGEMENT TOTALS	(48,000)	-	(4,800)	(10,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)
TOTAL DEBT SERVICE & ASSET MANAGEMENT	(3,233,795)	4,527,982	(289,461)	(295,461)	(289,461)	1,395,748	(347,450)	(347,450)	(347,450)	(448,229)	(448,229)	(6,350,333)
TOTAL LEVERED CASH FLOW	2,320,437	3,627,982	114,346	257,788	303,326	2,013,608	296,387	323,299	351,178	279,277	309,187	(5,561,941)
Debt Service Coverage Ratio			1.42	1.94	2.08	2.17	1.88	1.96	2.04	1.64	1.71	1.78



	<b>TOTAL LEVERED CASH FLOW</b>	2,320,437	3,627,982	114,346	257,788	303,326	2,013,608	296,387	323,299	351,178	279,277	309,187	(5,561,941)
	<i>Debt Service Coverage Ratio</i>			1.42	1.94	2.08	2.17	1.88	1.96	2.04	1.64	1.71	1.78
	<b>CAPITAL EVENTS</b>												
	Purchase Price	(6,000,000)	(6,000,000)										
	Acquisition Fee	(240,000)	(240,000)										
	Guarantor Fee	(60,000)	(60,000)										
	Cash Flow from Exit (in Year 10)	11,470,144	-	-	-	-	-	-	-	-	-	-	11,470,144
	Exit Costs	(688,209)	-	-	-	-	-	-	-	-	-	-	(688,209)
	Capital Raise	2,672,018	2,672,018	-	-	-	-	-	-	-	-	-	-
	<b>TOTAL CAPITAL EVENTS</b>	7,153,953	(3,627,982)	-	-	-	-	-	-	-	-	-	10,781,935
	<b>CUMULATIVE CASH FLOW</b>	9,474,390	-	114,346	257,788	303,326	2,013,608	296,387	323,299	351,178	279,277	309,187	5,219,994
	<b>WATERFALL</b>												
	<b>HURDLE 1   PREFERRED RETURN</b>												
	Starting Balance			-	-	-	-	-	-	-	-	-	-
	LP Distribution	-		-	-	-	-	-	-	-	-	-	-
	Ending Balance			-	-	-	-	-	-	-	-	-	-
	GP Distribution	-		-	-	-	-	-	-	-	-	-	-
	<b>HURDLE 1   COMBINED DISTRIBUTIONS</b>	-											
	<b>HURDLE 2   RETURN OF CAPITAL</b>												
	Hurdle 1 Carryover			114,346	257,788	303,326	2,013,608	296,387	323,299	351,178	279,277	309,187	5,219,994
	Starting Balance			2,672,018	2,580,541	2,374,311	2,131,650	520,763	283,654	25,014	-	-	-
	LP Distribution	2,672,018		91,477	206,231	242,661	1,610,886	237,110	258,639	25,014	-	-	-
	Ending Balance			2,580,541	2,374,311	2,131,650	520,763	283,654	25,014	-	-	-	-
	GP Distribution	668,004		22,869	51,558	60,665	402,722	59,277	64,660	6,254	-	-	-
	<b>HURDLE 2   COMBINED DISTRIBUTIONS</b>	3,340,022		114,346	257,788	303,326	2,013,608	296,387	323,299	31,268	-	-	-
	<b>HURDLE 3   SPLIT CASH FLOW</b>												
	Hurdle 2 Carryover			-	-	-	-	-	-	319,910	279,277	309,187	5,219,994
	LP Distribution	4,902,694		-	-	-	-	-	-	255,928	223,421	247,349	4,175,995
	GP Distribution	1,225,674		-	-	-	-	-	-	63,982	55,855	61,837	1,043,999
	<b>HURDLE 3   COMBINED DISTRIBUTIONS</b>	6,128,368		-	-	-	-	-	-	319,910	279,277	309,187	5,219,994
	LP Total Distributions	7,574,712		91,477	206,231	242,661	1,610,886	237,110	258,639	280,942	223,421	247,349	4,175,995
	GP Total Distributions	1,893,678		22,869	51,558	60,665	402,722	59,277	64,660	70,236	55,855	61,837	1,043,999
	<b>WATERFALL TOTAL DISTRIBUTIONS</b>	9,468,390		114,346	257,788	303,326	2,013,608	296,387	323,299	351,178	279,277	309,187	5,219,994

## SCENARIO ANALYSIS

	BEST CASE	MOST LIKELY	WORST CASE
Economic Vacancy	10.0%	12.0%	17.0%
Market Rent Growth (Annual)	4.0%	3.0%	2.0%
Exit Cap Rate	6.5%	7.0%	8.0%
Refinance Interest Rate	Market - 0.5%	Market	Market + 1.0%
Operating Expense Growth	2.5%	3.0%	4.0%
Capital Expenditures	\$850,000	\$900,000	\$1,100,000

## FINANCIAL METRICS

	BEST CASE	MOST LIKELY	WORST CASE
IRR	22.1%	16.02%	12.5%
Equity Multiple	3.75x	2.83x	2.25x
Average Cash-on-Cash	150.0%	135.7%	90.0%
Year 1 DSCR	1.55	1.42	1.20
Year 4 Refinance Proceeds	\$1,850,000	\$1,610,886	\$1,200,000
Capital Return at Refinance	75.0%	60.2%	44.9%
Exit Value (Year 10)	\$12,500,000	\$11,470,344	\$9,500,000



# INVESTMENT PROCESS

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## Review the Offering

Investors should review the investment offering, including the PPM and other offering documents.



## Complete Paperwork

Complete all of the paperwork including the subscription agreement, PPM, operating agreement, and investor accreditation.



## Wire Funds

Once all documents are completed the portal will allow prompt you to wire funds through an 3rd party provider or provide direct wiring information.

# INVESTMENT TIMELINE

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**May 2<sup>nd</sup> 2025**

## **Due Diligence Ends**

Due diligence period handled by internal acquisition and property management teams ends. Investments open!

**July 10<sup>th</sup> 2025**

## **Soft Commitments Due**

Commitments are due in our portal around July 10<sup>th</sup>, funds can be sent via ACH transfer shortly afterwards.

**July 21<sup>st</sup> 2025**

## **Funds Due and Closing**

All funds in place with loan assumption complete. We will then close on the property.



# THANKS

For reviewing and considering our offering. [You can check out the investor portal link here.](#)

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