Capital Advisors & Associates LLC and Legacy Holdings

Balance Sheet

Prepared November 4, 2026

	Amount (USD)
ASSETS	
Checking/Savings	
Texas Regional Bank - Account 8711	264,355.24
Texas Regional Bank - Account 6551	59,327.00
Total Checking/Savings	**323,682.24**
Real Estate at Reported Market Value	
317 N 28th St, McAllen, TX	689,000.00
Lot 87 Oaks On Bryan	720,000.00
Lot 19 Oaks On Bryan - Under Contract	585,000.00
Lot 59 Oaks On Bryan	125,000.00
Lot 74 Oaks On Bryan	125,000.00
Legacy Estates - 3 Mile and Taylor	1,000,000.00
Royal Oaks CA LLC - 81 units	6,100,000.00
Maple Manor Apartments LLC - full property value	5,500,000.00
1316 E Hibiscus Ave, McAllen, TX	565,000.00
5103 Conway Ave - 18 acres	1,300,000.00
Moras De Mayo - Active Joint Venture at 4 Mile and Mayberry	1,033,000.00
Total Real Estate	**17,742,000.00**
Other Assets	
Earnest money deposit - Private Acquisition	10,000.00
TOTAL ASSETS	**18,075,682.24**
LIABILITIES & EQUITY	
Liabilities	
BD Capital - 317 N 28th St	514,302.00
RBI - Lot 87 Oaks On Bryan	290,709.00
RBI - Lot 19 Oaks On Bryan	223,993.00
BD Capital - Royal Oaks CA LLC	3,600,000.00
Maple Manor Apartments LLC - full property debt	3,400,000.00
1316 E Hibiscus Ave - property debt	514,000.00
FLTX - 5103 Conway Ave	913,500.00
Total Liabilities	**9,456,504.00**
Combined net equity at reported values	**8,619,178.24**
TOTAL LIABILITIES & EQUITY	**18,075,682.24**

Oaks on Bryan Lots 59 and 74 reflect management values updated November 21, 2026.
Full property values and debts are shown for Royal Oaks CA LLC, Maple Manor Apartments LLC, and 1316 E Hibiscus Ave.
Capital Advisors holds a 17% interest in Maple Manor Apartments LLC.

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Parcel Reference

Prepared November 4, 2026

Property	HCAD parcel number
317 N 28th St, McAllen, TX 8-unit multifamily property.	675369
Lot 87 Oaks On Bryan Spec home.	351072
Lot 19 Oaks On Bryan - Under Contract Residential lot.	351004
Lot 59 Oaks On Bryan Spec home.	351044
Lot 74 Oaks On Bryan Residential lot.	351059
Legacy Estates - 3 Mile and Taylor Active joint venture. Documents available upon request.	281768
Royal Oaks CA LLC - 81 units 81-unit multifamily property held under Royal Oaks CA LLC.	174194
Maple Manor Apartments LLC 72-unit multifamily property. Capital Advisors holds a 17% interest in Maple Manor Apartments LLC.	182048
1316 E Hibiscus Ave, McAllen, TX 4-unit multifamily property described as personally held.	1467121
5103 Conway Ave - 18 acres Capital Advisors & Associates holds the 18-acre tract. The source reports an October 30, 2026 closing.	317881
Moras De Mayo - 4 Mile and Mayberry Active joint venture.	Not provided

Select a parcel number to open the Hidalgo County Appraisal District record.