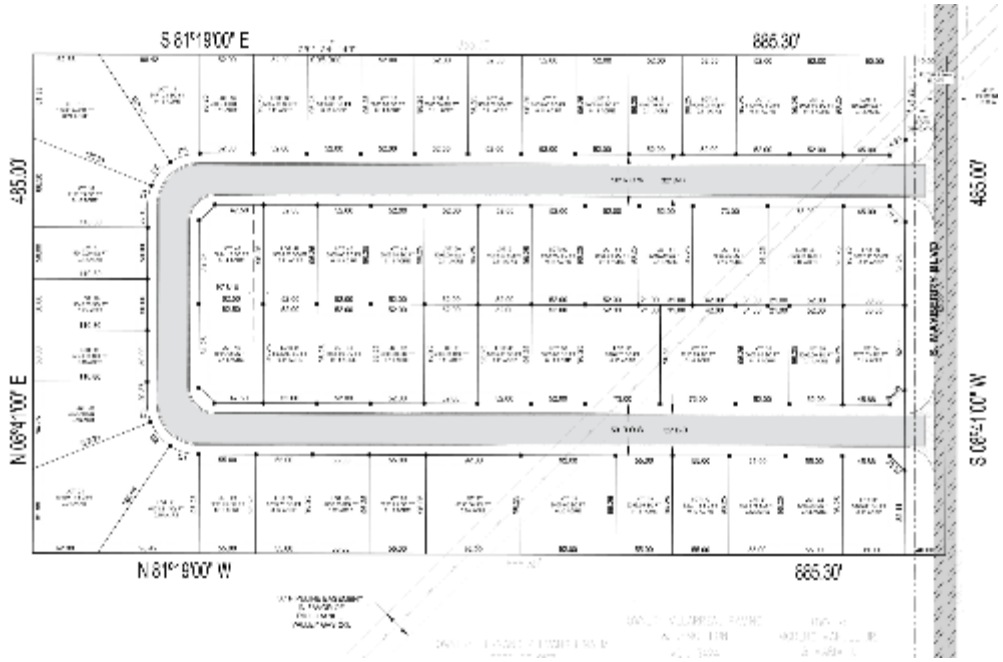
Cardinal Landing

57 planned residential lots
on South Mayberry Boulevard

ALTON, TEXAS / HIDALGO COUNTY



CONCEPTUAL PLAN / SEPTEMBER 17, 2026

$850K	**35%**	**24 months**	**57 lots**
Investor capital raise	Target total investor return	Target investment period	Residential program

Planned bank financing complements investor capital. Targeted return and timing depend on development, lot sales and available cash.

The opportunity. The investor objective.

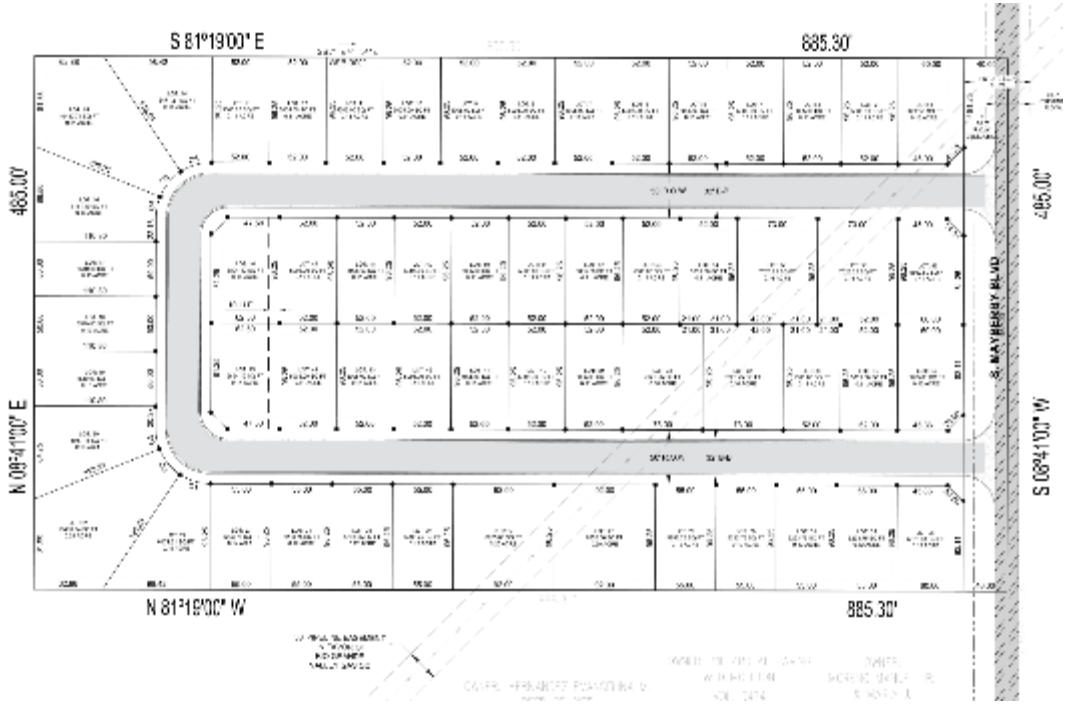
Develop residential infrastructure and sell finished lots in Alton, Texas.

PROJECT	CARDINAL LANDING
Location	South Mayberry Boulevard, Alton, Hidalgo County, Texas
Program	57 planned residential lots on a 9.85-acre tract
Business plan	Complete horizontal improvements and monetize through finished-lot sales
Investor capital	**$850,000 aggregate raise**
Bank financing	$1,724,665 modeled loan amount, subject to lender approval and final terms
Investor objective	**35% targeted total return over a 24-month period**
Target aggregate proceeds	**$1,147,500, including $850,000 capital and $297,500 target profit**

The supplied plan is conceptual. Final approvals, financing, budget and investment documents determine execution and investor rights.

A defined lot plan. 57 residential sites.

The concept accommodates a range of lot sizes with access from South Mayberry Boulevard.



57
Planned lots

9.85
Gross acres

5,005–10,431 sq. ft.

Individual lot area range

28 lots at 5,005 sq. ft.
Typical dimensions: 52 × 96.25 ft.

Conceptual plan dated September 17, 2026. Final plat, easements, utility requirements and buildable areas govern delivery.

The capital stack. $2.575M in planned sources.

Investor capital complements the bank financing amount carried in the working model.

CAPITAL SOURCE	AMOUNT	SHARE
Bank financing	$1,724,665	67.0%
Investor capital raise	$850,000	33.0%
Total planned sources	**$2,574,665**	**100.0%**



Workbook identifies Texas Regional Bank. Commitment status and loan terms remain to be confirmed.

Sources reflect the revised $850,000 raise. The engineer estimate exceeds planned sources by $78,065 before land-basis alignment. See slide 13.

Capital for infrastructure. Finished lots for sale.

The proposed scope covers horizontal development. Home construction is outside this raise.

01 **Site preparation**

Mobilization, clearing, grading and erosion control.

02 **Utilities and drainage**

Water and sewer service, storm drainage and detention.

03 **Streets and access**

Paving, curbs, sidewalks, signs and required offsite work.

04 **Lot delivery**

Entrance improvements, inspections and approvals for finished-lot closings.

Scope follows the engineer cost schedule. Final bids and approvals control cost and timing. Working sources and the OPC require reconciliation.

Lot-by-lot pricing. $4.132M projected gross sales.

The detailed schedule assigns a price per square foot to each of the 57 planned lots.

ASSUMED PRICE / SQ. FT.	LOTS	TOTAL LOT AREA	PROJECTED SALES
$13.18	48	253,472.90 sq. ft.	$3,340,773
$11.00	7	52,966.19 sq. ft.	$582,628
$10.00	2	20,861.48 sq. ft.	$208,615
Total	**57**	**327,300.57 sq. ft.**	**$4,132,016**

$72,492
Average projected lot price

$65,966–$104,307
Projected individual lot price range

Prices are underwriting assumptions. The alternate flat $64,500 per-lot case produces $3,676,500 and is not the primary case shown here.

Working project economics. Gross profit before full costs.

The working case uses the detailed lot schedule and the revised $850,000 investor raise.

$4.132M

Projected gross sales

57-lot price schedule

$2.575M

Working project cost

Acquisition + development

$1.557M

Gross project profit

Before financing and sales costs

WORKING PROFIT BRIDGE	AMOUNT
Gross project profit before financing and sales costs	$1,557,351
Less model financing allowance (15% of bank principal)	($258,700)
Less aggregate target investor profit (35% of $850,000)	($297,500)
Residual before selling costs, other costs and reconciliation	**$1,001,151**

Gross project ROI is 60.5% on working cost. This is not net investor ROI. Financing allowance is a model input, not a confirmed loan quote.

35% targeted total return. 24-month period.

The target equals $35,000 in profit for each $100,000 invested.

35%

Target total profit

Applied to contributed investor capital.

24 months

Target investment period

Actual distributions depend on execution and lot closings.

1.35×

Target proceeds multiple

Includes return of the original investment.

$100,000	+	$35,000	=	$135,000
Illustrative investment		Target profit		Total target proceeds

The 35% target is a total-period return, not an annual coupon. Capital and profit are at risk. Fees and distribution rights follow final documents.

Your investment. Target profit and total proceeds.

Illustrations apply the same 35% total return target over 24 months.

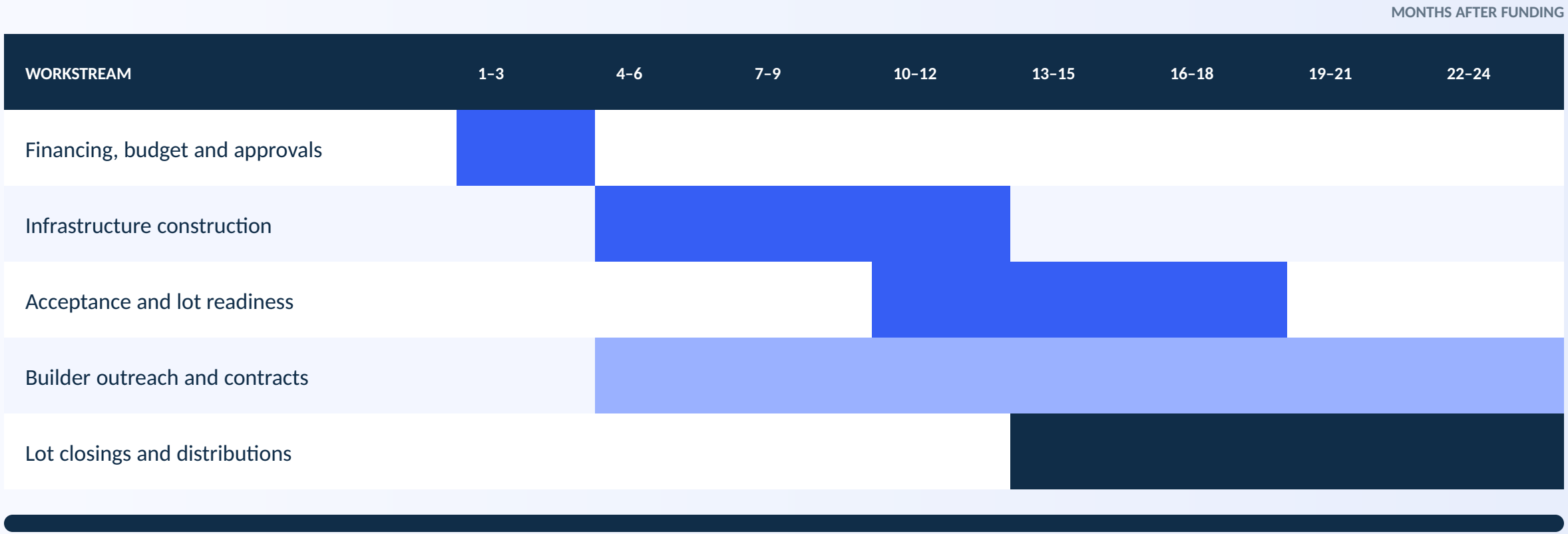
INVESTMENT	TARGET PROFIT AT 35%	TOTAL TARGET PROCEEDS
$50,000	$17,500	$67,500
$100,000	$35,000	$135,000
$250,000	$87,500	$337,500
$500,000	$175,000	$675,000
$850,000 total raise	**$297,500**	**$1,147,500**

16.2% annualized equivalent if all capital and profit are paid at month 24

Amounts are examples, not commitment minimums. Annualized equivalent assumes one initial investment and one final payment. Actual fees, taxes and cash flows may differ.

A 24-month target. Execution and capital recovery.

Illustrative sequencing from investor funding. Milestones and dates require the final execution plan.



Target capital and profit realization by month 24. This is a planning illustration, not a confirmed construction schedule or guaranteed redemption date.

Finished-lot closings. The source of investor liquidity.

The business plan seeks cash recovery through individual lots or builder purchases.

01

Lot sales

Receive proceeds from finished-lot closings.

02

Project obligations

Pay required lender amounts, costs and reserves.

03

Available cash

Determine distributable cash under the project documents.

04

Investor distributions

Return capital and target profit under the investment terms.

Full investor raise **$850,000 capital + $297,500 target profit = $1,147,500**

Conceptual cash-flow sequence. Final loan and investment documents govern payments, reserves, priority and timing. No scheduled interim distribution is assumed.

Execution risks. Proposed project controls.

Returns depend on construction delivery, realized sales and sufficient cash after project obligations.

RISK	INVESTOR EXPOSURE	PROPOSED CONTROL
Budget and construction	Cost overruns or incomplete infrastructure can reduce distributable cash.	Reconcile the OPC, obtain current bids and track cost to complete.
Financing	Loan pricing, draws and release requirements may change cash availability.	Document final bank terms and match draws to the approved budget.
Sales and delivery	Lower prices, slower closings or easement constraints may affect the exit.	Validate lot pricing, final buildable areas and builder demand.
Timing and distributions	The 24-month target may extend. Capital loss remains possible.	Set reporting expectations and reconcile closing proceeds to distributions.

Controls shown are proposed operating practices. They do not eliminate risk or establish guarantees of investor capital, return or liquidity.

Budget reconciliation. The funding items to resolve.

The working model and the separate engineer estimate use different cost assumptions.

BUDGET BASIS	AMOUNT
Working capital plan	$2,574,665
Engineer OPC reported total	$2,652,730
OPC above planned sources	**$78,065**

Before commitment

Confirm the final bank terms.

Align acquisition, taxes and development allowances.

Finalize fees and investor distribution rights.

Illustrative alignment of the land basis

Replacing the OPC's $766,000 land-and-tax allowance with $850,000 gives a $2,736,730 budget, which is $162,065 above planned sources. This is a replacement assumption, not a final revised budget.

The deck uses the current $850,000 raise and detailed lot sales schedule. Cost differences and the complete financing/fee burden remain unresolved.

Cardinal Landing

$850,000 investor capital raise

35%

Targeted total investor return

Over a 24-month period

1.35× targeted total proceeds

1 Review the project

Site plan, lot pricing and capital structure.

2 Confirm the allocation

Discuss investment amount and available participation.

3 Complete the documentation

Review final financing and investor terms before funding.

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Review the Capital Advisors investor portal

Targets are not guaranteed. Final investment documents govern.