

CONDO-REGIME DEVELOPMENT

PRIMERA, TEXAS

Hand Village

Early capital return.
Four-phase vertical buildout.

JV / EQUITY PARTICIPATION



ILLUSTRATIVE RENDERING

\$2.70M

Phase 1 raise target

\$5M

Phase 2 vertical capital

60–70%

Target total investor return

36 months

Target return horizon

The project. **At a glance.**

A phased condo-regime development in Primera, Texas, with early capital-return and vertical-buildout objectives.

\$2.70M

Phase 1 raise target

Land, horizontal development and sponsor fee.

49

Condo-regime lots

Project scale stated in the overview.

100–110

Potential units

Approximate vertical buildout potential.

80%

Early capital-return target

Of original capital within the first 12 months.

60–70%

Total targeted return

Over 36 months; not an annual return.

18 months

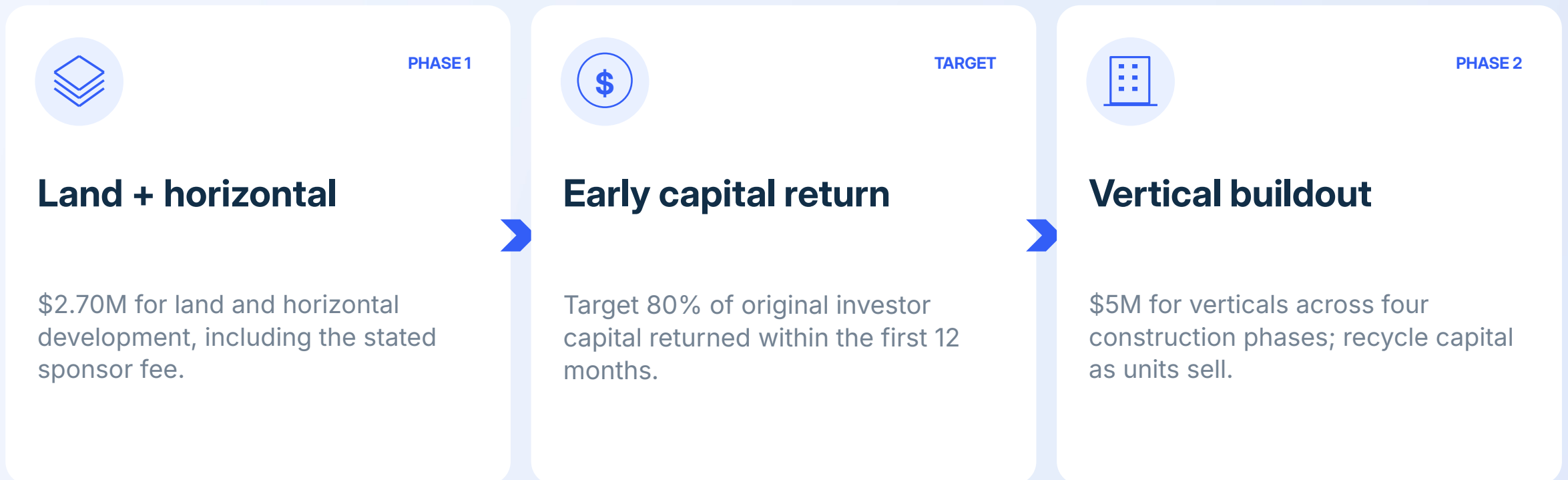
Minimum term

As stated in the project overview.

PHASE 2: \$5M VERTICAL CAPITAL / FOUR VERTICAL CONSTRUCTION PHASES

Return capital early. Preserve longer-term upside.

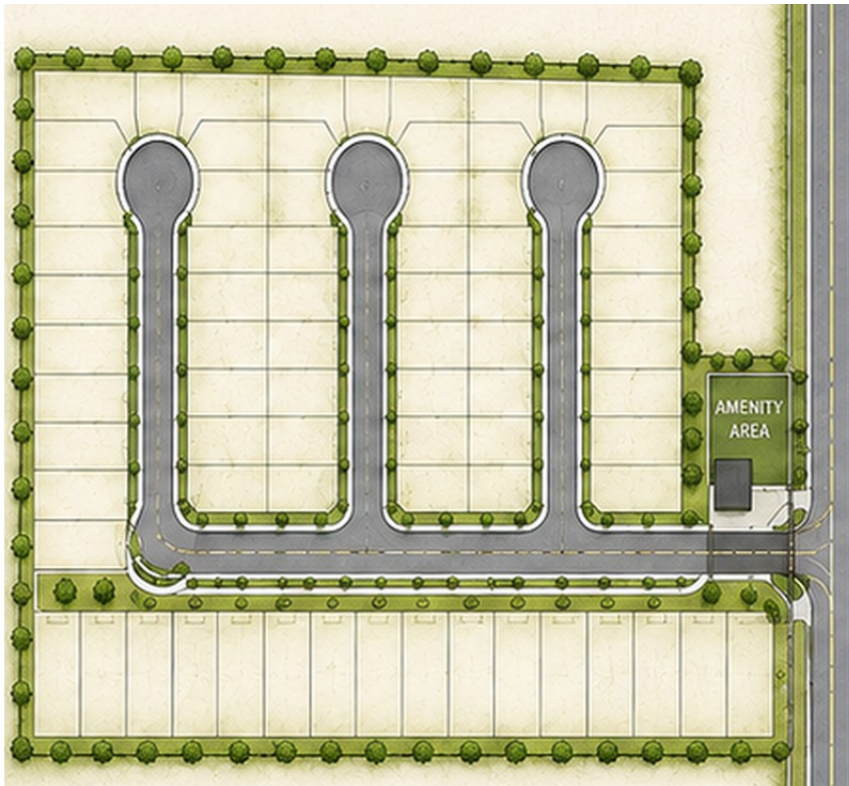
Phase 1 supports land and horizontal development. Phase 2 adds vertical construction and capital recycling.



LAND + HORIZONTAL / EARLY CAPITAL-RETURN TARGET / FOUR-PHASE VERTICAL PROGRAM

The layout. A planned condo-regime community.

Enlarged excerpt from the preliminary site-plan artwork supplied with the project overview.



PRELIMINARY SITE PLAN / ILLUSTRATIVE ARTWORK

49 Condo-regime lots

Internal street layout

Turning areas and internal circulation are depicted in the supplied artwork.

Amenity area

An amenity area is identified in the preliminary layout.

A multifamily-oriented concept. Room for phased buildout.

The project overview identifies approximately 100–110 units of vertical development potential.



ILLUSTRATIVE RENDERING

VERTICAL POTENTIAL

100–110
Approximate units

Four vertical construction phases, with available sales capital rolled into each subsequent phase.

Phase 1. \$2.70M for land + horizontal.

The initial raise funds the categories below. Phase 2 vertical capital is presented separately.

PHASE 1 RAISE TARGET

\$2.70M

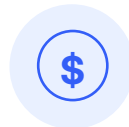
Capital for the land and horizontal-development strategy, including the stated sponsor fee.



Land



Horizontal development



GP sponsor fee

Amounts and percentages by category are not specified in the source overview.

Phase 2. \$5M for vertical construction.

A phased building program that reuses capital as completed units are sold.

PHASE 2 VERTICAL CAPITAL

\$5M

Four vertical construction phases

Capital rolled forward as unit sales close.

TWO DISTINCT FUNDING STAGES

PHASE 1

\$2.70M

Land + horizontal development

PHASE 2

\$5M

Vertical construction program

Build in stages. Reuse sales capital.

BUILD



SELL



REDEPLOY

Later phases draw on capital recovered from completed unit sales.

Four units. \$435,000 cost including the lot.

Conservative sponsor market-value assumption: \$150,000 per unit, or \$600,000 for four units.

\$435,000

Construction + lot cost

\$108,750 per unit

\$600,000

Projected market value

\$150,000 per unit

\$165,000

Indicative gross spread

\$41,250 per unit

FOUR-UNIT COST-TO-VALUE BRIDGE

\$435,000 / stated construction + lot cost

\$165,000 / gross spread

Cost is 72.5% of the assumed completed value.

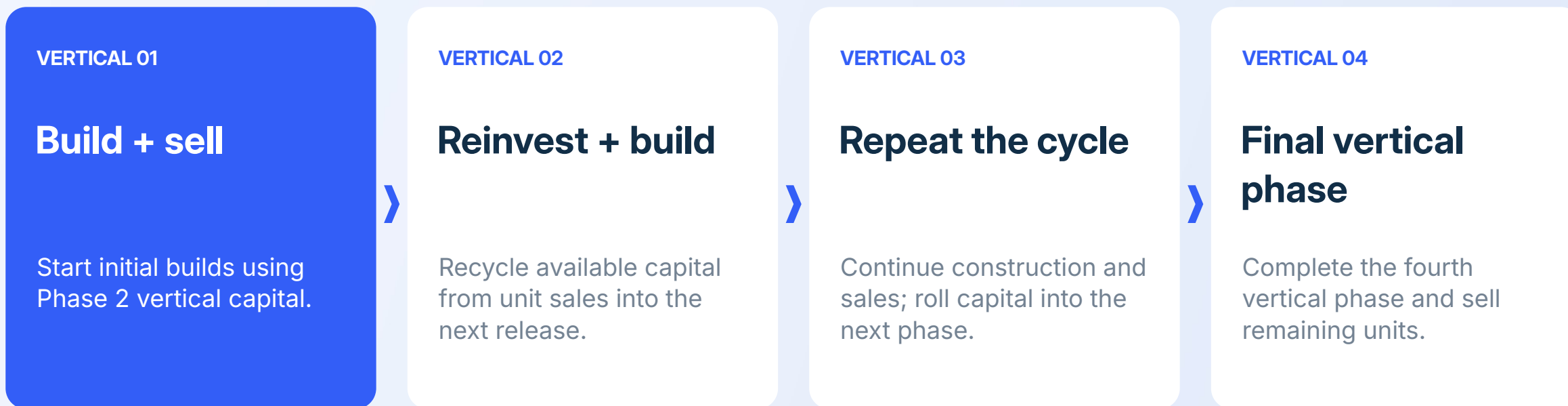
27.5% gross spread on value

Gross project spread — not investor profit.

Before any selling costs, financing, fees or other costs not already included in the \$435,000 estimate.

Build. Sell. Recycle. **Four vertical phases.**

As units sell, available project capital rolls into the next phase of vertical construction.



Within Hand Village

Available sales capital supports subsequent vertical phases.

Investor distributions remain distinct

Cash distributed to investors is not also counted as capital available to reinvest.

JV / equity. Participation in Hand Village.

The investment overview identifies JV / equity participation as the project's investment format.

INVESTMENT STRUCTURE

**JV /
Equity**

Participation

PARTICIPATION FORMAT ILLUSTRATION

Investor

JV / equity participation



Hand Village

Phased condo-regime development

Final participation terms

Ownership, fees, distributions and recycling rights follow final project terms. Separate Phase 2 participation terms require confirmation.

80% targeted back. Within the first 12 months.

The early-return objective applies to original investor capital.

80%

Original investor capital
targeted to be returned early.

RETURN OF CAPITAL — NOT AN 80% PROFIT

\$250,000

Illustrative original investment

\$200,000

Targeted returned within first 12 months

\$50,000

Original capital remaining if target is met



20% of original capital not yet returned
if the 80% target is met.

12. 18. 36. Three distinct terms.

The early capital-return objective, minimum term and total-return horizon serve different roles.

12

MONTHS

Early capital-return target

80% of original investor capital targeted to be returned within the first 12 months.

18

MONTHS

Minimum term

18-month minimum term as stated in the investment overview.

36

MONTHS

Total-return horizon

60–70% total targeted investor return over 36 months.

QUARTERLY DISTRIBUTIONS THEREAFTER

The overview does not specify the timing start trigger, first quarterly payment date or withdrawal mechanics.

60–70% total. Over 36 months.

Illustrative return arithmetic—not an annual yield or a dated cash-flow forecast.

TOTAL INVESTOR RETURN TARGET

60–70%

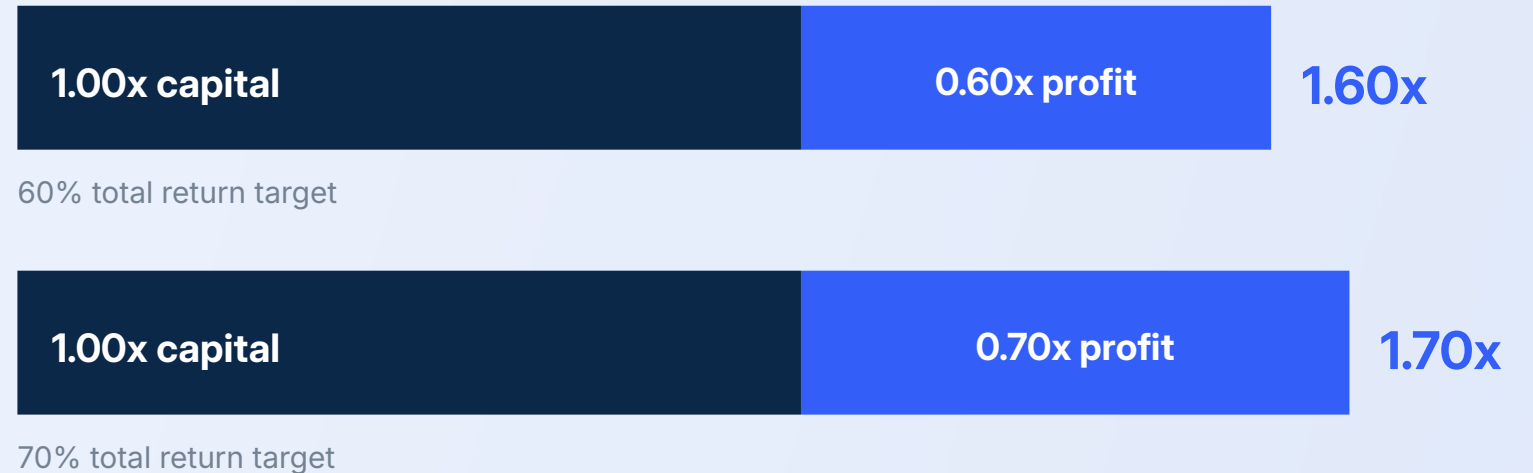
36 months

A cumulative target for the investment period—not a stated yearly return.

CAPITAL + TARGETED PROFIT

Original capital

Targeted profit



Assumes full capital return plus target profit; earlier returned capital is included.

What the targets mean. In investor dollars.

Illustrations based on the stated return targets; these amounts are not minimum investment requirements.

Original investment	80% capital-return target within first 12 months	Total target profit 60–70% over 36 months	Capital + target profit if fully distributed
\$100,000	\$80,000	\$60,000–\$70,000	\$160,000–\$170,000
\$250,000	\$200,000	\$150,000–\$175,000	\$400,000–\$425,000
\$500,000	\$400,000	\$300,000–\$350,000	\$800,000–\$850,000

Early returned capital is already included.

Do not add the 80% early-return target again to the capital-plus-profit totals.

Intended first-priority lien. **On designated lots.**

The supplied overview describes an intended protection after recording—not an already-verified recorded lien.



INTENT

First-priority lien

The priority described in the overview is intended.



SCOPE

Designated lots

Collateral is described as designated lots—not automatically every project asset.



CONDITION

After recording

The source conditions the intended lien on recording.

SUBJECT TO TITLE, RECORDING AND DEFINITIVE OFFERING DOCUMENTS

The terms. In one place.

Original investor terms, now supplemented by the Phase 2 vertical-capital and four-phase construction plan.

CAPITAL PLAN

01

Phase 1: \$2.70M | Phase 2 verticals: \$5M

PROJECT SCALE

03

49 condo-regime lots

INVESTMENT STRUCTURE

05

JV / equity participation

TARGET INVESTOR RETURN

07

60–70% total targeted return over 36 months

DISTRIBUTION SCHEDULE

09

Quarterly distributions thereafter

USE OF PROCEEDS

02

Phase 1: land, horizontal development and GP sponsor fee

VERTICAL POTENTIAL

04

Approx. 100–110 units; four vertical construction phases

INVESTOR PROTECTION

06

Intended 1st-priority lien on designated lots after recording

CAPITAL RETURN STRATEGY

08

80% of original capital targeted to be returned within the first 12 months

MINIMUM TERM

10

18-month minimum term

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