



# ARBOR ROSE

## CAPITAL

### SUMMARY

Arbor Rose Capital is offering an opportunity to accredited investors to participate in a land acquisition and multi-family development deal. The project site is located in Porter, Texas, which is about 15 minutes from IAH and 25 minutes Northeast of downtown Houston and is located in an opportunity zone. The 42-acre site sits **across from Valley Ranch, a 1,400-acre master planned development** by Signorelli group and just south of a newly built Amazon warehouse. The project is expected to provide a **24.4% IRR over a 5-year hold period**, which equates to a **2.6x equity multiple**.

### LOCATION, LOCATION, LOCATION!

Located in **America's 18th fastest growing county** – Montgomery County's **population is projected to double in size by 2035**. This expected surge in population paves the way for success in a highly demanding market.

The subject site is located across from Valley Ranch, a 1400-acre new destination community development by Signorelli Group. This includes:

- **Valley Ranch Town Center** - featuring 240-acres of mixed-use development and over 1.5MM sq ft of retail, shopping, dining, entertainment and multi-family.
- **Commerce District** - 57-acre site will accommodate world-class hospitality, retail, residential, healthcare, and a broad range of amenities.
- **Medical District** - A visionary 196-acre mixed-use concept blending healthcare with restaurants, specialty services, hotels, and high-density residential, providing a broad range of health care services.

Additionally, the site is located just south of a newly completed 150,000 sf Amazon fulfillment center.

### DEMOGRAPHICS

Valley Ranch service area has a current population of 1.3MM and has experienced **9.3% annualized growth** over 5-years. 65% of the population is under 45 years of age with average household income of over \$88K.

### PROJECT SITE

The 42-acre site does not require allocation for detention pond, meaning the entire land can be used for development. Additionally, city has approved utility reimbursements, which are included in project returns. Lastly, project plans are **permit ready** for multifamily!

### OZ PROPERTY

The site is located in an opportunity zone, which allows **significant tax benefits** to investors looking to invest their capital gains from any source!

### GP TEAM

**Experienced GP Team** includes the majority owners of Texas Jasmine who individually bring over 30 years of experience. Project team includes Jazz Toor and Altaf Noormohmad, who bring strong development and fund management experience.

### INVESTMENT HIGHLIGHTS

**Minimum investment:** \$100K

**Returns:** IRR of 24.4%

**Equity Multiple:** 2.6x

**Hold period:** +/- 5 years

**Location:** Porter, Texas (15 mins from IAH and 25 mins from downtown Houston)

**Project:** Land acquisition and ground up development of 276-unit class A multi-family

**Equity:** Total equity requirement of \$25.8MM, GP contribution of \$2.6MM and LP raise of \$23.3MM.

**Timeline:** Apartment plans are permit-ready and bank loan is approved. We expect to simultaneously begin utility and construction work in 4Q23/1Q24.

**Opportunity Zone:** Site is located in an opportunity zone, providing tax-free exit for investors bringing in capital gains.

**Investor Type:** Open to accredited investors only

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