



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 Waco, TX and is within a 3,700-acre master-planned community with access to all major retail shopping, restaurants, and entertainment. The site is located within walking distance of major industrial warehouses including Amazon, Walmart, Tractor Supply, etc. The project is expected to provide a 21.1% IRR (net of all fees and promote) over a 5-year hold period, which equates to a 2.6x equity multiple.

LOCATION, LOCATION, LOCATION!

The site is located in a fast-growing sub-market of Waco and sits within a master-planned development.

- Located in a fast-growing master-planned community (Texas Central Park) and surrounded by strong industrial and retail growth. Texas Central Park encompasses approx. **3,700 acres, with 1,200 acres of master-planned sites** with utility infrastructure in place and fully-developed sites.
- Located at the intersection of I-35 & Texas Highway 6. More than 90 businesses are located in the park, including **Amazon, Walmart, AbbVie, Coca-Cola Company, Mars Wrigley Confectionery, Versalift, Howmet Aerospace, Tractor Supply Company Distribution Center and Caterpillar.**
 - **Amazon** alone is a **700,000-square-foot** 24-hour operation which employs over **2,300 people** during peak times.

DEMOGRAPHICS

Waco has recently gone through a major transformation due to strong economic, industrial, and infrastructure growth. The multifamily sector is experiencing high rent growth along with high occupancies.

PROJECT SITE

The 8.4-acre site does not require allocation for detention pond, meaning the entire land can be used for development. Additionally, the site is already zoned for commercial/multifamily development and the city is already working with our civil engineer on site improvement.

PROPERTY TYPE

Garden-style Multifamily (204 units) with surface level and carport parking. Detached garages will also be available for both parking and/or storage needs.

GP Team

Experienced GP team includes the Momins, who are majority owners of Texas Jasmine and are savvy investors. Project management team includes Altaf Noormohmad and Jazz Toor, who bring strong development and fund management experience.

INVESTMENT HIGHLIGHTS

Minimum investment: \$50K

Returns: IRR of 21.1%

Equity Multiple: 2.6x

Hold period: ~5 years

Location: Waco, Texas

Project: Land acquisition and ground up development of 204-unit class A multi-family

Equity: Total equity requirement of \$9.1MM, GP contribution of \$0.9MM and LP raise of \$8.2MM.

Investor Type: Open to accredited investors only

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