



SUMMARY

Arbor Rose Capital is offering an opportunity to accredited investors to participate in a land acquisition and multi-family development deal. The site located in Katy, Texas, a well-established suburb of Houston Texas with strong employment, retail, infrastructure and mature, yet growing, market dynamics. The site is located within walking distance of HEB, Katy Park, and retail/restaurants. Our market analysis suggests that this is the strongest multifamily demand of any site we have evaluated so far with expected net positive demand of approximately 2,500 units over the next 3 years!

STRONG MARKET DEMAND

The site is located in an established yet growing sub-market of Katy and sits within walking distance of HEB, retail shops, and restaurants.

- Total demand over the next few years for multifamily is expected to be approximately 4,300 units.
- Market supply, including projects currently in lease-up, under construction, and proposed projects (including Arbor Rose at Katy) is expected to be 1,827 units.
- As a result, a **net positive demand of approximately 2,500 units** is expected for this market!
- Among the submarkets, the **strongest absorption over the past five years was seen in Katy**, Rosenberg/Richmond, and Greater Heights.

STRONG INDUSTRY

Houston net absorption reached 9,114 units year-to-date as of 3Q25, a testament to steady leasing activity despite broader economic headwinds. Effective rents in Houston remained impressively stable operators have maintained pricing discipline, signaling confidence in the market's long-term fundamentals.

PROPERTY TYPE

Class A, four-story multifamily (244 units) with surface level and carport parking, dog park, pickleball court, gym, and much more!

PROJECT SITE

The 7.05-acre site has offsite detention pond, meaning the entire land can be used for development. Additionally, we have commitment from the MUD for the necessary water supply and other infrastructure needs.

GP Team

Experienced development team with ground-up development experience of 8 completed multi-family/active living sites and 2 additional sites under development.

INVESTMENT HIGHLIGHTS

Minimum investment: \$50K

Returns: IRR of 20.6%

Equity Multiple: 1.9x

Hold period: ~5 years

Location: Katy, Texas

Project: Land acquisition and ground up development of 244-unit class A multi-family

Equity: Total equity requirement of \$11.06MM, GP contribution of \$1.1MM and LP raise of \$9.95MM.

Investor Type: Open to accredited investors only



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