

# Private Real Estate Investments



realty investments



**Multifamily**  
**Industrial**  
**Single-Family**  
**Hospitality**  
**Self-Storage**  
**Flex**

This presentation should not be regarded as an offer to sell or as a solicitation of an offer to buy any financial product.

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# Introduction to Realty Investments

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- Realty Investments is a private real estate firm that specializes in the procurement, development, management, and disposition of various commercial real estate asset types including multifamily, industrial, single-family, hospitality, self-storage, and flex. The firm effectuates its strategy by utilizing long-standing relationships to ascertain acquisition and development opportunities within a specific target market. Realty Investments is currently focused on acquisition and development opportunities in the southern portion of the United States.
- Realty Investments is a U.S.-based real estate investment firm.
  - Led by Managing Partners Asher Hamilton and Brad Boswell
  - Headquartered in Dallas, Texas
  - Full-service development, acquisition, asset management, and investor services
  - Managing Partners have closed over \$500 million in real estate assets
  - Focused on acquisition and development opportunities



# Sponsorship Team

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## **Asher Hamilton, Founder/Partner**

- Mr. Hamilton is responsible for overseeing the procurement, management, and legal aspects of the firm. Prior to Realty Investments, Mr. Hamilton has held several positions with Dallas/Fort Worth based private investment firms, where he was responsible for originating, structuring, and managing new development and value-add acquisitions. Throughout his career, Mr. Hamilton has been involved in the due diligence, acquisition, management, and disposition of over \$1.0 billion worth of real estate transactions in multiple products types including multifamily, retail, office, industrial, flex, and hospitality. Since 2015, Mr. Hamilton has procured, developed, and managed approximately \$350,000,000 in multifamily real estate assets.
- Mr. Hamilton attended Southern Methodist University where he received a Bachelors in Business Administration from the Cox School of Business (cum laude), a Master in Business Administration from the Cox School of Business (cum laude), and a Juris Doctorate from the Dedman School of Law.





# Sponsorship Team

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## **Brad Boswell, Partner**

- Mr. Boswell is responsible for managing all aspects of the construction process for Realty Investments as well as capital raising for new projects. Mr. Boswell has over 19 years of construction and development experience with over \$54 million completed through his family business and various real estate projects. In addition to his construction and development experience, Mr. Boswell owns and operates his family business with his father which provides construction management services to national clients including Fortune 500 companies.
- Mr. Boswell attended the University of Texas at Austin where he received Bachelor of Business Administration in Marketing.



# Investment Philosophy

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When selecting potential opportunities, Realty Investments focuses on the following criteria:

- Markets with strong projected population and employment growth
- Competitive advantages in submarkets or asset classes with high barriers to entry
- Preservation of investor capital
- Portfolio diversification for investors



# Benefits of Realty Investments

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- Experience:
  - Spanning multiple investment cycles & asset classes
  - Management of diverse real estate assets
  - Years of reporting to family offices, institutional funds, and high net worth individuals
- Multigenerational family relationships in Dallas and Austin.
- Transparency – (i) updates for each project, (ii) complete access to all financial information, and (iii) annual portfolio reviews
- Disciplined underwriting
- Unique Market Approach



# Investment Strategy

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- Construction of new Class A projects including multifamily, industrial, self-storage, hospitality, and flex assets within the southern United States.
- Value-add acquisition of existing multifamily, industrial, self-storage, hospitality, and flex assets which are located in appreciating or gentrifying locations in the southern U.S.



# Track Record

Transaction	Property Type	Location	Asset Value	Description
<b>Closed Transactions</b>				
1801 Turbeville Rd.	Multifamily (380-Units 342,000 sf, 24.34 acres)	Hickory Creek, Texas	\$76,000,000	Ground-up multifamily development project. JV Partnership with Leon Capital Group.
5817 22nd Street	Multifamily (212-Units 136,936 sf, 11.24 acres)	Lubbock, Texas	\$9,500,000	Value-add multifamily project near Texas Tech University.
2403 N. Washington	Multifamily (244-Units, 230,458 sf, 4.66 acres)	Dallas, Texas	\$54,000,000	Value-add multifamily project in the urban core of Dallas.
14403 W. Beltwood Pkwy	Flex/Office	Dallas, Texas	\$2,700,000	Negotiated off-market transaction for a 10% cap with surrounding comps at 8%.
1199 N. Broadway	Multifamily (232-Units, 181,791 sf, 3.91 acres)	Carrollton (Dallas), TX	\$34,000,000	Ground-up multifamily development project.
5800 7th Street	Hospitality, Candlewood Suites	Bay City, TX	\$8,000,000	Ground-up hotel development project.
2800 Lakeside Parkway	Multifamily/Condominiums (52-Units, 150,188 sf, 2.5 acres)	Flower Mound (Dallas), TX	\$61,000,000	Ground-up multifamily development project.
23044 US Hwy 6	Hospitality, Hyatt Place Keystone	Keystone, CO	\$13,000,000	Acquisition of Keystone in with conversion to Hyatt Place.
360 & Interstate 20	Multifamily (248 Units, 216,070 sf, 17.49 acres)	Grand Prairie (Dallas), TX	\$38,000,000	Ground-up multifamily development project.
525-545 Nolen Dr.	Flex/Office	Southlake (Dallas), TX	\$19,000,000	Acquisition of a portfolio of flex office assets in Southlake.
Multiple Locations	Land Fund	Dallas, TX	\$5,000,000	Fund created to acquire various long-term land acquisitions.
400 S. Jennings Ave.	Multifamily	Ft. Worth, TX	\$32,000,000	Ground-up multifamily development project.
27919 Johnson Road	Senior Housing	Tomball, TX	\$7,000,000	Acquisition and redevelopment of a assisted living and memory care facility.
Master Planned Community (FM 407)	SFR	Northlake (Dallas), TX	\$8,000,000	333 acre master plan community north of Ft. Worth.
Multiple Locations	SFR	Dallas, TX	\$6,000,000	Development of high-end homes in the affluent neighborhood of Highland Park.
River Valley Ranch	Condominiums	Carbondale, CO	\$3,200,000	Development of quad-plex condominiums in Carbondale, Colorado which is a suburb of Aspen.



# Contact

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## **PRELIMINARY INVESTMENT INFORMATION**



## **Multifamily Development**

**380 Units - 4 Stories**

**Hickory Creek, Texas**

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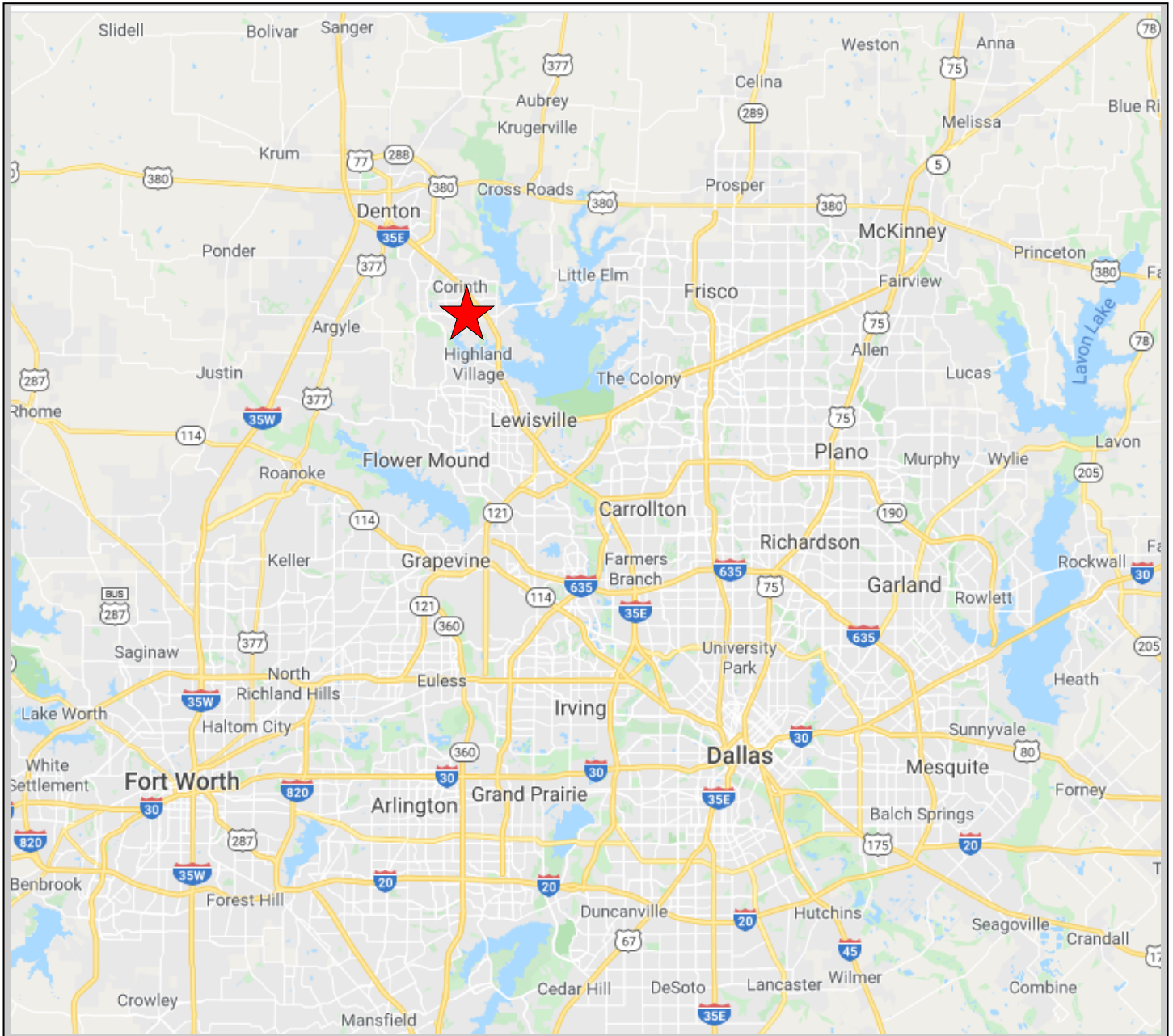
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## LOCATION

### Hickory Creek Location Map



*This map illustrates the location of Hickory Trails to the Dallas/Ft. Worth Metroplex and Denton.*



## PROPERTY DETAIL

### Property Detail

<b>Location:</b>	1801 Turbeville Rd., Hickory Creek, TX 75065
<b>Municipality:</b>	Town of Hickory Creek, Denton County
<b>Land Area:</b>	15.88 acres - Phase I : 8.43 Acres Phase II (Potential)
<b>Completion:</b>	2022
<b>Number of Units:</b>	300
<b>Average Unit Size:</b>	834 sq. ft.
<b>Rentable Sq. Ft.</b>	250,193
<b>Parking:</b>	449 Total Parking Spaces / 1.50 Parking Ratio <ul style="list-style-type: none"><li>• 325 Surface Spaces</li><li>• 40 Garage Spaces</li><li>• 84 Carport Spaces</li></ul>



*Example of Fitness Center in Hickory Trails*



*Example living room in Hickory Trails*

## PROPERTY DETAIL

### Amenities

#### Interior:

9' ceilings  
 Vinyl Plank Floors in Common Areas  
 Carpet in Bedrooms and Closets  
 Tile in Bathrooms  
 Garden Tubs  
 Granite Counters  
 Wood Cabinets  
 Faux Stainless Appliances  
 Dishwasher  
 Refrigerator  
 Stove/oven  
 Recessed Lighting  
 Ceiling Fans

#### Exterior:

Swimming Pool  
 Outdoor Recreational Area  
 Clubhouse  
 Community Kitchen  
 Fitness Center  
 WiFi in Common Areas  
 Covered Outdoor Living Area  
 Management Hosted Events  
 Detached Garages  
 Carports  
 Dog Park  
 Electronic Gates  
 Walking Trail



*Example of the community pool at Hickory Trails.*



## SITE PLAN





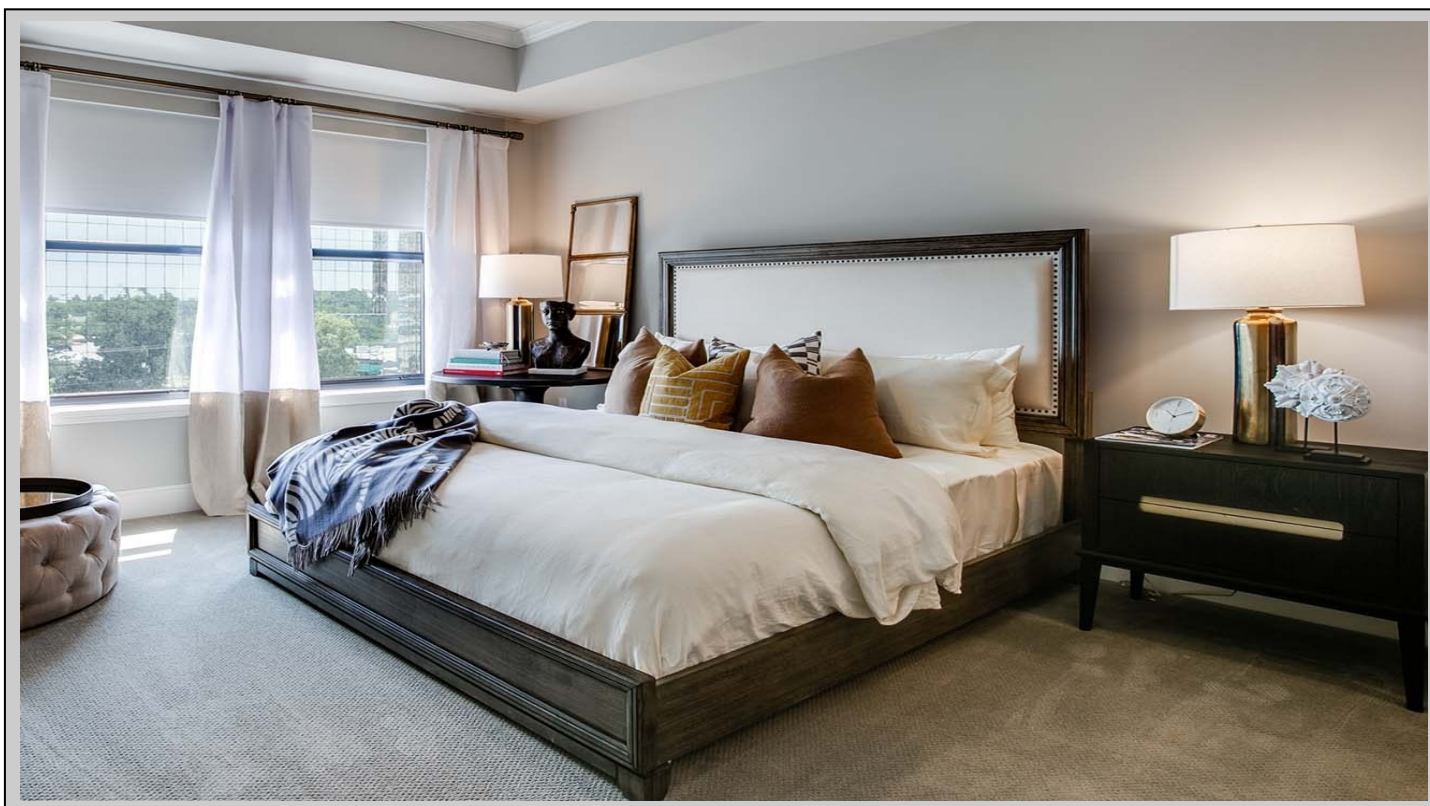
## PROPERTY DETAIL - UNIT MIX

UNIT TYPE	UNIT TYPE CLASS	NUMBER OF UNITS	UNIT SF	TOTAL SF	UNIT PERCENTAGE	RENTAL RATES	RENTAL RATES PER SF	MONTHLY GROSS POTENTIAL	ANNUAL GROSS POTENTIAL
Studio	E1	32	506	16,192	10.7%	950	\$ 1.88	\$ 30,400	\$ 364,800
1 BR / 1 BA	A1	80	670	53,600	26.7%	1,150	\$ 1.72	92,000	1,104,000
1 BR / 1 BA	A2	74	768	56,832	24.7%	1,250	\$ 1.63	92,500	1,110,000
1 BR / 1 BA	A3	8	763	6,104	2.7%	1,250	\$ 1.64	10,000	120,000
1 BR / 1 BA	A4	1	720	720	0.3%	1,250	\$ 1.74	1,250	15,000
2 BR / 2 BA	B1	10	1,016	10,160	3.3%	1,550	\$ 1.53	15,500	186,000
2 BR / 2 BA	B2	75	1,087	81,525	25.0%	1,625	\$ 1.49	121,875	1,462,500
3 BR / 2 BA	C1	20	1,250	25,000	6.7%	1,800	\$ 1.44	36,000	432,000
		<b>300</b>	<b>834</b>	<b>250,133</b>	<b>100.0%</b>	<b>\$ 1,332</b>	<b>\$ 1.60</b>	<b>\$ 399,525</b>	<b>\$ 4,794,300</b>

### Other Income:

Application Fee	\$50.00	per person	Parking	
Admin Fee	\$100.00	per unit	Surface Spaces	325
Unit Deposits			Garage Spaces	40
Pet Deposit	\$88.00	per pet	Carport Spaces	84
Pet Fee	\$200.00	per pet per month	<b>Total</b>	<b>449</b>
Storage Units	N/A	per month		<b>1.50 Spaces / Unit</b>
1 Car Carport	150	\$ 25.00		
1 Car Garage	150	\$ 100.00		

\* Detail provided by Brad Williams from Lincoln Property Company.



*Example bedroom in Hickory Trails*



## MANAGEMENT COMPANY

Lincoln Property Company is a privately-held, vertically-integrated real estate investment, development and management company headquartered in Dallas, Texas, with regional and satellite offices located throughout the United States.

Founded in 1965 as a builder and operator of high-quality residential communities, Lincoln currently operates multiple business lines spanning the residential and commercial real estate spectrum in the U.S. and abroad. Lincoln Property Company prides itself on being an industry leader through every facet of multifamily property management. Their 50+ years of experience developing, constructing and managing all types of apartment communities allows LPC to tap into vast depths of property management knowledge.

To facilitate management of its multifamily operations across the United States, Lincoln Property Company maintains 6 regional management and development offices and 15 satellite offices in addition to the Dallas Corporate Headquarters.

# LINCOLN PROPERTY COMPANY

**205,000 UNITS MANAGED**

The second most in the United States

**215,000 UNITS DEVELOPED**

Valued at over \$12 Billion

**5,200 EMPLOYEES IN 34 STATES AND 200 CITIES**

Spanning the United States

**\$6 BILLION IN MULTIFAMILY PROJECTS ACQUIRED**

In the country

**37,000 MILITARY HOMES OWNED AND MANAGED**

For Army, Navy and Marine families

**ONE OF THE LARGEST NON-REIT MULTIFAMILY DEVELOPERS**

In the country



 CORPORATE HEADQUARTERS

 REGIONAL OFFICE

 SATELLITE OFFICE

 MARKET COVERAGE

## ARCHITECT

# HUMPHREYS & PARTNERS ARCHITECTS

For the past 27 years, Humphreys & Partners Architects has been providing high quality, innovative planning and design services. An award-winning firm specializing in multifamily, mixed-use and hospitality/resort design, HPA has extensive experience in high-rise, mid-rise, student, senior, tax credit, affordable, moderate and luxury communities.

### International Talent

Headquartered in Dallas, with regional offices all over the world, HPA employs a talented team of professionals with artistic talent, classical training and diverse experience in all aspects of the architectural process.

Committed to excellence and responsiveness to our clients, our professionals consistently strive for innovation in a field where ingenuity is rare. While inventiveness is often the distinguishing mark of a project, we understand that true project success relies not only on design, but also on the providing of competent building documents and timely delivery.

### Global Experience

Our portfolio of experience in 49 states and abroad demonstrates a clear understanding of the local and regional issues affecting project success. Humphreys & Partners Architects has provided design services on over \$21 billion in units to date. We employ this vast experience on every project.

Throughout the years, Humphreys & Partners has been recognized by organizations across the country for design excellence. Our honors include Best in American Living, Pillars of the Industry, Aurora and Grand Aurora, Builders' Choice and Builders Choice Grand Award, Platinum People's Choice Awards, as well as numerous other local and regional awards.





## GENERAL CONTRACTOR



Relationships | Collaboration | Results

The CEI philosophy is simple: Gain the confidence of our clients with honesty and performance and with a partnership attitude. This allows us to grow our business by repeat customers and referrals. At CEI we believe that we can better serve our clients and our sector of the construction industry by specializing in one small segment of the entire market. By limiting our efforts to mainly housing, we have been successful in building and training a staff of professionals as well as a large array of specialized subcontractors and suppliers. With this force of professionals assembled since 1977, we are in a unique position to assist our clients in all aspects of the housing industry. Due to our many years of experience in market rate, mid-rise, HUD, nursing, assisted living, retirement, affordable and student housing, we can offer our clients valuable assistance beginning with design development and continuing through construction.

Our success has been achieved through careful, managed growth and by developing an expertise unparalleled in the multi-family construction industry today. We are fortunate that the vast majority of our projects are generated by repeat clients and referrals for urban infill, midrise, garden, student housing, and senior developments worth over \$2 billion in total construction from coast to coast.



### STATISTICS



Founded in 1977



Headquartered in  
Nashville, Tennessee



Over \$2 billion in  
total construction from  
coast to coast



Rated #1 on the  
Student Housing Business  
Top Contractors List



25,000+ units built



## PRELIMINARY INVESTMENT INFORMATION



### Value-Add Multifamily Acquisition

**244 Units - 4 Stories**

**Dallas, Texas**

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## LOCATION

### Hue at Cityplace Aerial Map



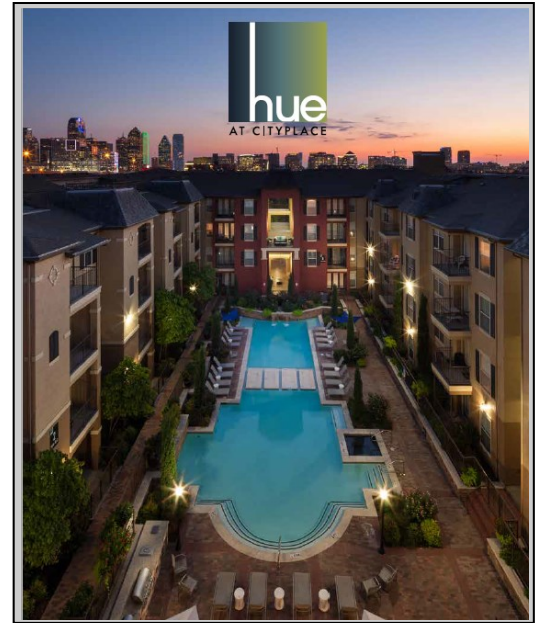
*This photograph illustrates the location of Hue at Cityplace in relation to downtown and uptown Dallas.*



## PROPERTY DETAIL

### Property Detail

<b>Location:</b>	2403 N. Washington Ave. Dallas, Texas 75204
<b>Municipality:</b>	City of Dallas, Dallas County
<b>Land Area:</b>	4.89 Acres
<b>Completion:</b>	2000
<b>Number of Units:</b>	244
<b>Average Unit Size:</b>	944 sq. ft.
<b>Rentable Sq. Ft.</b>	230,428
<b>Parking:</b>	440 Total Parking Spaces / 1.80 Parking Ratio <ul style="list-style-type: none"><li>• 360 Garage Spaces</li><li>• 32 Surface Spaces</li><li>• 8 Handicapped Spaces</li><li>• 40 Attached Garages</li></ul>



*Lobby of Hue at Cityplace.*

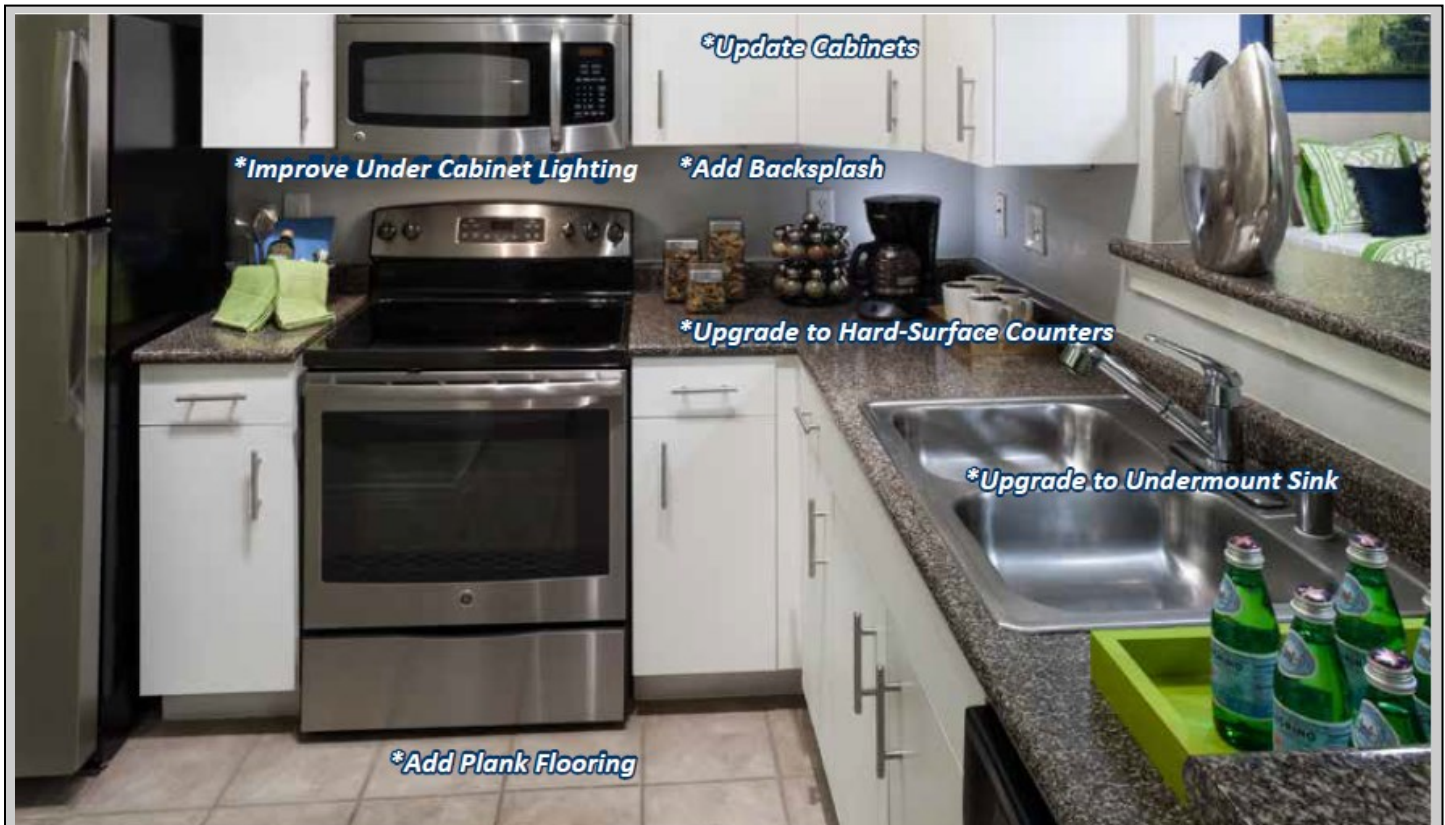


## PROPERTY DETAIL - INTERIOR UPGRADES

### Interior Upgrades

Hue at Cityplace is an excellent multifamily value-add opportunity due to the significant rental gap demonstrated by new and upgraded infill properties in central Dallas. The opportunity exists to upgrade the units to capture additional rents. Examples of features that could be added to Hue at Cityplace include: Plank flooring in living areas, kitchen and bathroom countertops, backsplashes, improve under-cabinet lighting, under mount sinks, framer mirrors and also the potential exists to add a scenic outdoor community space that overlooks West Village. Note that the underwriting below does not include an upgrade program for the asset.

Upgrade Counter Tops	Improve Under Cabinet Lighting
Update to Undermount Sink	Update Cabinets
Add Plank Flooring	Add Backsplash



## PRELIMINARY INVESTMENT INFORMATION



## Townhome Development

23 Units - 3 Stories

**Dallas, Texas**

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**EQUITY PLACEMENT****Multifamily Development****209 Units - 5 Stories****Ft. Worth, Texas****Contact:****Asher Hamilton - (214) 908-4684 // [ahamilton@realtyinvestments.com](mailto:ahamilton@realtyinvestments.com)****Brad Boswell - (214) 493-3346 // [bboswell@realtyinvestments.com](mailto:bboswell@realtyinvestments.com)**

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## **EQUITY PLACEMENT**



## **Condominium Development**

**56 Units - 16 Stories**

**Flower Mound, Texas**

### **Contact:**

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## EQUITY PLACEMENT



## Multifamily Development

**248 Units - 3 Stories**

**Grand Prairie, Texas**

**Contact:**

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