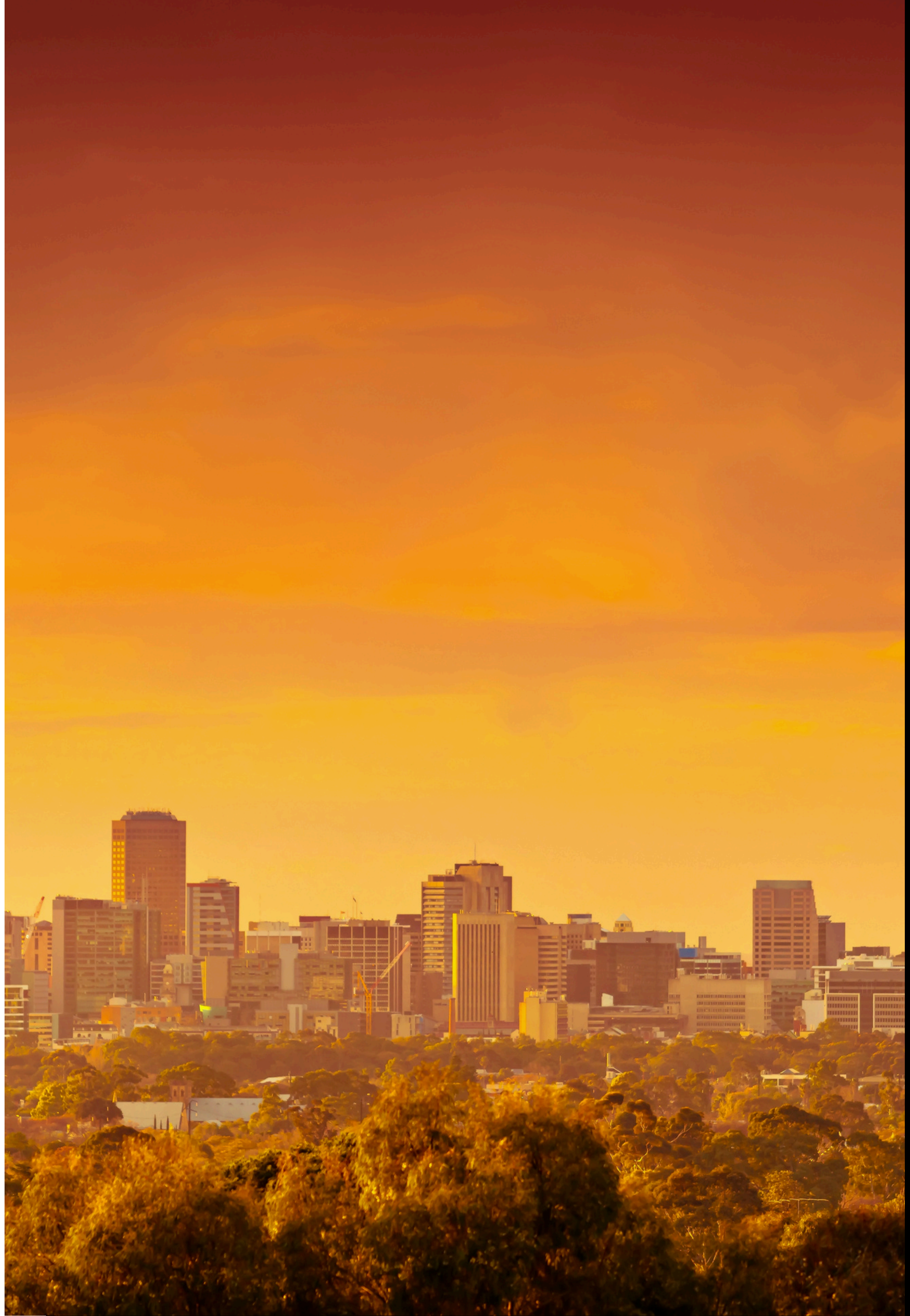
The Wesley Offering Memorandum

67 units, Oak Lawn Dallas



Executive Summary

Property: The Wesley – 67 units, Oak Lawn Dallas
Investment: Value-add multifamily syndication

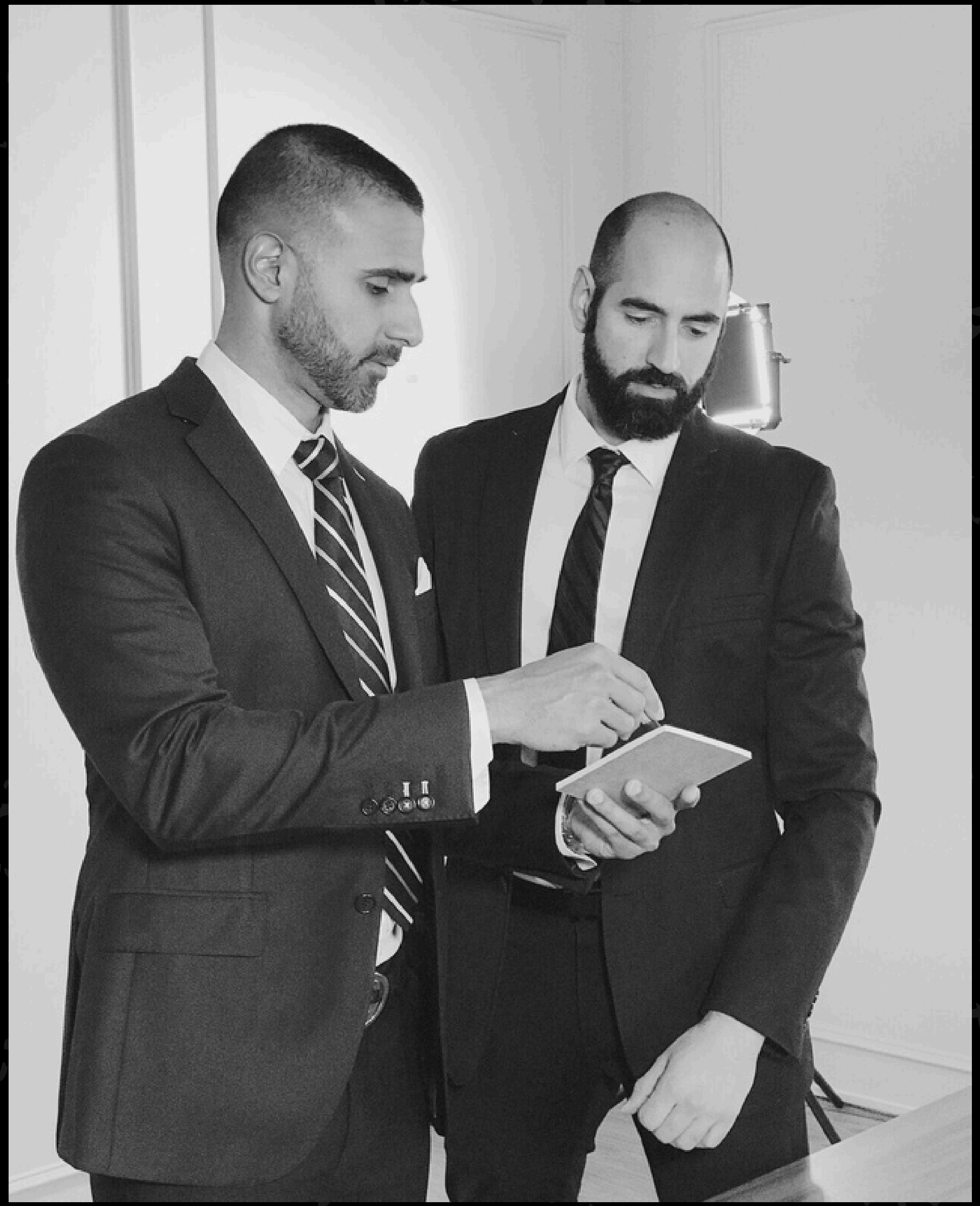
Highlights:

- Prime Oak Lawn location near Uptown & Medical District
- Townhome + flat product mix

Target Returns:

- LP IRR: 16–17%
- Equity Multiple: 1.9 - 2.0x
- Year 1 CoC: 7.8%
- Hold Period: 5 years

*All returns are projected. Returns ranges based on share class type



Choosing The Right Sponsor

Proven Track Record

- $670M+ in assets under management
- Successful full-cycle exits
- Consistent strong returns across multiple asset types

Experienced & Transparent Team

- Decades of combined experience
- Vertically integrated operations: acquisition → construction → management

Comprehensive Vetting Process

- Sponsor background checks
- Verified net worth and liquidity
- Personal guarantees on borrower obligations
- Credit and performance history reviews

ELEVATE
COMMERCIAL INVESTMENT GROUP

Invest with a vertically integrated team that simplifies real estate while prioritizing capital preservation and strong, risk-adjusted returns.

EQUITY — REAL ESTATE MANAGEMENT	JNT CONSTRUCTION	FORTRESS ASSURANCE BY AEGIS GROUP
Property Management	CapEx - Construction	Insurance

Meet Our Team

Jorge Abreu
CEO/CO-FOUNDER

Eric Bodiwala
COO/CO-FOUNDER

Cecelia Zimmermann
VP, IR & MARKETING

Joel Friese
ASSET MANAGER

Tessa Frank
EQUITY REM - COO

Erik Lopez
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Luke Stockton
CONSTRUCTION MANAGER

David Hopkins
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Mitchell Hearn
PROJECT MANAGER

Kristine Gray
CHIEF FINANCIAL OFFICER

Gianna Sena
OFFICE MANAGER

Years of Experience	Units Acquired	Average IRR	Units Exited	AUM
45+	7,127	42%	1,692	$670MM

The Wesley Apartments

Property Overview

Asset Summary

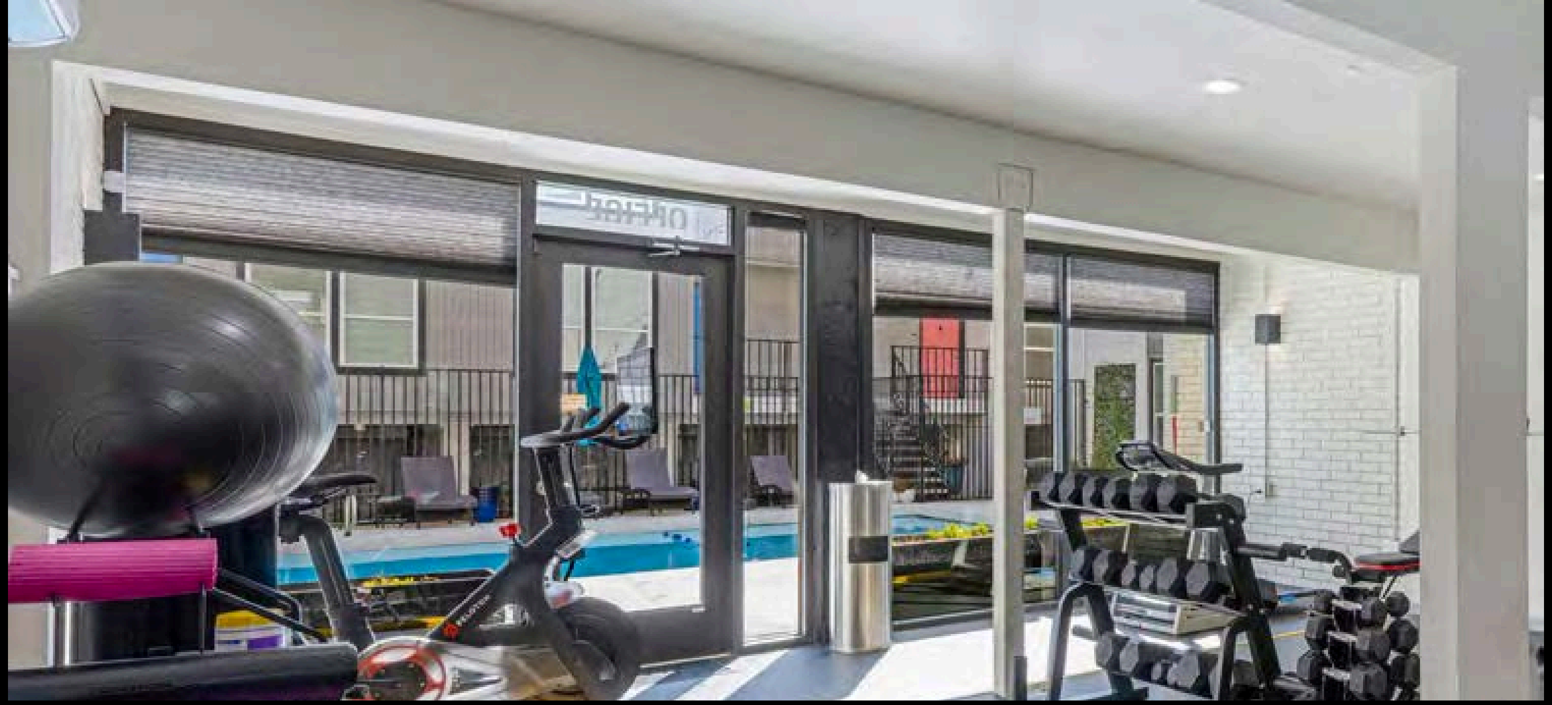
- Property Name: The Wesley
- Website: wesleydallas.com
- Address: 2544 Hondo Ave, Dallas, TX 75219
- Submarket: Oak Lawn
- Site Area: 1.55 acres
- Buildings: 5
- Units: 67 (66 rentable; 1 used as leasing office)
  - 48 apartments
  - 19 townhomes
- Average Unit Size: 717 SF
- Average in Place Rents: $1,601 / $2.23 (June 2025)
- Occupancy: 98% (June 2025)
- Year Built / Renovated: 1968 / 2022
- Parking: 51 surface + 19 garages (38 spaces) = 89 total (1.84 ratio)

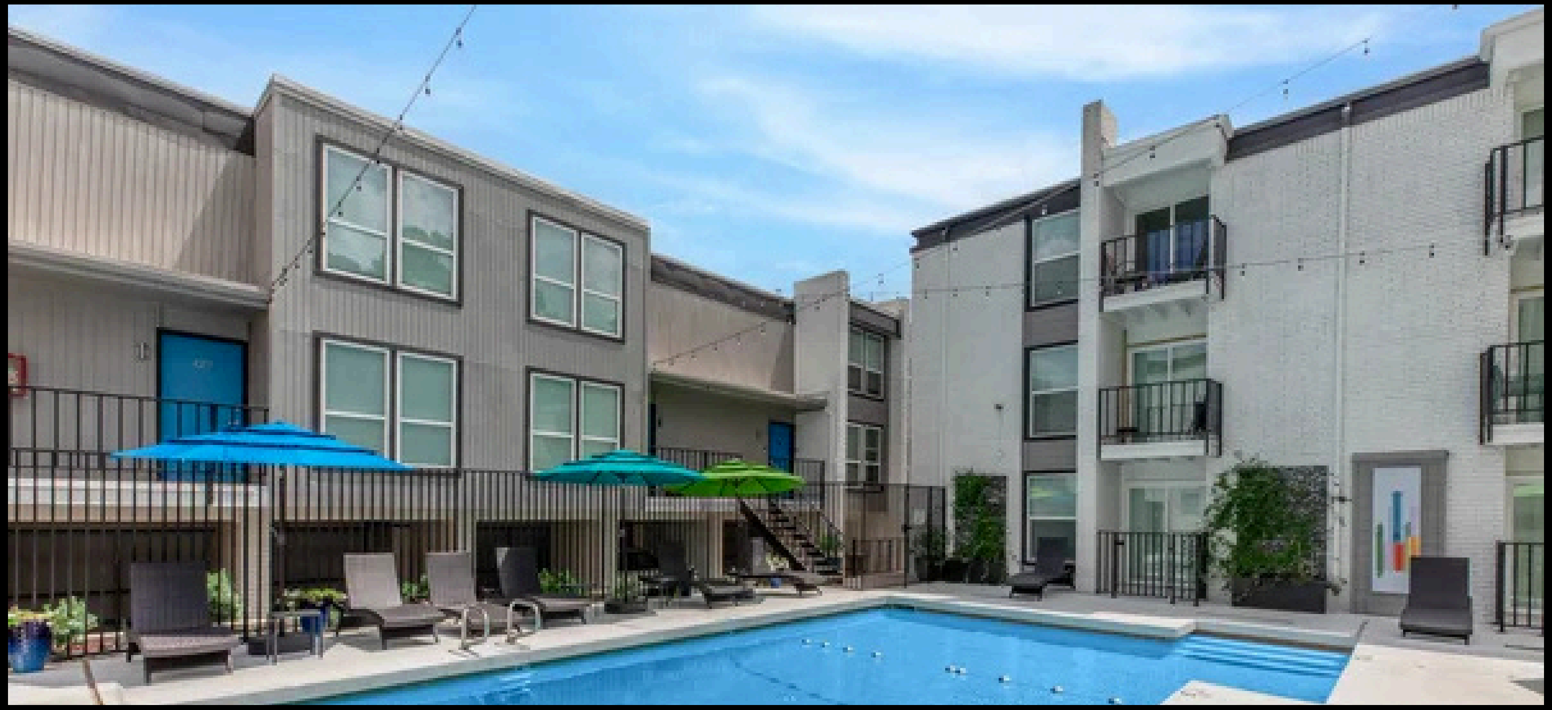
Unit Interiors

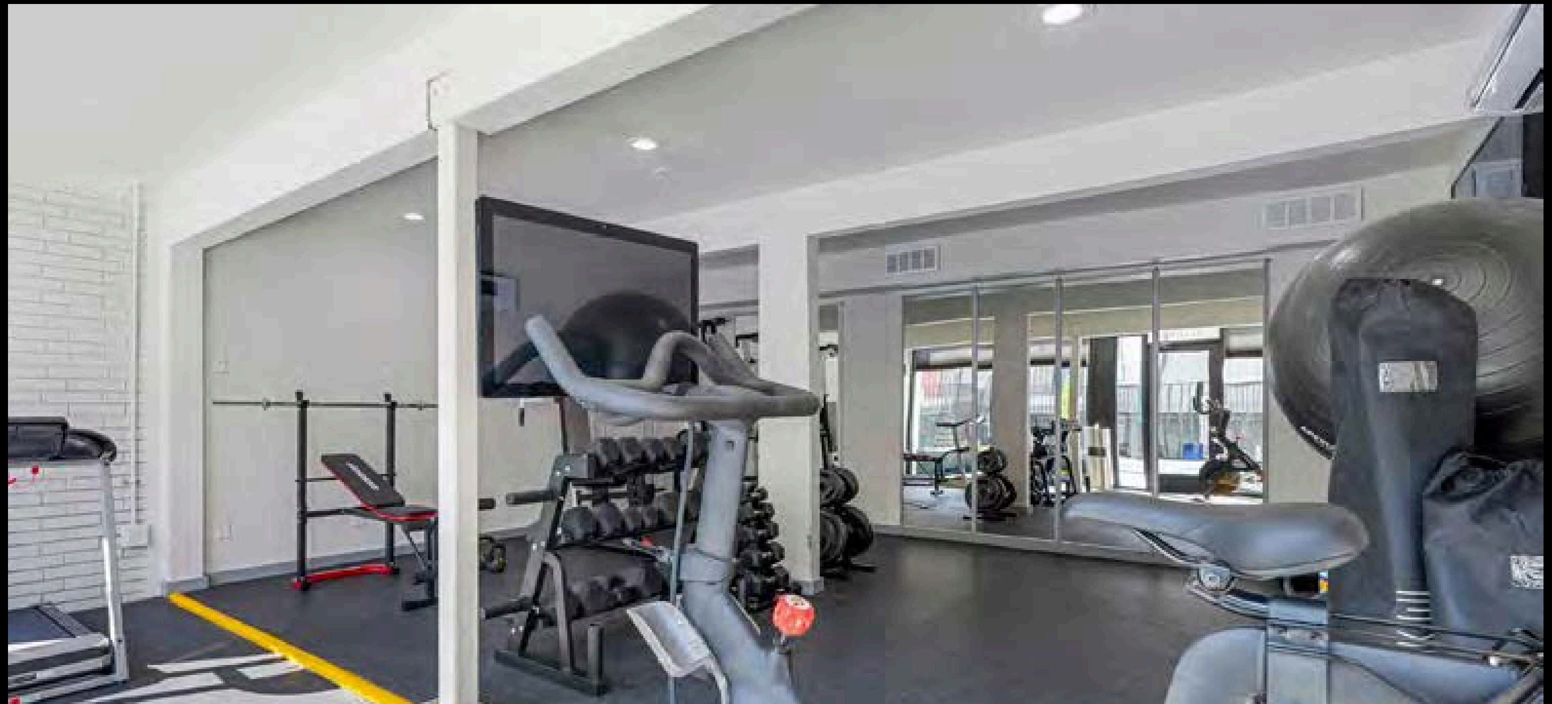
- Ceiling Height: 8’ (flats), 8-9’ (townhomes)
- Cabinets: Repainted & shaker style
- Countertops: Quartz (47 units), Formica (8), resurfaced (12)
- Flooring: Vinyl, Tile & Carpet
- Appliances: Stainless & Black
- W/D connections: 48 units

Classic

Upgraded







Unit Interiors (cont.)

Amenities

- Courtyard, fitness center, grill, laundry facilities, swimming pool, valet trash, on-site property management, renters insurance program.

Mechanical / Structure

- Electric: Master-metered
- HVAC: Chiller (2021)
- Boiler (2021)
- Roof (2023)
- Wiring: Copper / remediated aluminum

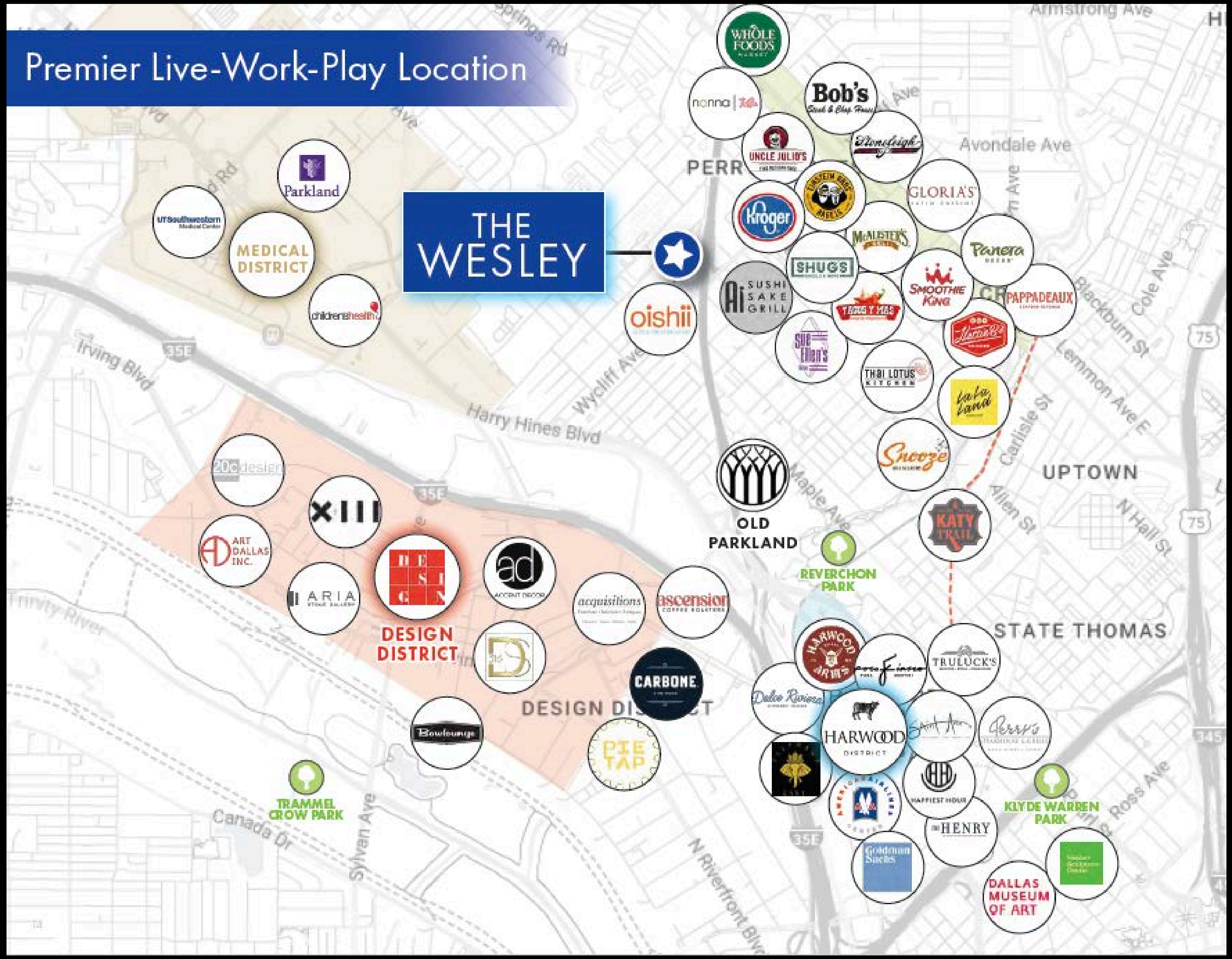
The Wesley Apartments

Market Overview

Location Summary

The Wesley sits at the heart of Dallas' live-work-play corridor, with medical, corporate, retail, and entertainment hubs all within a 5–10 minute drive.

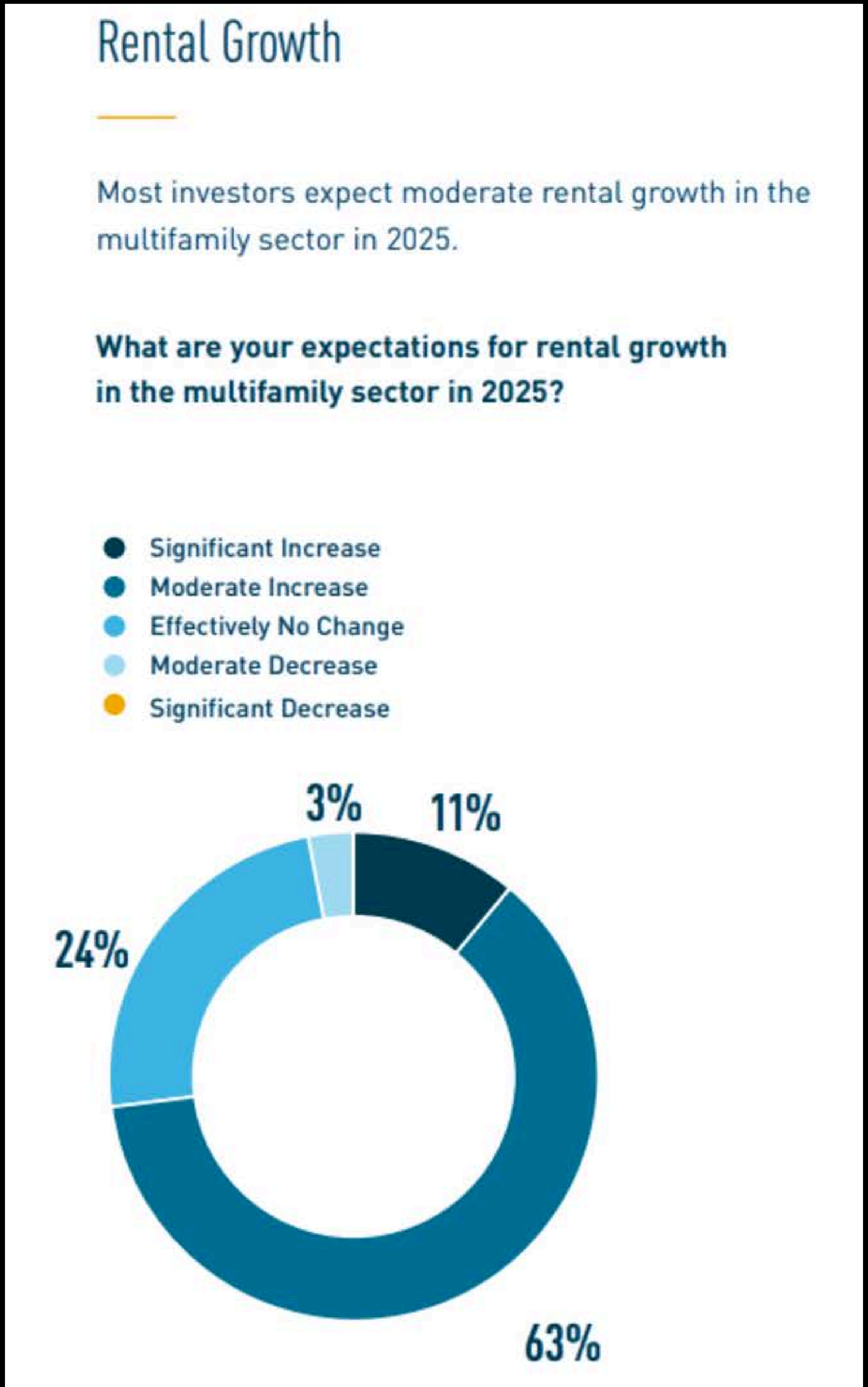
- Neighborhood: Oak Lawn (Dallas ISD schools: Maple Lawn Elementary, Thomas J. Rusk Middle, North Dallas HS)
- Connectivity: Direct access to Dallas North Tollway, I-35E, and U.S. 75.
- Key Demand Drivers:
  - Medical District: 40,000+ jobs at UT Southwestern, Parkland, and Children's.
  - Uptown / Harwood / Victory Park: Major office, retail, and dining destinations.
  - Love Field Airport: ~10 minutes away.
  - Park Cities / Highland Park: Adjacent affluent neighborhoods with strong demographics.



Market Spotlight – Uptown/Oak Lawn Dallas

Rent Growth: +1.2% YoY
Avg Rent: $2,625 ($1,000+ above DFW average)
Supply Growth: 9% (past 5 years) vs. 16% DFW average

Uptown/Oak Lawn/Park Cities continues to attract professionals seeking a walkable, amenity-rich lifestyle with proximity to dining, retail, and employment hubs. Balanced new supply supports strong fundamentals.



Source: Berkadia Multifamily 2025 Investment Survey

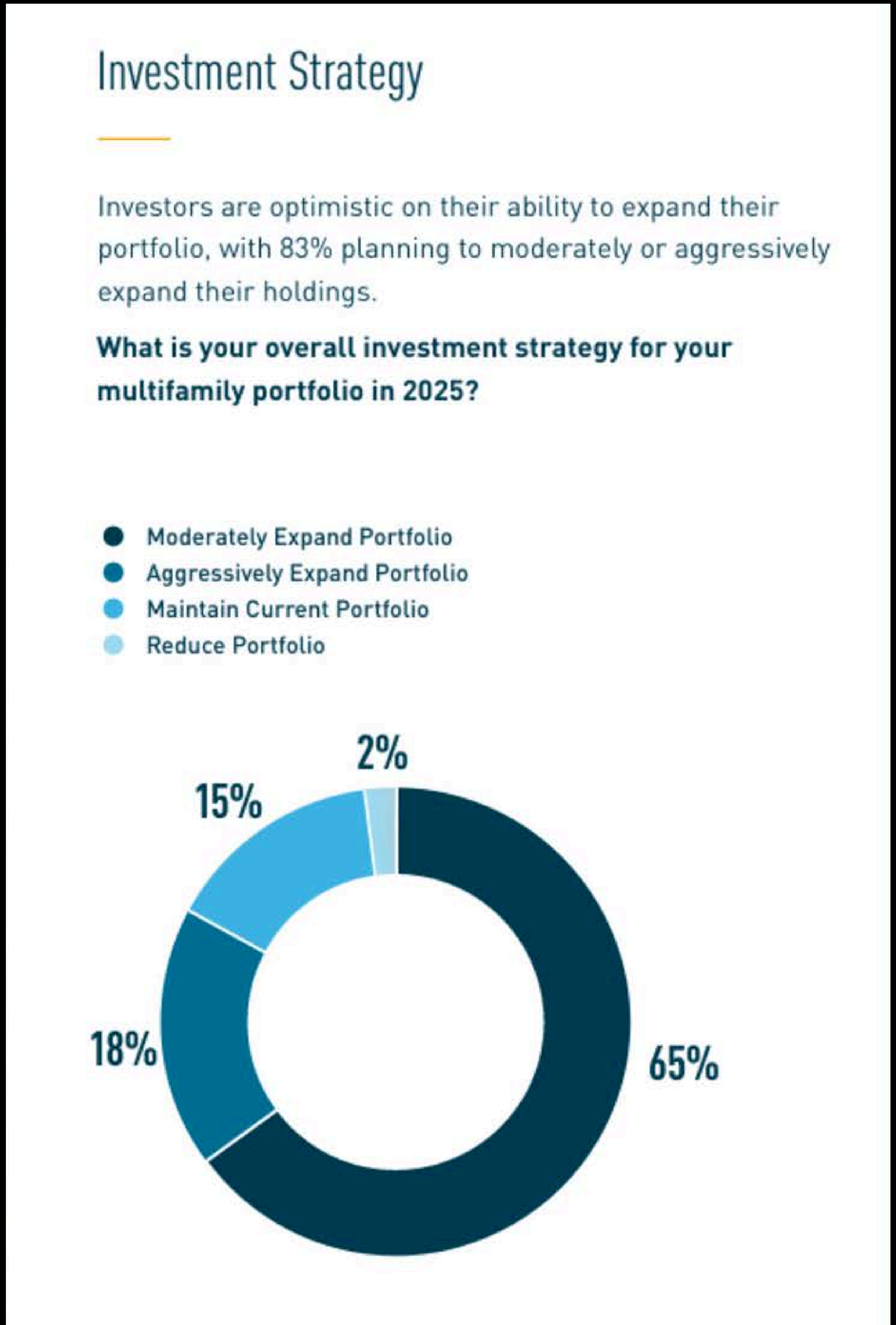
Multifamily Investor Sentiment - Outlook

According to Berkadia's 2025 Multifamily Investor Sentiment Survey, confidence across the sector is strengthening. 83% of investors plan to expand portfolios, with preferences led by Core-Plus (43%) and Value-Add strategies (30%)—though 93% cite ongoing challenges in underwriting.

The Federal Reserve to cut rates three times in 2025 (25 bps each) and project the 10-Year Treasury to stabilize between 4.0%–4.25% by year-end, creating more favorable investment conditions. While early 2025 activity may remain muted, sentiment is materially stronger heading into late 2025 and 2026.

Texas, the Southeast, and Midwest remain top investment destinations—supported by migration trends, lower operating costs, and business-friendly policies. On the financing front, agency lenders remain dominant, with Fannie Mae and Freddie Mac each allocated $73 billion in lending capacity for 2025.

Source: Berkadia Multifamily 2025 Investment Survey



Source: Berkadia Multifamily 2025 Investment Survey

Rent Comps & Market Data

Comp Type	Comments	Building Name	Units	Yr Blt/Ren	Avg SF	mi Away	Rent/SF	Rent/Unit	Studio	1 Beds	2 Beds	3 Beds	Occ %	Neighborhood
Similar Comp	Wesley rents should be higher with better interiors	Francesca	25	1963/-	829	0.56	$1.79	$1,486	$999	-	$1,675	-	100%	Oak Lawn
Similar Comp	Wesley rents should be higher as units are bigger. Also no website.	The District	53	1971/2018	572	0.34	$2.21	$1,265	$895	$1,321	-	-	91%	Medical District
Similar Comp	Wesley rents should be higher with better interiors	The Ayva at Oaklawn	121	1972/1999	713	0.12	$2.13	$1,524	-	$1,368	$1,852	$1,875	87%	Medical District
Similar Comp	Wesley rents should be higher with better interiors & location	The Centennial	100	1976/2017	537	0.43	$2.13	$1,143	$961	$1,147	-	-	88%	Medical District
Similar Comp	Wesley rents should be similar	Lincoln Court Apartments	55	1985/-	728	0.70	$2.01	$1,465	-	$1,368	$1,962	-	95%	Oak Lawn
Similar Comp	Wesley rents should be similar	Rise Highland Park	144	1998/2011	835	0.44	$2.02	$1,688	-	$1,489	$1,887	$2,148	89%	Medical District
Average of Similar Comps					**702**	**0.43**	**$2.05**	**$1,429**	**$952**	**$1,339**	**$1,844**	**$2,012**	**91.5%**	
The Wesley - Current					**717**		**$2.23**	**$1,601**		**$1,506**	**$1,838**		**98.5%**	
The Wesley - Year 1					**717**		**$2.37**	**$1,697**		**$1,599**	**$1,943**		**95.0%**	

Comp Type	Comments	Building Name	Units	Yr Blt/Ren	Avg SF	mi Away	Rent/SF	Rent/Unit	Studio	1 Beds	2 Beds	3 Beds	Occ %	Neighborhood
Class A	Wesley rents should be at a discount	Rienzi Turtle Creek Apartment	152	1999/-	1,303	0.76	$2.36	$3,080	-	$2,503	$3,306	$5,746	89%	Turtle Creek
Class A	Wesley rents should be at a discount	The Dylan	125	2009/-	1,184	0.39	$1.74	$2,064	-	$1,667	$2,295	-	92%	Medical District
Class A	Wesley rents should be at a discount	Cantabria at Turtle Creek	249	2013/-	1,016	0.74	$2.52	$2,560	$1,718	$2,186	$3,180	-	95%	Turtle Creek
Class A	Wesley rents should be at a discount	Gallery at Turtle Creek	352	2014/-	875	0.86	$2.43	$2,123	$1,443	$1,925	$2,819	-	92%	Turtle Creek
Class A	Wesley rents should be at a discount	The Fairmount at Oak Lawn	368	2015/-	829	0.20	$2.27	$1,879	$1,310	$1,749	$2,313	-	96%	Oak Lawn
Class A	Wesley rents should be at a discount	Windsor Turtle Creek	207	2016/-	878	0.71	$2.55	$2,243	$1,682	$2,030	$3,078	-	94%	Turtle Creek
Class A	Wesley rents should be at a discount	Hartford Townhomes	62	2017/-	1,541	0.28	$2.03	$3,129	-	$2,954	$2,955	$3,425	86%	Oak Lawn
Class A	Wesley rents should be at a discount	Griffis Oak Lawn	340	2019/-	880	0.37	$2.30	$2,023	$1,510	$1,933	$2,478	-	95%	Oak Lawn
Class A	Wesley rents should be at a discount	The Alton	293	2022/-	799	0.58	$3.01	$2,403	$1,945	$2,256	$3,441	-	94%	Oak Lawn
Average of Class A Comps					**1,034**	**0.53**	**$2.36**	**$2,389**	**$1,601**	**$2,134**	**$2,874**	**$4,586**	**92.4%**	
The Wesley - Current					**717**		**$2.23**	**$1,601**		**$1,506**	**$1,838**		**98.5%**	
The Wesley - Year 1					**717**		**$2.37**	**$1,697**		**$1,599**	**$1,943**		**95.0%**	

The Wesley Apartments

Investment Overview

Investment Summary

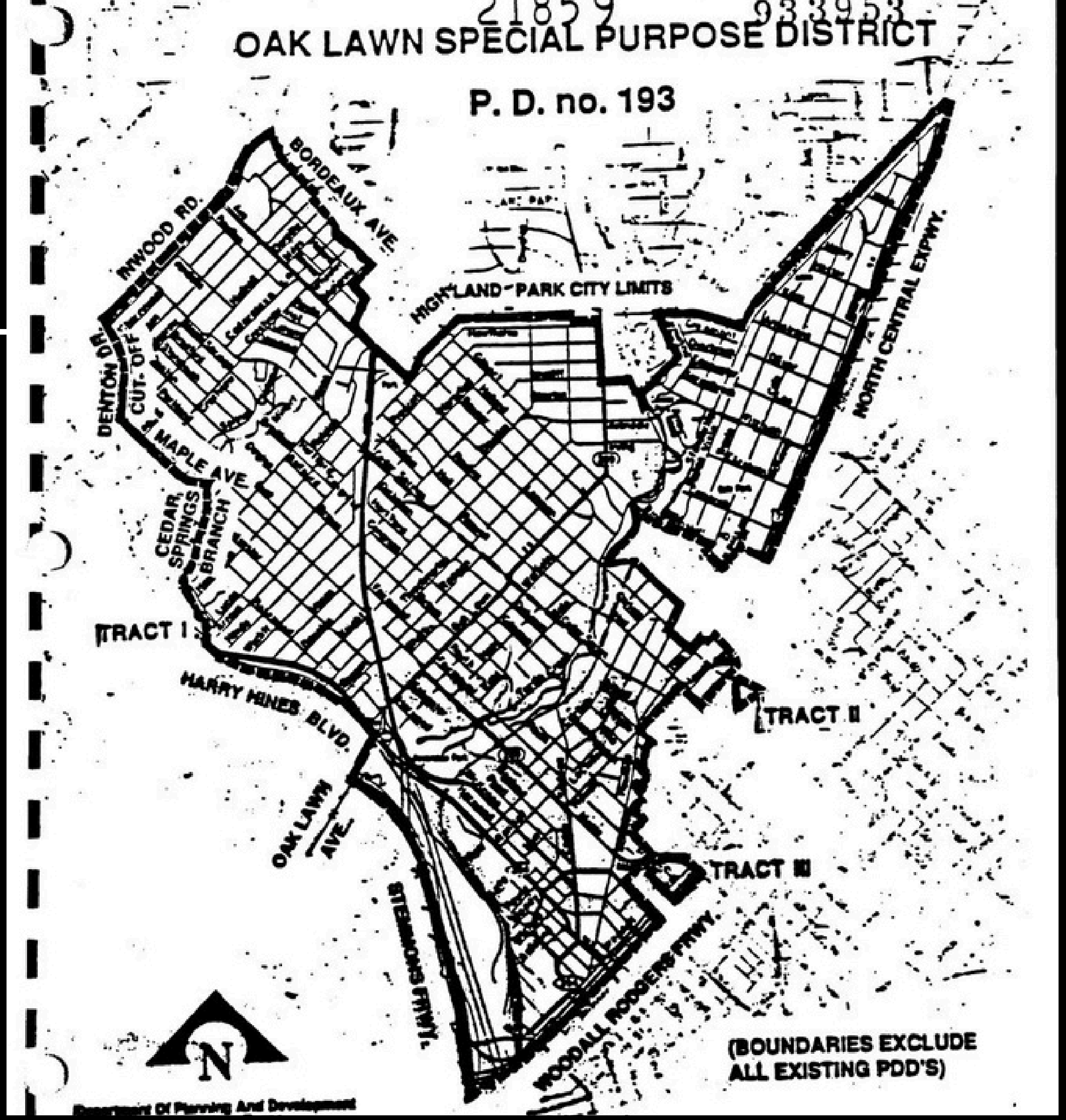
Units: 67
Occupancy: 98%

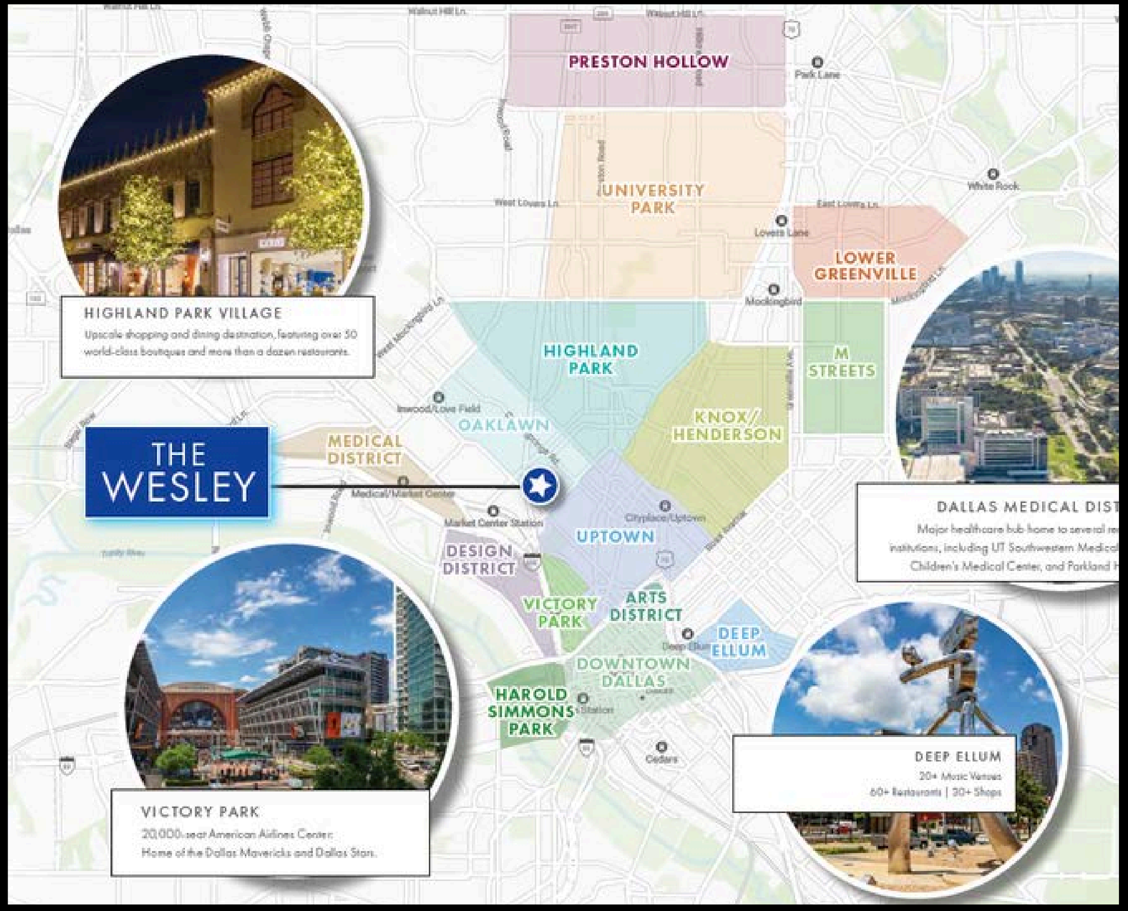
In-place Cap Rate: 8.5%
Exit Cap Rate: 6.0%

Year 1 CoC: 7.8%
5 Year Avg. CoC: 9.2%
Stabilized Yield on Cost: 7.5%

Projected LP IRR: 16.0% - 17.0%
Equity Multiple: 1.9x - 2.0x
Hold Term: 5 years

Purchase Price: $10.85M / $162k per unit / $226 per SF
Total Equity: $4.8M
Exit Price: $16.9M / $253k per unit / $352 per SF





Business Plan

Buying Right:

- Purchasing the property at an 8.5% in place cap rate (current income and increased expenses) which market cap rates significantly lower (6.0%-6.5%)

Value Add Scope:

- Upgrade remaining classic units to the premium renovation scope (shaker cabinets, stainless appliances, quartz counters, vinyl flooring, modern fixtures).

Operational Strategy:

- Vertically integrated platform: acquisition → construction (JNT) → property management (Equity REM).
- Expense optimization via vertical integration (JNT Construction, Fortress Assurance) and Expense discipline: utilities, make-ready, preventive maintenance, streamlined admin.

Risk Mitigation:

- Prior ownership invested ~$2.4M after purchasing in 2022: roofs (2023), chiller (2021), boiler (2021), pool, windows, and exteriors.
- We will allocate $720,000 of reserves (~$144k annually over 5 years) to address deferred maintenance and ensure long-term durability of building systems. This provides downside protection and positions the property for a low-capex exit.

Classic

Upgraded

Financial Overview - Sources & Uses

Sources (at Close)			% of Cap
		Per Unit	
Acquisition Loan Proceeds	$8,135,000	$121,418	63.4%
Common Equity	$4,688,227	$69,974	36.6%
Total Sources	**$12,823,227**	**$191,391**	**100.0%**

Uses (at Close)			% of Cap
Purchase Price	$10,850,000	$161,940	84.6%
Total Capex Budget	$1,000,000	$14,925	7.8%
Closing Costs & Fees	$973,227	$14,526	7.6%
Total Uses	**$12,823,227**	**$191,391**	**100.0%**

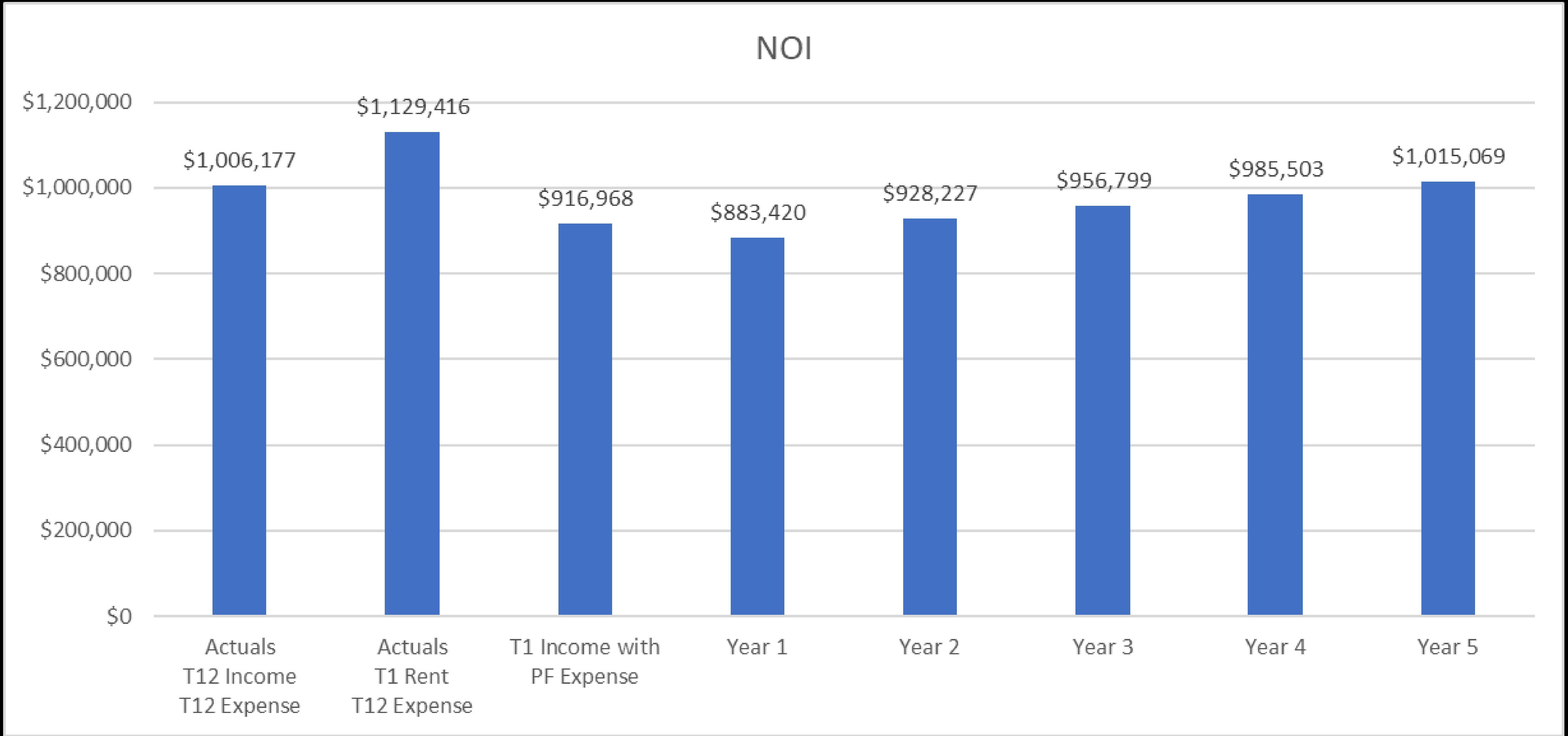
Financial Overview - Financing

Loan Quote	
Acquisition Debt	**$8,135,000**
LTV	75%
Going-In DSCR	1.75x
Going-In Debt Yield	10.60%
Interest Rate	6.00%
Interest-Only Period	60 Months
Amortization	360 Months
Term	60 Months

Financial Overview - Project Level Returns

	Actuals T12 Income T12 Expense	Actuals T1 Rent T12 Expense	T1 Income with PF Expense	1	2	3	4	5
				Project Level Returns				
Effective Gross Revenue	$1,411,424	$1,534,663	$1,534,663	$1,501,115	$1,562,360	$1,609,231	$1,657,508	$1,707,233
Total Operating Expenses	($405,247)	($405,247)	($617,695)	($617,695)	($634,133)	($652,432)	($672,005)	($692,165)
Taxes	$137,400	$137,400	$204,461	$204,461	$207,935	$213,447	$219,850	$226,446
Opex Ratio %	29%	26%	40%	41%	41%	41%	41%	41%
NOI	$1,006,177	$1,129,416	$916,968	$883,420	$928,227	$956,799	$985,503	$1,015,069
Capital Expense Reserve (Senior Debt) + Compliance				($20,100)	($20,100)	($20,100)	($20,100)	($20,100)
0				$0	$0	$0	$0	$0
Asset Management Fee				($22,517)	($23,435)	($24,138)	($24,863)	($25,609)
Cash Flow from Operations (A)			$916,968	$840,804	$884,692	$912,561	$940,541	$969,360
Senior Debt - Interest			($476,711)	($476,711)	($476,711)	($476,711)	($476,711)	($476,711)
Supplemental Debt - Interest				$0	$0	$0	$0	$0
Seller Holdback - Interest				$0	$0	$0	$0	$0
Preferred Equity - Current				$0	$0	$0	$0	$0
Cash Flow After Interest Payment (B)			$440,257	$364,093	$407,981	$435,850	$463,830	$492,649
Senior Debt- Principal				$0	$0	$0	$0	$0
Supplemental Debt - Principal				$0	$0	$0	$0	$0
Cash Flow After Debt Service (C)				$364,093	$407,981	$435,850	$463,830	$492,649
Acquisition/Sale			**($10,850,000)**	$0	$0	$0	$0	$16,917,810
Capex Budget / Operational Budget			($1,000,000)					
Closing Costs + Loan Fees + Disposition Fees			($973,227)	$0	$0	$0	$0	($507,534)
Senior Debt Funding			$8,135,000	$0	$0	$0	$0	$0
Senior Debt - Payoff				$0	$0	$0	$0	($8,135,000)
Net Distributable Cash Flow (D)			($4,688,227)	$364,093	$407,981	$435,850	$463,830	$8,767,924
Cash on Cash Return (Interest Only)			9.2% avg	7.8%	8.7%	9.3%	9.9%	10.5%
Cash on Cash Return (Full Debt Service)			9.2% avg	7.8%	8.7%	9.3%	9.9%	10.5%
Project Level IRR			19.40%	$0	$0	$0	$0	$0
Project Level Equity Multiple			2.21x					
Going in Cap Rate - Year 1			8.14%					
Going in Cap Rate - Actual NOI			9.27%					
Exit Cap Rate			6.00%					
Hold Period			5 Years					
Property Value								
					Per Unit	*Per SF*		
Purchase Price		9/30/2025	$10,850,000	67 Units	$162K Per Unit	$226 Per SF		
Sale Price		9/30/2030	$16,917,810	67 Units	$253K Per Unit	$352 Per SF		
Capex								
Total Capex Budget			$1,000,000	67 Units	$14.9K Per Unit			
Stabilized Yield on Cost								
Total Capitalization			$12,823,227	67 Units	$191K Per Unit	$267 Per SF		
Yield on Cost	7.8%	8.8%	7.2%	6.9%	7.2%	7.5%	7.7%	7.9%

Financial Overview - Net Operating Income



Performance Metrics / Stress Tests

Performance Metrics						
	T1 Income with PF Expense	Year 1	Year 2	Year 3	Year 4	Year 5
Opex Ratio	40%	41%	41%	41%	41%	41%
Breakeven Occupancy	73%	74%	72%	71%	71%	70%
Senior DSCR	1.92X	1.81X	1.90X	1.96X	2.03X	2.09X
Cap Rate	8.5%	8.1%	8.6%	8.8%	9.1%	9.4%
Yield on Cost	7.2%	6.9%	7.2%	7.5%	7.7%	7.9%

Rent Growth

Month		12	24	36	48	60
Check		$0	$0	$0	$0	$0
Monthly GPR	$107,234	$113,675	$117,085	$120,598	$124,216	$127,942
Unit Mix Rent	**$1,601**	**$1,697**	**$1,748**	**$1,800**	**$1,854**	**$1,910**
Median HH Income	$70,000	29%	30%	31%	32%	33%
Rent Growth		6.0%	3.0%	3.0%	3.0%	3.0%

Sale Comps

Notes	Property	# Units	Original Vintage	Address	City	Zip	Price	Avg Unit SF	Net Rentable SF	Price/ SF	Price/Unit	In Place Cap Rate	Close Date	Notes
Under Contract	The Wesley	67	1968	2544 Hondo Ave	Dallas	75219	$10,850,000	717	48,039	$226	$161,940	8.50%	12/31/2025	$1,600 in place rents
Location & Vintage Comp	The Gardens	27	1966	2910 Throckmorton St	Dallas	75219	$4,400,000	717	19,368	$227	$162,963	5.19%	12/20/2024	$950 - $1150 rents at sale time
Same Asset	The Wesley	67	1968	2544 Hondo Ave	Dallas	75219	$6,695,000	717	48,039	$139	$99,925	5.40%	1/1/2020	$800 - $900 rents at sale time
Location comp but dated trade	Boxtree Apartments	34	1974	4633 Fairmount	Dallas	75219	$5,200,000	678	23,052	$226	$152,941	5.50%	2/1/2018	Same zip / area. Dated sale but more normalized market
Location comp but dated trade	Douglas Flats	26	1970	2902 Douglas	Dallas	75219	$4,680,000	746	19,396	$241	$180,000	5.00%	8/21/2017	Same zip / area. Dated sale but more normalized market
Location comp but dated trade	The Delano	19	1963	2806 Reagan St	Dallas	75219	$3,300,000	630	11,970	$276	$173,684	5.15%	4/9/2018	Same zip / area. Dated sale but more normalized market
Vintage Comp	Shiloh Oaks	248	1983	2379 Apollo Rd	Garland	75044	$33,500,000	898	222,760	$150	$135,081	5.03%	7/25/2025	$1,400 rents. Lower income area ($60k)
Vintage Comp	Pine Oaks	240	1983	1716 N Galloway Ave	Mesquite	75149	$23,800,000	784	188,240	$126	$99,167		10/24/2025	$1,230 rents. Lower income area ($58k)
Vintage Comp	Cobble Hill	136	1984	6050 Oakland Hills Dr	Fort Worth	76112	$12,500,000	732	99,532	$126	$91,912		8/24/2025	$1,094 rents. Lower income area ($45k)
Vintage Comp	Serena Vista	120	1980	1519 San Francisco Ct	Arlington	76012	$13,200,000	880	105,636	$125	$110,000		7/24/2025	$1,248 rents.
Vintage Comp	The Aurora Apartments	112	1969	2732 Colorado Blvd	Dallas	75211	$11,500,000	818	91,560	$126	$102,679		4/24/2025	$1,362 rents. Lower income area ($52k)
Recent Bid	Martha's Villa	177	1974	5901 S Sam Calloway Road	Fort Worth	76114	$16,000,000	628	111,156	$144	$90,395	6.85%	10/1/2025	$1,154 rents. Heavy value add. 7.4% stabilized yield.
Recent Bid	Grayson Ridge	240	1983	6901 N Richland Hills	Richland Hills	76180	$30,000,000	760	182,400	$164	$125,000	5.50%	10/1/2025	$1,328 rents. Value Add. 6.5% stabilized yield
Recent Bid	Hartford Townhomes	62	2017	4316 Hartford St	Dallas	75219	$24,500,000	1541	95,542	$256	$395,161	4.80%	10/1/2025	Same zip / area. Premium product but low cap & high price

Exit Cap Scenarios (5 Year Hold)

	Upside	Upside	Upside	Upside	Base Case	Downside	Downside	Downside	Downside	Downside	Downside	Downside	Downside
Exit Cap	5.00%	5.25%	5.50%	5.75%	6.00%	6.25%	6.50%	6.75%	7.00%	7.50%	8.00%	8.50%	9.00%
Exit Price	$20,301,372	$19,334,640	$18,455,792	$17,653,367	$16,917,810	$16,241,097	$15,616,440	$15,038,053	$14,500,980	$13,534,248	$12,688,357	$11,941,983	$11,278,540
Exit Price / Unit	**$303,006**	**$288,577**	**$275,460**	**$263,483**	**$252,505**	**$242,404**	**$233,081**	**$224,449**	**$216,433**	**$202,004**	**$189,378**	**$178,239**	**$168,336**
LP IRR	21.25%	20.18%	19.17%	18.22%	16.97%	15.66%	14.39%	13.15%	11.95%	9.64%	7.24%	4.33%	1.40%
LP AAR	27.95%	25.95%	24.13%	22.47%	20.38%	18.28%	16.34%	14.54%	12.88%	9.88%	7.03%	3.95%	1.20%
LP CFx	2.40x	2.30x	2.21x	2.12x	2.02x	1.91x	1.82x	1.73x	1.64x	1.49x	1.35x	1.20x	1.06x
LP Cash on Cash	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%	8.91%

Tax Benefits - Depreciation

Total depreciation for 2026 = $55,541

Total depreciation over 5-6 years = $73,173

ACQUISITION:

For a $100K investment you will see $53K+ in 2026 Bonus Depreciation, and $70K+ spread out over 5-6 years

Price	Land Allocation	Basis	LP Split	GP Split	Equity Raise	Investment	CS %
$10,850,000.00	15.00%	$9,222,500.00	70%	30%	$4,800,000.00	$100,000.00	35%

	LP Ownership
Basis Ownership	$6,455,750.00
% Ownership	2.22%
5 & 15 Benefit	$50,211.39
27.5 Yearly Benefit	$3,390.90
Year 1 Total Full Year	$53,602.29
Year 1 Actual (100%)	$53,054.17
6 Year Benefit Full 6 Years	$70,556.78
6 Year Benefit Actual	$70,008.66

Prorations LP	
Purchase Date	2/28/26
Remaining Days In Year	306
Year End Date	12/31/26
Percentage of Year Left	83.84%
Y27.5 Year Benefit (% remaining)	$2,842.78
Year 1 Total	$53,054.17

RENOVATIONS:

For a $100K Original investment you will see an additional $2,487 in 2026 Bonus Depreciation, and a total of $3,164 added over 5-6 years

	LP Ownership
Basis Ownership	$280,000.00
% Ownership	2.22%
5 & 15 Benefit	$2,486.40
27.5 Yearly Benefit	$135.62
Year 1 Total Full Year	$2,622.02
Year 1 Actual (100%)	$2,486.40
6 Year Benefit Full 6 Years	$3,300.13
6 Year Benefit Actual	$3,164.51

Why we like this opportunity

Durable In-Place Cash Flow
8.5% in-place cap rate provides strong yield from day one, with upside through targeted upgrades.

High-Barrier Submarket
Located in Oak Lawn, one of Dallas' most supply-constrained, high-demand neighborhoods adjacent to Uptown and the Medical District.

Value-Add with Limited Risk
Prior ownership invested ~$2.4M in major systems (roof, chiller, boiler, windows). Our plan focuses on light premium unit upgrades and robust reserves.

Attractive Return Profile
Projected 16%+ IRR and 2x equity multiple over 5 years, supported by strong renter demand.

Investor Returns

Option 1: $100,000 + investment (A)

Class A shares will receive:
6% preferred return
70/30 split in favor of LP up to a 16% IRR
Anything above a 16% IRR is split 50/50 with the LPs & GPs

Option 2: $500,000 + investment (B)

Class B shares will receive:
7% preferred return
70/30 split in favor of LP up to a 17% IRR
Anything above a 17% IRR is split 50/50 with the LPs & GPs

Option 3: $1,000,000 + investment (C)

Class C shares will receive:
8% preferred return
75/25 split in favor of LP up to a 18% IRR
Anything above a 18% IRR is split 50/50 with the LPs & GPs

Year 1 CoC
7.8%

Equity Multiple
1.9x - 2.0x

IRR (5-Year)
16.0% - 17.0%

Avg CoC (5-Year)
8.9%

Hypothetical Investment

Class A

$100k Invested						
Total Equity	$4,688,227					
Invested	$100,000					
% of Total Equity	2.13%					
Year	0	1	2	3	4	5
Investment	($100,000)					
Distributions		$7,766	$8,702	$9,297	$9,894	$158,637
Cash on Cash	**8.9%**	7.8%	8.7%	9.3%	9.9%	
IRR	**16.0%**					
Equity Multiple	**1.94x**					
Average Annual Return	**18.9%**					
Total Investment	**$100,000**					
Total Distributions	**$194,295**					
Profit	**$94,295**					
ROI	**94%**					

Hypothetical Investment

Class B

$500k Invested						
Total Equity	$4,688,227					
Invested	$500,000					
% of Total Equity	10.67%					
Year	**0**	**1**	**2**	**3**	**4**	**5**
Investment	($500,000)					
Distributions		$38,831	$43,511	$46,483	$49,468	$801,848
Cash on Cash	**8.9%**	7.8%	8.7%	9.3%	9.9%	
IRR	**16.2%**					
Equity Multiple	**1.96x**					
Average Annual Return	**19.2%**					
Total Investment	**$500,000**					
Total Distributions	**$980,140**					
Profit	**$480,140**					
ROI	**96%**					

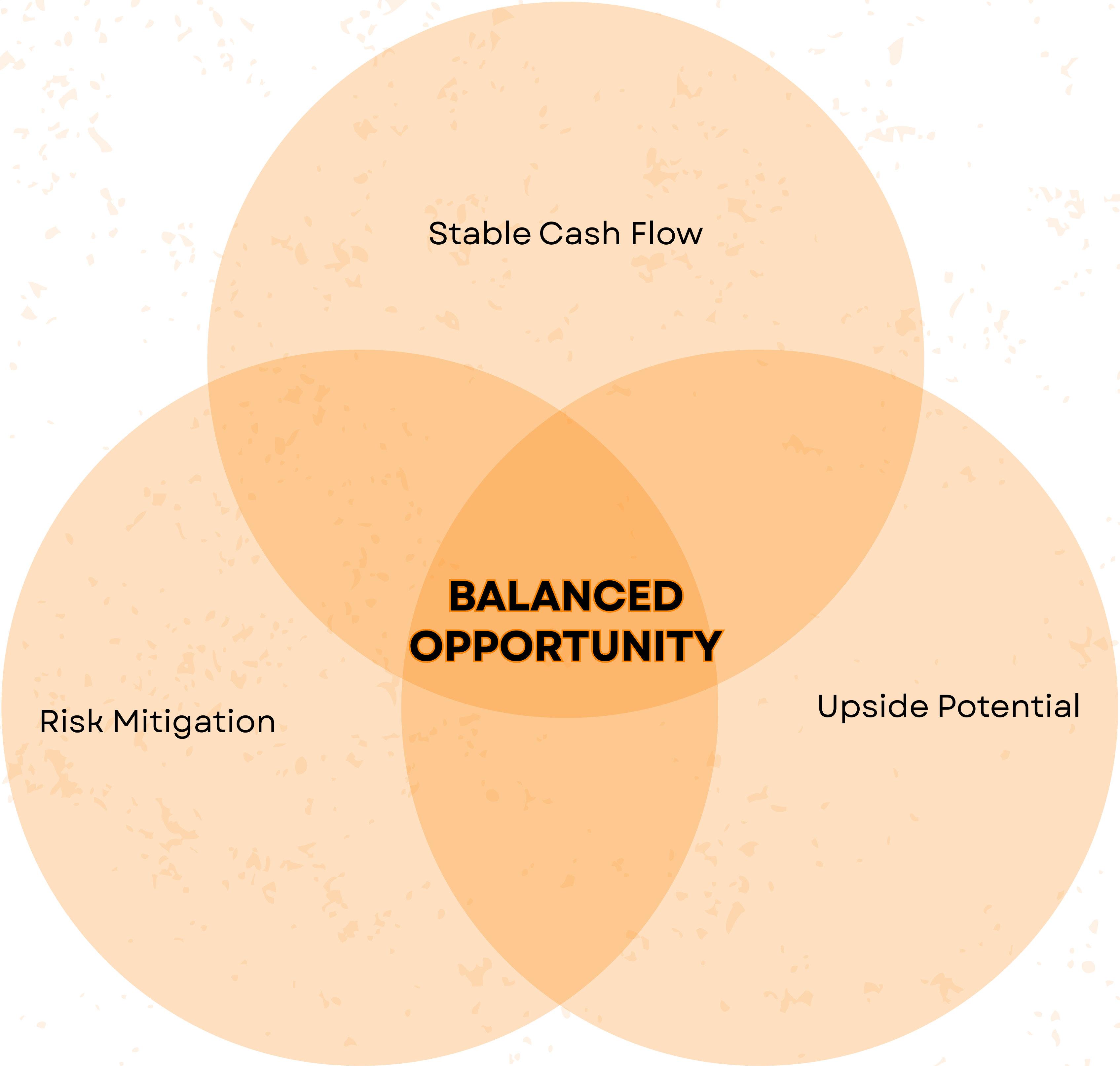
Hypothetical Investment

Class C

$1.0M Invested						
Total Equity	$4,688,227					
Invested	$1,000,000					
% of Total Equity	21.33%					
Year	0	1	2	3	4	5
Investment	($1,000,000)					
Distributions		$77,661	$87,022	$92,967	$98,935	$1,662,341
Cash on Cash	**8.9%**	7.8%	8.7%	9.3%	9.9%	
IRR	**17.0%**					
Equity Multiple	**2.02x**					
Average Annual Return	**20.4%**					
Total Investment	**$1,000,000**					
Total Distributions	**$2,018,926**					
Profit	**$1,018,926**					
ROI	**102%**					

Investment Return Model – The Wesley

Delivering stable yield, upside potential, and downside protection



Stable Cash Flow

- 8.5% in-place cap rate
- Durable in-place income
- Renewal rates >50% in DFW

Risk Mitigation

- $2.4M prior capex already invested
- $800k reserves allocated
- Fixed rate financing full IO

Upside Potential

- Light premium unit renovations
- Oak Lawn rent growth leader
- Strong exit pricing in 5 years

Balanced Opportunity

- **16%+ IRR**
- **5-Year Hold**
- **2.0x Equity Multiple**

Timeline

Funding Phase
Funding Open Now
First Come, First Served

2026
Closing Date:
February 17, 2026

2026-2027
Acquisition & Stabilization
Operational transition, cash flow preservation, initial improvements

2027-2029
Value-Add Execution
Interior and exterior upgrades, rent optimization, NOI growth

2029-2030
Optimization & Refinement
Stabilization, potential refinance, exit positioning

2031
Exit Strategy
Sale to institutional or private buyer

ELEVATE
COMMERCIAL INVESTMENT GROUP

Ready To Take Action?

We are asking for a minimum of $100,000 investment amounts.

This opportunity is open to investors on a **first come, first serve basis.**

Secure your spot today!

INVESTOR PORTAL

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