

CONFIDENTIAL

Offering Memorandum



Brewster Homes

3501 Brewster Street
Houston, TX 77026



the multifamily group.

opening doors and closing deals

Offer Summary

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Exclusive Representation

The Multifamily Group has been exclusively retained to represent the Seller in the disposition of Brewster Homes. All inquiries about the Offering or the Property should be directed to The Multifamily Group

Property Visitation

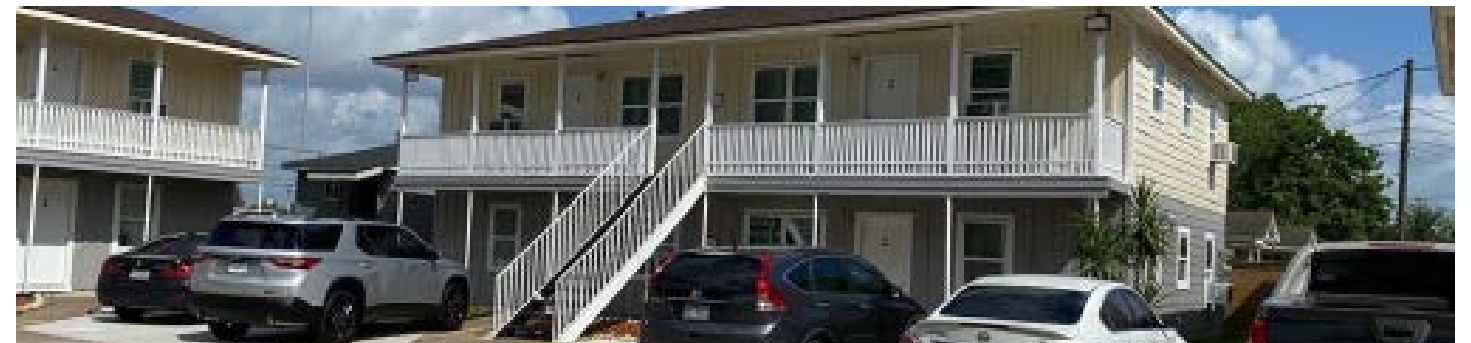
Prospective buyers will have the opportunity to visit the Property through a pre-scheduled property tour. These tours will view select units and have access to common areas and other facilities on the Property. In order to accommodate property's ongoing operations, visitation will require advance notice and scheduling through The Multifamily Group.

Offer Submission

Offers should be presented in the form of non-binding Letter of Intent, spelling out the significant terms and conditions of Purchaser's offers including, but not limited to.

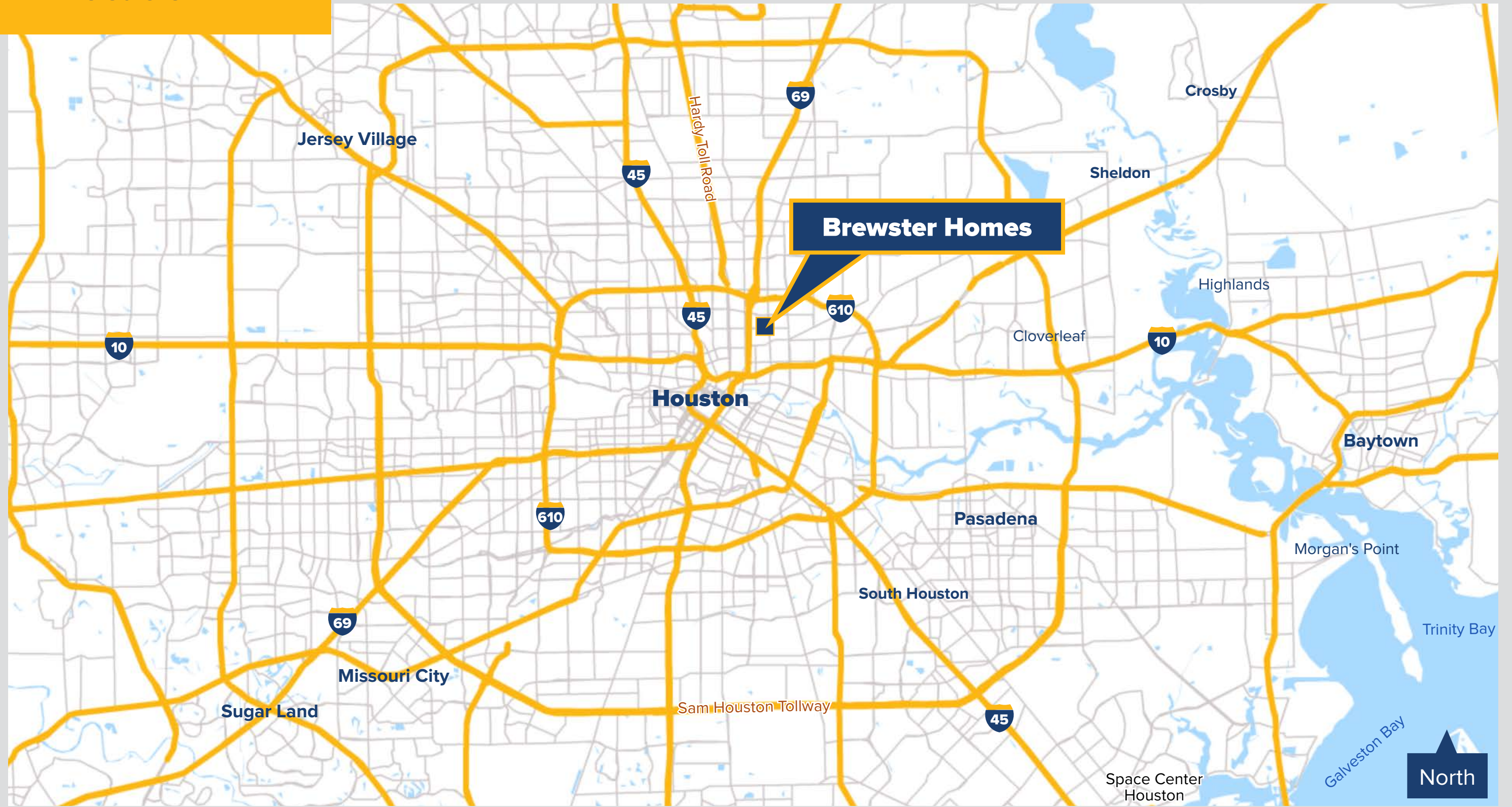
1. Asset Pricing
2. Due Diligence and Closing Time Frame
3. Earnest Money Deposit
4. Description of the Debt / Equity Structure
5. Qualifications to Close

The purchase terms shall require that Cash-to-Notes be paid at closing. Offers should be delivered to the attention of one of the brokers at the address and/or emails listed.





Location



Property Overview



The Multifamily Group is pleased to present the exclusive offering of Brewster Homes, an opportunity in the core of Houston, TX. Constructed in 1960/2018, Brewster Homes consists of 12 units averaging 700 square feet. Over the past two years ownership has invested significant capital into capex including electrical, plumbing and exterior renovations. The parking lot has been expanded, the roofs were replaced within the past 12 months, new siding has been added, and current ownership has recently completed an on-site laundry facility which will generate additional income to the property.

The property consists 3 two-story buildings with each housing 4 units, a laundry room that was

recently completed and, another building that is currently used for storage. The property is marketed as a family community and was able to fully leased between April-October 2020. An opportunity exists for the new owners to increase rent amount to market average as supported by rent comps.

Brewster Homes is currently 100% Occupied and is in the Northeast Houston Submarket which despite a global pandemic saw rents grow by 2.7% over the past year (CoStar). The property is in a prime location being just a 10-minute drive from Downtown Houston which is the home to 9 of the Fortune 500 Companies and employs more than 160,00 people.

Value-Add Opportunities

- Increase Rents to Market Average – Rent Comps support an increase of \$135
- Create Covered Parking and Charge a Premium
- Implement Pet Fees/Rent – Currently Not Being Charged
- Add Community Amenities Such as BBQ Pit or Playground Area
- Implement RUBS on Water

Highlights

- Ownership has Completed Significant Capex Items Such as New Roofs, New Siding, and Built an On-Site Laundry Facility
- Opportunity to Invest in a High-Growth Market Close to Downtown Houston with Rent Growth of 2.7% Over the Last Year (CoStar)
- Offered Free & Clear at Historically Low Interest Rates
- Fully Occupied – Great Cashflow Property
- Owner has Converted All Toilets into Water Efficiency Units

Summary

Terms	Free and Clear
Units	12
Year Built	1960/2018
Occupancy	100%
Average Unit Size	700 SF
Average In Place Rent	\$904
Electricity	Paid by Residents - Meters are Individual
HVAC	All Units Have Window A/C
Hot Water	All Units Have Electric Water Heaters

Property Details

General

Terms	Free & Clear
Address	3501 Brewster St Houston TX, 77026
Year Built	1960/2018
Units	12
Net Rentable SF	8,400
Average Unit Size	700 SF
Site Size	0.4 Acres
Density	29.8 Units/Acre
Occupancy	100.0%

Construction

Foundation	Slab
Exterior	Hardie Siding
Roof	Comp. Shingles Brown
Number of Buildings	Five Buildings

Mechanical

HVAC	All Units Have Window A/C
Hot Water	All Units Have Electric Water Heaters
Wiring	Wiring at the Property is Copper
Plumbing	Copper

Utilities

Electricity	Paid by Residents - Meters are Individual
Water/Sewer	Owner Pays
Gas	No Gas
Cable/Internet	Units are Cable Ready and Residents Call Xfinity

Laundry / Washer and Dryers

Laundry	On-Site Laundry with Two Washers & Two Dryers
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Parking

Paving	Paving on Parking Lot is Asphalt
Total Spaces	23

Tax Information

County	Harris
CAD Account No.	0121690000004
Tax Rate	2.40%

Tax Detail

Assessed Value	\$497,094
City	0.561840
ISD	1.133100
County	0.391160
College	0.105256
Hospital	0.166710
Other	0.041330
Other 2	0.000000
Total	2.399396%

School Information

School District	Houston Independent School District
Elementary	Ross Elementary School
Middle School	Fleming Middle School
High School	Wheatley High School

Leasing Fees

Application Fee	\$45
Administration Fee	There is Currently no Administration Fee
Security Deposit	\$450
Pet Deposit	Only Accepting Service Dogs - \$450 Deposit
Pet Rent	Value Add Opportunity
Reserved Parking	Value Add Opportunity
Trash Fee	Value Add Opportunity
Pest Control Fee	Value Add Opportunity
Month-to-Month Fee	Value Add Opportunity

Personnel

Manager	One Off-Site
Leasing	N/A
Maintenance	One Off-Site

Amenities



Community Amenities

- Less Than 4 Miles From Downtown Houston
- Professional Landscaping W/ Sitting and Dining Area
- Gated Parking
- On-Site Laundry Facilities with Brand New Plumbing
- Near Major Highways for Quick Access Across Houston Metro

Area Demographics

- Effective Rental Rates Have Increased 2.7% Over the Past Twelve Months (CoStar)
- \$37,413 Median Household Income - 3 Mile Radius (CoStar)
- Houston is the 4th Largest City in the United States and has a Broad Industrial Base in Energy, Manufacturing, Aeronautics, and Transportation (Forbes)

Unit Amenities

- Back Splash
- Goose Neck Faucets
- Granite Countertops
- Maduro Birch Vinyl Plank Flooring
- New Window A/C Units
- New Individual Electric Water Heaters
- Two-Tone Paint
- Ceramic Tiling in Bathroom
- Two Inch Blinds
- New Cabinetry



*** All Done Within 12 Month*

Demographic and Income Profile

Demographic Overview

3501 Brewster St

Population (3 mi)	Avg. HH Size (3 mi)	Avg. Age (3 mi)	Med. HH Inc. (3 mi)
134,378	2.8	36	\$37,413

DEMOGRAPHIC SUMMARY

Population	3 Mile	5 Mile	10 Mile
2020 Population	134,378	358,015	1,310,811
2025 Population	137,891	369,999	1,358,010
Pop Growth 2020-2025	2.6%	3.4%	3.6%
2020 Average Age	36	36	35
Households			
2020 Households	42,567	132,161	477,612
2025 Households	43,794	136,962	495,192
Household Growth 2020-2025	2.9%	3.6%	3.7%
Median Household Income	\$37,413	\$50,695	\$52,750
Average Household Size	2.8	2.5	2.6
Average HH Vehicles	1	1	2
Housing			
Median Home Value	\$155,201	\$210,598	\$188,030
Median Year Built	1957	1962	1971



Economic Drivers

1. Hahn & Clay

Hahn & Clay is a versatile metal fabrication and machining facility with skilled personnel and equipment capacity. Hahn & Clay serves the chemical processing, power generation and marine industrial markets. They currently employ over 250 people.

2. Lyndon B. Johnson Hospital

The Lyndon B. Johnson Hospital is a 207 licensed-bed acute care hospital offering a full range of medical services. The hospital sees more than 80,000 emergency patient visits each year. They currently employ over 500 people.

3. Patriot Logistics Inc.

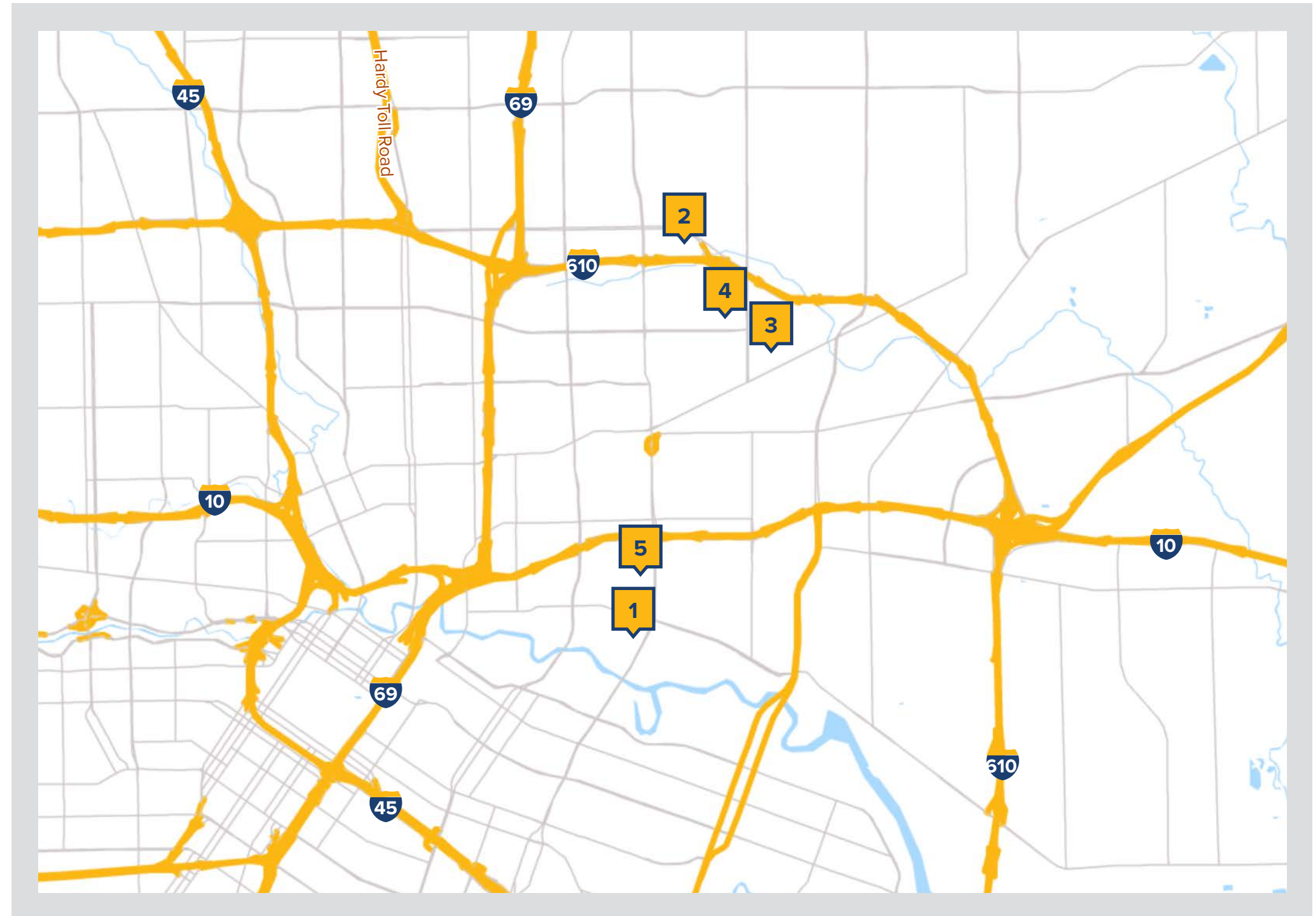
Houston-based Patriot Logistics, Inc. is the second largest intermodal and international drayage carrier in the US. They have a full-service transportation logistics carrier and agency network with over 250 employees on site.

4. Sun Coast Resources, Inc.

Sun Coast Resources, Inc. is one of the largest wholesale petroleum marketers in the nation. They offer products and services that include fuels, lubricants, chemicals, oil transportation, emergency response fuel services and much more. They currently employ over 250 people.

5. Westbrook Manufacturing

Westbrook is an emergency and specialty manufacturer of a full-spectrum product line of carbon, stainless and alloy pipe nipples, fittings, and related products. They currently employ over 250 people.



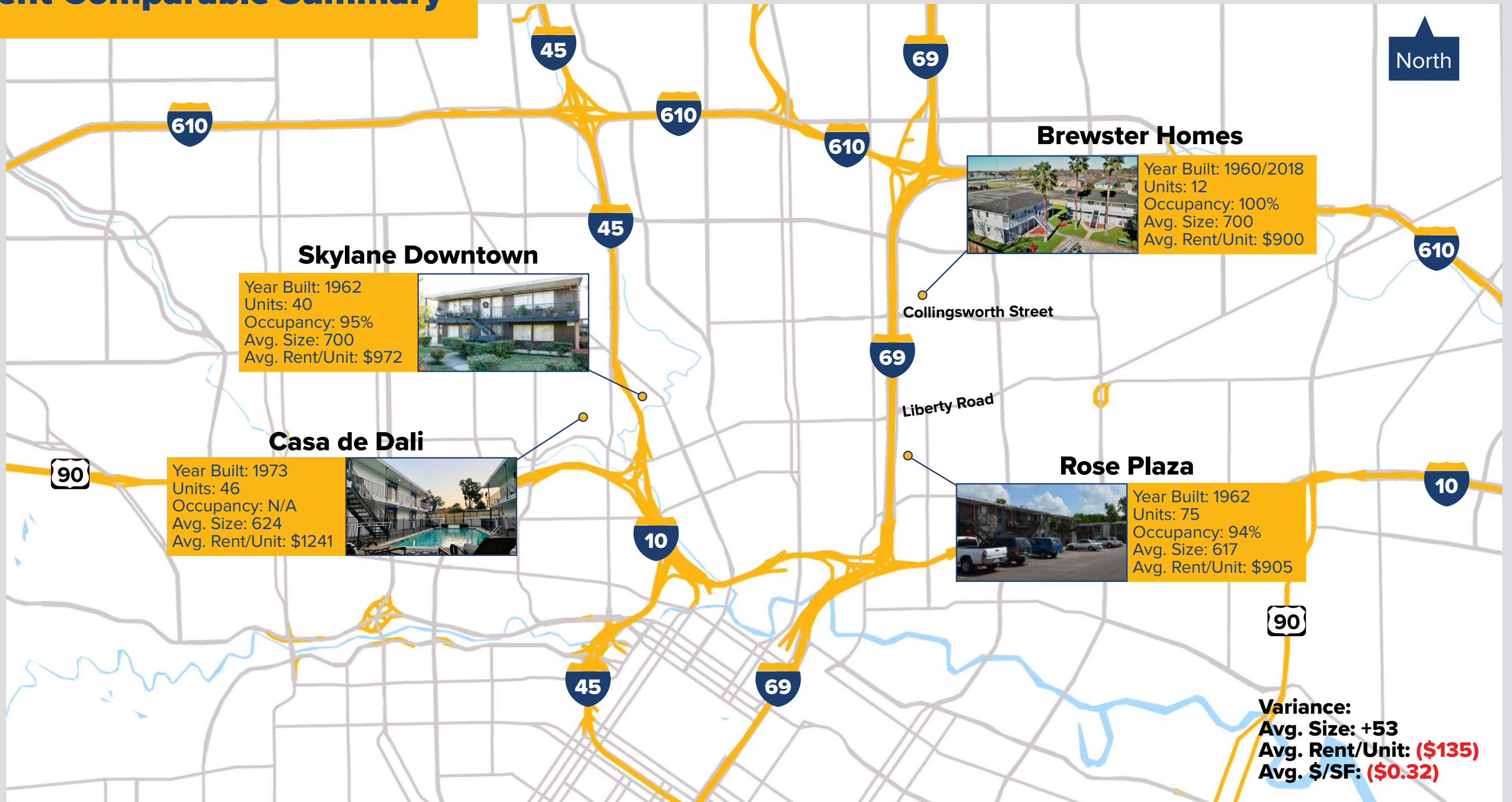
Additional Images



Unit Mix

Type	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective \$/SF	Market \$/SF	Pro Forma \$/SF
Two Bedroom / One Bath	12	100%	700	\$904	\$1,000	\$1,050	\$1.29	\$1.43	\$1.50
Average:			700	\$904	\$1,000	\$1,050	\$1.29	\$1.43	\$1.50
Total:	12	100%	8,400	\$10,848	\$12,000	\$12,600			
Annual:				\$130,176	\$144,000	\$151,200			

Rent Comparable Summary



T-12 INCOME & EXPENSE	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	T-12 TOTAL
Market Rent	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$144,000
Less: Loss to Lease	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(1,152)	(\$13,824)
Gross Potential Rent	10,848	10,848	10,848	10,848	10,848	10,848	10,848	10,848	10,848	10,848	10,848	10,848	\$130,176
Less: Vacancy	(9,898)	(9,898)	(8,098)	(3,658)	(2,525)	(1,009)	(1,558)	2	2	(48)	(948)	2	(\$37,634)
Less: Non-Revenue/Concessions	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Less: Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	\$0
NET RENTAL INCOME	950	950	2,750	7,190	8,323	9,839	9,290	10,850	10,850	10,800	9,900	10,850	\$92,542
Plus: RUBS Income	0	0	0	0	0	74	0	0	98	90	40	50	\$352
<i>Electric/Gas</i>	0	0	0	0	0	74	0	0	98	90	40	50	\$352
<i>Water/Sewer</i>	0	0	0	0	0	0	0	0	0	0	0	0	\$0
<i>Trash</i>	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Plus: Other Income	35	0	90	290	130	260	862	90	115	0	75	95	\$2,042
TOTAL INCOME	985	950	2,840	7,480	8,453	10,173	10,152	10,940	11,063	10,890	10,015	10,995	\$94,936
T-12 EXPENSES													
Contract Services	0	0	0	0	0	240	240	240	120	120	120	120	\$1,200
Repairs & Maintenance	0	0	0	0	0	0	347	0	0	0	10	18	\$375
Administrative	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Marketing	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Total Utilities	319	254	290	340	561	607	579	591	545	594	620	686	\$5,986
<i>Water/Sewer</i>	268	63	86	108	302	325	322	311	288	312	356	412	\$3,153
<i>Trash</i>	0	126	126	126	126	159	159	159	159	159	158	158	\$1,615
<i>Electric</i>	51	65	78	106	133	123	98	121	98	123	106	116	\$1,218
<i>Gas/Other</i>	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Insurance	600	600	600	600	600	600	600	600	600	600	600	600	\$7,200
Real Estate Taxes	994	994	994	994	994	994	994	994	994	1,000	1,000	1,000	\$11,946
TOTAL EXPENSES	1,913	1,848	1,884	1,934	2,155	2,441	2,760	2,425	2,259	2,314	2,350	2,424	\$26,707
NET OPERATING INCOME	(928)	(898)	956	5,546	6,298	7,732	7,392	8,515	8,804	8,576	7,665	8,571	\$68,229
Less: Recurring Capital	250	250	250	250	250	250	250	250	250	250	250	250	\$3,000
NOI (with reserves)	(1,178)	(1,148)	706	5,296	6,048	7,482	7,142	8,265	8,554	8,326	7,415	8,321	\$65,229

TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED INCOME		T-1 ANNUALIZED INCOME		YEAR 1 UNDER-WRITING		NOTES
Market Rent	144,000		144,000	12,000	144,000	12,000	144,000	12,000	Year 1 Rents have been grown at 0.0% based on comparable properties
Less: Loss to Lease	(13,824)	9.6%	(13,824)	9.6%	(13,824)	9.6%	(2,880)	2.0%	Loss to Lease has been estimated at 2.0% of Total Market Rent
Gross Potential Rent	130,176		130,176	10,848	130,176	10,848	141,120	11,760	
Less: Vacancy	(37,634)		(3,976)	3.1%	24	-0.0%	(7,056)	5.0%	Vacancy has been normalized at 5.0% based on historical operations
Less: Non-Revenue/Concessions	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Non-Revenue Units/Concessions are projected at 0.0% of Gross Potential Rent based on historical operations
Less: Bad Debt	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Bad Debt is projected at 0.0% of Gross Potential Rent based on historical operations
NET RENTAL INCOME	92,542	7,712	126,200	10,517	130,200	10,850	134,064	11,172	
Plus: RUBS Income	352	29	720	60	600	50	352	29	RUBS Income is projected at \$352 based on historical operations
<i>Electric/Gas</i>	352	29	720	60	600	50	352	29	
<i>Water/Sewer</i>	0	0	0	0	0	0	0	0	
<i>Trash</i>	0	0	0	0	0	0	0	0	
Plus: Other Income	2,042	170	680	57	1,140	95	2,042	170	Other Income is projected at \$2,042 based on historical operations
TOTAL INCOME	94,936	7,911	127,600	10,633	131,940	10,995	136,458	11,372	
EXPENSES									
Contract Services	1,200	100	1,200	100	1,200	100	1,200	100	Contract Services are projected at \$100 per unit based on current operations
Repairs & Maintenance	375	31	375	31	375	31	375	31	R&M is projected at \$31 per unit based on current operations
Administrative	0	0	0	0	0	0	0	0	Administrative costs included in management fee.
Marketing	0	0	0	0	0	0	0	0	Marketing included in management fee.
Payroll	0	0	0	0	0	0	0	0	Payroll included in management fee.
Total Utilities	5,986	499	5,986	499	5,986	499	5,986	499	Utilities are projected at \$499 per unit
<i>Water/Sewer</i>	3,153	263	3,153	263	3,153	263	3,153	263	
<i>Trash</i>	1,615	135	1,615	135	1,615	135	1,615	135	
<i>Electric</i>	1,218	102	1,218	102	1,218	102	1,218	102	
<i>Gas/Other</i>	0	0	0	0	0	0	0	0	
Management Fee	0	0	0	0	0	0	13,646	1,137	Management Fee is projected at 10.0% of Gross Revenue
Insurance	7,200	600	7,200	600	7,200	600	7,200	600	Insurance is projected at \$600 per unit based on current policy
Taxes	11,946	996	11,946	996	11,946	996	21,835	1,820	Taxes are \$21,835 based on 65% of purchase price of \$1,400,000 and the 2021 rate of 2.399%
TOTAL EXPENSES	26,707	2226	26,707	2226	26,707	2226	50,241	4187	
NET OPERATING INCOME	68,229	5686	100,893	8408	105,233	8769	86,217	7185	
Less: Recurring Capital	3,000	250	3,000	250	3,000	250	3,000	250	Recurring capital expenditures have been estimated at \$250 per unit
NOI (with reserves)	65,229	5,436	97,893	8,158	102,233	8,519	83,217	6,935	
Cap Rate		4.66%		6.99%		7.30%		5.94%	
UW NOI/Cap Rate	41,695		74,359	5.31%	78,699	5.62%	83,217	5.94%	

5 YEAR CASHFLOW ASSUMPTIONS	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent Growth		0.00%	4.00%	2.00%	2.00%	2.00%
Total Economic Loss	35.73%	6.90%	6.00%	6.00%	5.00%	5.00%
Other/RUBS Income Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Real Estate Taxes Growth		0.00%	2.00%	2.00%	2.00%	2.00%
INCOME	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent	130,176	144,000	149,760	152,755	155,810	158,927
Less: Total Economic Loss	(37,634)	(9,936)	(8,986)	(9,165)	(7,791)	(7,946)
Economic Occupancy		93%	94%	94%	95%	95%
Net Rent Per Unit	643	931	978	997	1,028	1,048
Net Rental Income	92,542	134,064	140,774	143,590	148,020	150,980
Plus: RUBS Income	352	352	359	366	374	381
Plus: Other Income	2,042	2,042	2,083	2,124	2,167	2,210
Total Income	94,936	136,458	143,216	146,081	150,560	153,572
Monthly Revenue	7,911	11,372	11,935	12,173	12,547	12,798
% Increase Over Previous Year		43.74%	4.95%	2.00%	3.07%	2.00%
EXPENSES	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Contract Services	1,200	1,200	1,224	1,248	1,273	1,299
Repairs & Maintenance	375	375	383	390	398	406
Administrative	0	0	0	0	0	0
Marketing	0	0	0	0	0	0
Payroll	0	0	0	0	0	0
Utilities	5,986	5,986	6,106	6,228	6,352	6,479
Management Fee	0	13,646	13,919	14,197	14,481	14,771
Insurance	7,200	7,200	7,344	7,491	7,641	7,794
Taxes	11,946	21,835	22,271	22,717	23,171	23,634
Recurring Capital Expenditures	3,000	3,000	3,000	3,000	3,000	3,000
Total Expenses with Reserves	(29,707)	(53,241)	(54,246)	(55,271)	(56,316)	(57,383)
NET OPERATING INCOME	65,229	83,217	88,970	90,810	94,244	96,189
Debt Service Coverage		2.26	2.42	1.60	1.67	1.70
Total Debt Service Amount		(36,750)	(36,750)	(56,580)	(56,580)	(56,580)
Net Cash Flow		46,467	52,220	34,230	37,664	39,609
Return on Equity		11.14%	12.52%	8.21%	9.03%	9.50%



Chase Davis

Vice President
The Multifamily Group

Chase began remodeling rental properties in high school and developed an understanding of how to add value and increase cash flow. In college, he managed a major redevelopment in Austin and started a management company with a significant portfolio of Student Housing.

Chase graduated with a B.S. in Psychology from Texas Tech University and went on to start his own construction company completing hundreds of remodels and effectively rehabbing buildings that were deemed lost causes.

At The Multifamily Group, Chase specializes in Tertiary Markets and uses his extensive knowledge of underwriting and apartment rehabilitation to help principals drive value and achieve desired returns. Chase looks to add value in whatever he does through wise negotiations and unmatched tenacity, always approaching life from his personal business motto, "Striving for Perfection, Producing Excellence."

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Jon Krebbs

Managing Partner
The Multifamily Group

Prior to forming The Multifamily Group, Jon was an Executive Director of Investment Sales with Sperry Van Ness (SVN) and finished as the company's 22nd highest performing broker out of over 1,100 brokers worldwide in 2016. Prior to that he was a top producer at the Henry S. Miller Company in Dallas.

Jon specializes in asset valuation, coordination of the marketing process, property tours and contract negotiations for sellers of multifamily

properties. Jon analyzes each assignment carefully and finds creative ways to add value to his clients. When he is not working, Jon enjoys playing sports, playing his guitar and spending time with his wife Stacie and their children Libby, Jackson and Finley.

Jon earned a B.B.A. in Finance and an MBA from Texas Tech University.

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Paul Yazbeck

Managing Partner
The Multifamily Group

Prior to forming The Multifamily Group, Paul was an Executive Director in Investment Sales with Sperry Van Ness (SVN) and finished as the company's 7th highest performing broker out of over 1,100 brokers worldwide in 2017, the highest ranked broker in the Southwest Region and the top producer in the office in 2017. In 2016, Paul was the 3rd ranked broker in the Southwest Region, was the 25th highest producing Broker worldwide and top producer in the office. He qualified for the company's Partner's Circle recognition in both 2016 and 2017.

Paul's volunteer involvement includes

Big Brother Big Sisters (BBBS), American Corporate Partners, Gen Next and Carter Bloodcare.

Paul earned an MBA from the University of Texas at Austin and a B.B.A. in Finance from The University of Colorado at Boulder where he attended on an ROTC scholarship. He was awarded the Bronze Star Medal for his service in Iraq during his second deployment as a Captain in the Army. Between his two deployments, he spent 27 months in Baghdad from 2003-2008.

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Zach Weik

Advisor
The Multifamily Group

Prior to joining The Multifamily Group, Zach was a member of the Finance Advisory team within PwC's Management Consulting practice. During his five years with PwC, Zach focused his time on delivering finance and strategy related work to clients all across the U.S. From these experiences, Zach has developed a foundational understanding of leading finance practices within multiple sectors and industries.

It's Zach's goal to leverage his finance and management skills to transition from consulting to his passion, the multifamily industry.

Zach is a graduate of the University of St. Thomas in Houston with a B.B.A in Finance.

Outside of work, Zach enjoys training for ultra-marathons and Ironman triathlons and spending time with his community at church.

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Chris Johnson

Advisor
The Multifamily Group

Chris began his commercial real estate career in 2011 as an analyst for Stream Realty in Houston. Prior to joining The Multifamily Group, Chris worked for Avalon Investments in Scottsdale, Arizona and focused on acquisitions and dispositions in the southwest region of the United States.

His extensive experience on both the brokerage and principal side of the transaction enables him to bring both a unique and valuable perspective to his clients.

Chris spends most of his free time with friends, traveling, and playing golf. He holds a B.B.A. in Finance and a Master's in Commercial Real Estate – both from Texas A&M University.

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Trey Caldwell

Managing Director
The Multifamily Group

Prior to joining The Multifamily Group, Trey began his commercial real estate career in 2014 with Marcus & Millichap in Dallas, Texas. Initially, he focused on smaller multifamily assets which gave him the opportunity to work with many first-time buyers, owners, and operators. After less than a year in this space, he was quickly promoted to working with larger assets and training his predecessors. Over the course of his time with this group, Trey sold over \$270 Million worth of B & C class multifamily assets in the Dallas Fort Worth metroplex.

A point of pride is that Trey has closed with the first buyer in escrow on every transaction that he has ever been a part of. This shows his specialization in know-

ing the absolute right buyer for specific assets through relationships, an intimate knowledge of buyer's main objectives, and a meticulous qualifying process.

Trey grew up in Richardson, TX where he now lives with his wife Katy, sons Quade and Rowe, and dog Moose. They are members of Watermark Community Church.

Before commercial real estate, Trey worked in sales at Sewell Automotive Companies where he learned the art of negotiation and the value of a "customer for life." He earned his B.B.A. in Finance from the University of North Texas.

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Evan Burke

Managing Director
The Multifamily Group

Evan Burke joined The Multifamily Group as a Managing Director after spending nearly five years with Marcus & Millichap in Dallas, Texas. During that time, Evan established himself as a leading expert in a range of product types in the multifamily space. Having sold deals from under \$1 million to over \$26 million, from A class properties in primary markets to C class properties in secondary markets, Evan has the necessary experience to help his clients achieve their investment goals.

It is Evan's market expertise and client-centered approach that helped

him achieve the Texas Top 20 in 2019, recognizing the twenty top producing agents across all product types in Texas with his prior firm. Evan continues to deliver this superior advisory service to his clients at The Multifamily Group.

Evan grew up in Denton, Texas and now lives in Highland Village with his wife, Sarah, and their two daughters. Evan graduated from Texas Tech University with a Bachelor of Arts in English and obtained his Masters from The Southern Baptist Theological Seminary. They are active members of The Village Church in Flower Mound

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Bryce Smith

Managing Director
The Multifamily Group

Bryce joined The Multifamily Group in 2018 after spending several years leasing luxury Class-A apartments in DFW. He has quickly established himself as an industry expert having just missed out as top producer in his first year in the business and being Top Producer in his second full year. Over the course of Bryce's time at TMG, he has sold \$100m worth of assets ranging from \$1.5m to \$20m in multiple markets across Texas.

His ability to quickly pick up industry knowledge and his personal skills are what has propelled him to the top spot at TMG. Bryce primarily focuses on the B & C asset classes in San Antonio, Lubbock and DFW Markets, but with his previous experience with high-end leasing Bryce

is quickly making his way into the Class-A space. His ability to source deals and then pair them with the most logical and qualified buyers is really what sets him apart in this industry.

Bryce grew up in Lubbock, TX and attended Lubbock Christian University, having graduated in 2011 with a Bachelor's of Science in Information Technology. He started his professional career as a Supply Chain Supervisor with Raytheon and soon moved on to the oil and gas industry where he was a Fluid Technician in Colorado before diving into the real estate business. Bryce now lives in the Fort Worth area with his wife, their two sons and their dog.

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Chris Siemasko

Managing Director
The Multifamily Group

Chris began his commercial real estate career in 2016 as an analyst at SVN. Prior to TMG, Chris worked on institutional sponsor Westmount Realty Capital's acquisition desk and Coldwell Banker's marketing team.

A perspective built from both principal and brokerage platforms enables Chris to provide clients with unique guidance on all aspects of multifamily acquisition and disposition. Chris focuses on tertiary core-plus product as well as operational value-add deals in major Texas metros.

Over the course of his career, Chris has been involved in transactions exceeding \$250,000,000.

Chris actively volunteers with Big Brothers Big Sisters Dallas and spends as much free time as he can in the yoga studio and traveling. He holds a B.B.A. in Real Estate Finance from Southern Methodist University.

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Greg Miller

Advisor
The Multifamily Group

Greg began his commercial real estate career in 2018 as an analyst with The Multifamily Group shortly after it was formed. During Greg's time at TMG, he has served as a marketing coordinator, valuation analyst, and executive assistant to the partners which granted him a breadth of knowledge in addition to his current brokerage role. His primary expertise are value-add multifamily assets in the Dallas/Fort Worth Metroplex.

Prior to his real estate career, Greg spent 9 years in the Army as a Combat Engineer spending a total of

25 months in Afghanistan between 2010 and 2014. Greg received a Purple Heart on his first deployment for injuries incurred on a route clearance patrol in Kunar Province.

In his free time Greg enjoys spending time with his wife, cheering on the SMU Mustangs, and attending Dallas Stars games. He holds a B.B.A. in Finance from Southern Methodist University's Cox School of Business.

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Yonnic Land

Advisor
The Multifamily Group

Prior to joining The Multifamily Group, Yonnic worked with the Mergers & Acquisitions team at Generational Equity's Dallas office providing financial analytics for small market cap deals up to \$50M in value. At The Multifamily Group he specializes in underwriting and market research which he uses alongside honesty and hard work to add value for his clients.

In his free time Yonnic enjoys attending SMU football games, playing pickup basketball,

volunteering with his local church, and dancing competitive ballroom in which he has placed top three in multiple collegiate competitions.

Yonnic is a graduate of Southern Methodist University with a B.B.A in Finance, B.A. in Applied Mathematics, and honors in the liberal arts.

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Danny Wieland

Advisor
The Multifamily Group

Danny Wieland joined The Multifamily Group in 2019 as an agent specializing in primary and tertiary markets across Texas. Having lived in Dallas, Austin, and Houston, he has first hand knowledge of each major market which gives him a unique perspective on the changing trends across Texas.

Prior to joining TMG, Danny was a successful business development and marketing director with over 10 years' experience across a diverse number of industries. He was recognized multiple times for leading

new business generation and sales growth. He previously worked in private equity, creating the acquisition strategy and developing the marketing materials for a physician group startup. In his free time, Danny enjoys spending time with his wife, Haylee, traveling the world, attending concerts and sporting events.

Danny graduated from the University of Oklahoma with a Bachelors of Business Administration where he double majored in Marketing and Management.

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Guillermo Gameros

Advisor
The Multifamily Group

Prior to joining the Multifamily Group, Guillermo worked with the acquisitions and development arm of Bood Banker Real Estate in West Texas where he focused on asset renovation, package creation, and client correspondence. At the Multifamily Group, he specializes in Tertiary Markets with an emphasis in South Texas and OKC. Guillermo's resilience, curiosity, and problem-solving skills allow him to add value to both TMG and clients alike.

In his free time, Guillermo enjoys HIIT to prepare for competitive races such as the Spartan Races, rooting on the

Red Raiders, and volunteering with Make-a-Wish Foundation for Spanish speaking children.

Guillermo is a graduate of Texas Tech's Rawls College of Business where he received a B.B.A. in Finance with a concentration in Real Estate and a minor in Macroeconomics.

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Nasir Pooran

Advisor
The Multifamily Group

Prior to joining the Multifamily Group, Nasir was an advisor at JPMorgan Chase where he built and managed a portfolio of over \$96 million in assets. He made the decision to shift to multifamily investment sales because of his passion for real estate as an investment strategy.

Nasir handles multifamily transactions for TMG in Georgia with a focus on Atlanta and its tertiary markets. To identify and attain the best value for his clients, he prides himself on staying insightful and discerning. His bona fide interest for every client he takes on, coupled with his ability to antici-

pate, and recognize opportunity, make him a true asset for those he works with and for TMG.

Outside of the office, Nasir enjoys traveling, playing pool and spending time with his family. He is a graduate of the University of Texas at Arlington with a B.B.A in Finance.

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Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstance, be photocopied or disclosed to any third party without the written consent of The Multifamily Group or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

Neither The Multifamily Group Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future condition, operations or financial performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property based on certain assumptions. These assumptions may or may not be proven to be correct, and there can be no assurance that such results will be achieved. Further, The Multifamily Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully

executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of those materials shall not look to Owner or The Multifamily Group Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Multifamily Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



 **the multifamily group.**

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