OFFERING MEMORANDUM

EDGEWOOD ESTATES

MIDLOTHIAN, TEXAS 76065
DALLAS FORT-WORTH MSA

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THE OFFERING

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THE OFFERING

Presenting a rare opportunity to acquire new construction, Class-A duplexes and triplexes on 1-acre lots with LOW property taxes in Midlothian (Waxahachie ISD) in the Dallas Fort-Worth Metro Area. Turnkey and cashflow positive in a market with high population and job growth prospects and strong Tenant demand.

PROPERTY ADDRESS	Midlothian, Texas 76065
SQUARE FEET	3306 (duplex), 5513 (triplex)
YEAR BUILT	2025-2026
CLASS	A
ASKING PRICE	$699,000 - $975,000
PRICE PER UNIT	$325,000 - $350,000
CAP RATE	5.32 - 6.10%

INVESTMENT OVERVIEW

PROPERTY SUMMARY

Prime investment opportunity in the Dallas–Fort Worth Metroplex with positive cashflow on newly built Class-A duplexes and triplexes at Edgewood Estates in Midlothian, Texas. These luxury properties sit on one-acre lots with low 1.69% property taxes and are zoned to highly rated Waxahachie ISD schools. The duplex offers two single-story 1,650 SF units (4 bed/2 bath), while the triplex features three two-story 1,838 SF units (3 bed/2.5 bath). Both options offer two-car garages, covered patios and fenced yards in each unit. Located 30 minutes from Dallas and Fort Worth and minutes from Baylor Scott & White and Methodist Midlothian, the community benefits from strong tenant demand driven by top schools, major healthcare, and retail. With Ellis County's 41% growth since 2010, Google's $600M data center expansion, and ongoing corporate relocations, the area continues to see exceptional population growth, job creation, and rent appreciation. Special 5.25% financing is available through the preferred lender for a limited time.

HIGHLIGHTS

- **Special Financing Incentive**: 5.25% interest rate via preferred lender
- **Attractive Returns**: Cash-flow positive with IRRs between 13.4%–15.4%
- **Strong Demographics**: Ellis County population grew 41% (2010–2022) and projected to grow 200% by 2050
- **Prime Location**: 30 minutes to Downtown Dallas & Fort Worth; 8–10 minutes to Methodist Midlothian Health and Baylor Scott & White Waxahachie
- **Corporate & Economic Growth**: Google $600M data center expansion and new medical investments fueling jobs
- **Tenant Demand Drivers**: Top-performing Waxahachie ISD schools, proximity to healthcare, retail, dining, and major employers
- **Quality Finishes**: Granite countertops, LVT flooring, tile backsplash, recessed lighting, walk-in showers, covered patios, and fenced yards
- **Professional Management**: Institutional-grade oversight available at a competitive 5% rate
- **Market Momentum**: DFW MSA has added over 1M people in less than a decade and continues to attract corporate relocations

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FINANCIAL OVERVIEW

RENT ROLL

PROFORMA

RENT ROLL

	TYPE	SQ. FT.	BEDS/BATHS	MONTHLY RENT (PROFORMA)	RENT/SF (PROFORMA)
Unit 1	Triplex	1838	3/2.5	2525	1.37
Unit 2	Triplex	1838	3/2.5	2525	1.37
Unit 3	Triplex	1838	3/2.5	2525	1.37
Unit 1	Duplex	1653	4/2	2455	1.49
Unit 2	Duplex	1653	4/2	2455	1.49

Property Information	
Property Name	Edgewood Duplex
City State Zip	Midlothian TX
Year Built	2025
Number of Units	2
Asking Price	$ 695,000
Purchase Price	$ 695,000
Taxable Value	
Gross Rentable SF	3,306
Year 0 (Going In) Cap Rate	0.00%
Year 1 Cap Rate	5.31%
Appreciation Rate	4.00%
Selling Cost	5.85%
Remodeling Cost	$ -
GRM	11.80
DSCR: Year 1	1.13

Debt and Rent Roll			
Loan Amount	75% LTV	$ 521,250	
Interest Rate		4.75%	
Amortization		360 Months	
Monthly Payment		$2,719	$32,629
Interest Only Period		0 Years	
Loan Costs		2.20%	

Rent Roll				
Unit	Number of Units	Size (SF)	Monthly Rent	Lease Expiration
4 bed 2 bath	2	1653	$ 2,455	
Total	**2**	**3306**	**$ 4,910**	**$ 1.49**

Summary of Returns	
Total Capital Invested	$ 185,218
Cashflow: Year 1	$ 4,277
Cash on Cash Return: Year 1	2.31%
Principal Paydown: Year 1	$ 8,043
Appreciation: Year 1	$ 27,800
Depreciation: Year 1	$ 21,482

Levered and All Cash	
Levered IRR	14.11%
Levered Average Cash on Cash	4.70%
Levered Equity Multiple	3.43X
All Cash IRR	8.49%
All Cash Average Cash on Cash	5.95%
All Cash Equity Multiple	1.99X

Cashflows		Current Financials	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Income	*Growth >>*		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Rent			$ 58,920	$ 60,688	$ 62,508	$ 64,383	$ 66,315	$ 68,304	$ 70,354	$ 72,464	$ 74,638	$ 76,877	$ 79,184
Other Income		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Potential Gross Income		$ -	$ 58,920	$ 60,688	$ 62,508	$ 64,383	$ 66,315	$ 68,304	$ 70,354	$ 72,464	$ 74,638	$ 76,877	$ 79,184
	% Vacant		*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Vacancy		$ -	$ (1,768)	$ (1,821)	$ (1,875)	$ (1,932)	$ (1,989)	$ (2,049)	$ (2,111)	$ (2,174)	$ (2,239)	$ (2,306)	$ (2,376)
Effective Gross Income		$ -	$ 57,152	$ 58,867	$ 60,633	$ 62,452	$ 64,326	$ 66,255	$ 68,243	$ 70,290	$ 72,399	$ 74,571	$ 76,808
Expenses	**Rate**		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Repairs and Maintenance (esc)	3%	$ -	$ (572)	$ (1,177)	$ (1,819)	$ (1,874)	$ (1,930)	$ (1,988)	$ (2,047)	$ (2,109)	$ (2,172)	$ (2,237)	$ (2,304)
Property Management	5%	$ -	$ (2,858)	$ (2,943)	$ (3,032)	$ (3,123)	$ (3,216)	$ (3,313)	$ (3,412)	$ (3,515)	$ (3,620)	$ (3,729)	$ (3,840)
Leasing Fee $150	70%		$ (1,683)	$ (1,733)	$ (1,785)	$ (1,839)	$ (1,894)	$ (1,951)	$ (2,010)	$ (2,070)	$ (2,132)	$ (2,196)	$ (2,262)
Insurance	0.41%		$ (2,850)	$ (2,935)	$ (3,023)	$ (3,114)	$ (3,207)	$ (3,303)	$ (3,402)	$ (3,505)	$ (3,610)	$ (3,718)	$ (3,829)
Property Taxes	1.6900%		$ (10,571)	$ (10,888)	$ (11,215)	$ (11,551)	$ (11,898)	$ (12,255)	$ (12,622)	$ (13,001)	$ (13,391)	$ (13,793)	$ (14,206)
Utilities: Septic Maintenance	$650		$ (650)	$ (670)	$ (690)	$ (710)	$ (732)	$ (754)	$ (776)	$ (799)	$ (823)	$ (848)	$ (874)
HOA Dues	$532	$ -	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)
Operating Expenses		$ -	$ (20,247)	$ (21,411)	$ (22,627)	$ (23,274)	$ (23,941)	$ (24,627)	$ (25,334)	$ (26,062)	$ (26,812)	$ (27,584)	$ (28,380)
Operating Expense Percentage			*35.43%*	*36.37%*	*37.32%*	*37.27%*	*37.22%*	*37.17%*	*37.12%*	*37.08%*	*37.03%*	*36.99%*	*36.95%*
Net Operating Income		$ -	$ 36,906	$ 37,456	$ 38,006	$ 39,178	$ 40,385	$ 41,628	$ 42,909	$ 44,228	$ 45,587	$ 46,987	$ 48,428
Cap Rate													
CapEx	$0/unit/year		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Cash Flow from Operations		$ -	$ 36,906	$ 37,456	$ 38,006	$ 39,178	$ 40,385	$ 41,628	$ 42,909	$ 44,228	$ 45,587	$ 46,987	
Debt Service			$ (32,629)	$ (32,629)	$ (32,629)	$ (32,629)	$ (32,629)	$ (32,629)	$ (32,629)	$ (32,629)	$ (32,629)	$ (32,629)	
Cash Flow Before Tax			$ 4,277	$ 4,827	$ 5,376	$ 6,549	$ 7,756	$ 8,999	$ 10,280	$ 11,599	$ 12,958	$ 14,358	

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Property Information	
Property Name	Edgewood Duplex
City State Zip	Midlothian TX
Year Built	2025
Number of Units	2
Asking Price	$ 695,000
Purchase Price	$ 695,000
Taxable Value	
Gross Rentable SF	3,306
Year 0 (Going In) Cap Rate	0.00%
Year 1 Cap Rate	5.31%
Appreciation Rate	4.00%
Selling Cost	5.85%
Remodeling Cost	$ -
GRM	11.80
DSCR: Year 1	1.21

Debt and Rent Roll				
Loan Amount	70% LTV	$ 486,500		
Interest Rate		4.75%		
Amortization		360 Months		
Monthly Payment		$2,538	$30,454	
Interest Only Period		0 Years		
Loan Costs		2.20%		

Rent Roll				
Unit	Number of Units	Size (SF)	Monthly Rent	Lease Expiration
4 bed 2 bath	2	1653	$ 2,455	
Total	2	3306	$ 4,910	$ 1.49

Summary of Returns	
Total Capital Invested	$ 219,203
Cashflow: Year 1	$ 6,452
Cash on Cash Return: Year 1	2.94%
Principal Paydown: Year 1	$ 7,507
Appreciation: Year 1	$ 27,800
Depreciation: Year 1	$ 21,482
Levered and All Cash	
Levered IRR	13.19%
Levered Average Cash on Cash	4.96%
Levered Equity Multiple	3.12X
All Cash IRR	8.49%
All Cash Average Cash on Cash	5.95%
All Cash Equity Multiple	1.99X

Cashflows		Current Financials	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Income	*Growth >>*		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Rent			$ 58,920	$ 60,688	$ 62,508	$ 64,383	$ 66,315	$ 68,304	$ 70,354	$ 72,464	$ 74,638	$ 76,877	$ 79,184
Other Income		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Potential Gross Income		$ -	$ 58,920	$ 60,688	$ 62,508	$ 64,383	$ 66,315	$ 68,304	$ 70,354	$ 72,464	$ 74,638	$ 76,877	$ 79,184
	% Vacant		*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Vacancy		$ -	$ (1,768)	$ (1,821)	$ (1,875)	$ (1,932)	$ (1,989)	$ (2,049)	$ (2,111)	$ (2,174)	$ (2,239)	$ (2,306)	$ (2,376)
Effective Gross Income		$ -	$ 57,152	$ 58,867	$ 60,633	$ 62,452	$ 64,326	$ 66,255	$ 68,243	$ 70,290	$ 72,399	$ 74,571	$ 76,808
Expenses	**Rate**		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Repairs and Maintenance (esc)	3%	$ -	$ (572)	$ (1,177)	$ (1,819)	$ (1,874)	$ (1,930)	$ (1,988)	$ (2,047)	$ (2,109)	$ (2,172)	$ (2,237)	$ (2,304)
Property Management	5%	$ -	$ (2,858)	$ (2,943)	$ (3,032)	$ (3,123)	$ (3,216)	$ (3,313)	$ (3,412)	$ (3,515)	$ (3,620)	$ (3,729)	$ (3,840)
Leasing Fee $150	70%		$ (1,683)	$ (1,733)	$ (1,785)	$ (1,839)	$ (1,894)	$ (1,951)	$ (2,010)	$ (2,070)	$ (2,132)	$ (2,196)	$ (2,262)
Insurance	0.41%		$ (2,850)	$ (2,935)	$ (3,023)	$ (3,114)	$ (3,207)	$ (3,303)	$ (3,402)	$ (3,505)	$ (3,610)	$ (3,718)	$ (3,829)
Property Taxes	1.6900%		$ (10,571)	$ (10,888)	$ (11,215)	$ (11,551)	$ (11,898)	$ (12,255)	$ (12,622)	$ (13,001)	$ (13,391)	$ (13,793)	$ (14,206)
Utilities: Septic Maintenance	$650		$ (650)	$ (670)	$ (690)	$ (710)	$ (732)	$ (754)	$ (776)	$ (799)	$ (823)	$ (848)	$ (874)
HOA Dues	$532	$ -	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)	$ (1,064)
Operating Expenses		$ -	$ (20,247)	$ (21,411)	$ (22,627)	$ (23,274)	$ (23,941)	$ (24,627)	$ (25,334)	$ (26,062)	$ (26,812)	$ (27,584)	$ (28,380)
Operating Expense Percentage			*35.43%*	*36.37%*	*37.32%*	*37.27%*	*37.22%*	*37.17%*	*37.12%*	*37.08%*	*37.03%*	*36.99%*	*36.95%*
Net Operating Income		$ -	$ 36,906	$ 37,456	$ 38,006	$ 39,178	$ 40,385	$ 41,628	$ 42,909	$ 44,228	$ 45,587	$ 46,987	$ 48,428
Cap Rate													
CapEx	$0/unit/year		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Cash Flow from Operations		$ -	$ 36,906	$ 37,456	$ 38,006	$ 39,178	$ 40,385	$ 41,628	$ 42,909	$ 44,228	$ 45,587	$ 46,987	
Debt Service			$ (30,454)	$ (30,454)	$ (30,454)	$ (30,454)	$ (30,454)	$ (30,454)	$ (30,454)	$ (30,454)	$ (30,454)	$ (30,454)	
Cash Flow Before Tax			$ 6,452	$ 7,002	$ 7,552	$ 8,724	$ 9,931	$ 11,175	$ 12,455	$ 13,774	$ 15,133	$ 16,533	

Important Note: This financial proforma is intended for informational purposes only and represents projections. Actual results may vary. Investors are advised to conduct independent verification and analysis.

Property Information		Debt and Rent Roll			Summary of Returns	
Property Name	Edgewood Triplex	Loan Amount	75% LTV	$ 731,250	Total Capital Invested	$ 259,838
City State Zip	Midlothian TX	Interest Rate		5.25%	Cashflow: Year 1	$ 10,766
Year Built	2025	Amortization		360 Months	Cash on Cash Return: Year 1	4.14%
Number of Units	3	Monthly Payment		$4,038 / $48,456	Principal Paydown: Year 1	$ 10,311
Asking Price	$ 975,000	Interest Only Period		0 Years	Appreciation: Year 1	$ 39,000
Purchase Price	$ 975,000	Loan Costs		2.20%	Depreciation: Year 1	$ 30,136
Taxable Value						

		Rent Roll					Levered and All Cash	
Gross Rentable SF	5,514							
Year 0 (Going In) Cap Rate	0.00%	Unit	Number of Units	Size (SF)	Monthly Rent	Lease Expiration	Levered IRR	15.39%
Year 1 Cap Rate	6.1%	3 Bed 2 Bath	3	1838	$ 2,525		Levered Average Cash on Cash	6.89%
Appreciation Rate	4.0%						Levered Equity Multiple	3.61X
Selling Cost	5.9%							
Remodeling Cost	$ -						All Cash IRR	9.23%
GRM	10.73						All Cash Average Cash on Cash	6.81%
DSCR: Year 1	1.22	Total	3	5514	$ 7,575	$1.37/sf	All Cash Equity Multiple	2.07X

Cashflows		Current Financials	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Income	*Growth >>*		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Rent			$ 90,900	$ 93,627	$ 96,436	$ 99,329	$ 102,309	$ 105,378	$ 108,539	$ 111,796	$ 115,149	$ 118,604	$ 122,162
Other Income		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Potential Gross Income		$ -	$ 90,900	$ 93,627	$ 96,436	$ 99,329	$ 102,309	$ 105,378	$ 108,539	$ 111,796	$ 115,149	$ 118,604	$ 122,162
	% Vacant		*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Vacancy		$ -	$ (2,727)	$ (2,809)	$ (2,893)	$ (2,980)	$ (3,069)	$ (3,161)	$ (3,256)	$ (3,354)	$ (3,454)	$ (3,558)	$ (3,665)
Effective Gross Income		$ -	$ 88,173	$ 90,818	$ 93,543	$ 96,349	$ 99,239	$ 102,217	$ 105,283	$ 108,442	$ 111,695	$ 115,046	$ 118,497
Expenses	**Rate**		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Repairs and Maintenance (esc)	3%	$ -	$ (882)	$ (1,816)	$ (2,806)	$ (2,890)	$ (2,977)	$ (3,067)	$ (3,158)	$ (3,253)	$ (3,351)	$ (3,451)	$ (3,555)
Property Management	5%	$ -	$ (4,409)	$ (4,541)	$ (4,677)	$ (4,817)	$ (4,962)	$ (5,111)	$ (5,264)	$ (5,422)	$ (5,585)	$ (5,752)	$ (5,925)
Leasing Fee $150	70%		$ (2,588)	$ (2,665)	$ (2,745)	$ (2,827)	$ (2,912)	$ (3,000)	$ (3,090)	$ (3,182)	$ (3,278)	$ (3,376)	$ (3,477)
Insurance	0.41%		$ (3,998)	$ (4,117)	$ (4,241)	$ (4,368)	$ (4,499)	$ (4,634)	$ (4,773)	$ (4,916)	$ (5,064)	$ (5,216)	$ (5,372)
Property Taxes	1.6900%		$ (14,830)	$ (15,275)	$ (15,733)	$ (16,205)	$ (16,691)	$ (17,192)	$ (17,707)	$ (18,239)	$ (18,786)	$ (19,349)	$ (19,930)
Utilities: Septic Maintenance	$650		$ (650)	$ (670)	$ (690)	$ (710)	$ (732)	$ (754)	$ (776)	$ (799)	$ (823)	$ (848)	$ (874)
HOA Dues	$532	$ -	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)
Operating Expenses		$ -	$ (28,951)	$ (30,680)	$ (32,488)	$ (33,415)	$ (34,369)	$ (35,352)	$ (36,365)	$ (37,408)	$ (38,483)	$ (39,589)	$ (40,729)
Operating Expense Percentage			*32.83%*	*33.78%*	*34.73%*	*34.68%*	*34.63%*	*34.59%*	*34.54%*	*34.50%*	*34.45%*	*34.41%*	*34.37%*
Net Operating Income		$ -	$ 59,222	$ 60,138	$ 61,055	$ 62,934	$ 64,870	$ 66,864	$ 68,918	$ 71,033	$ 73,212	$ 75,457	$ 77,768
Cap Rate													
CapEx	$0/unit/year		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Cash Flow from Operations		$ -	$ 59,222	$ 60,138	$ 61,055	$ 62,934	$ 64,870	$ 66,864	$ 68,918	$ 71,033	$ 73,212	$ 75,457	
Debt Service			$ (48,456)	$ (48,456)	$ (48,456)	$ (48,456)	$ (48,456)	$ (48,456)	$ (48,456)	$ (48,456)	$ (48,456)	$ (48,456)	
Cash Flow Before Tax			$ 10,766	$ 11,682	$ 12,599	$ 14,478	$ 16,414	$ 18,408	$ 20,462	$ 22,578	$ 24,756	$ 27,001	

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Property Information

Property Name	Edgewood Triplex
City State Zip	Midlothian TX
Year Built	2025
Number of Units	3
Asking Price	$ 975,000
Purchase Price	$ 975,000
Taxable Value	
Gross Rentable SF	5,514
Year 0 (Going In) Cap Rate	0.00%
Year 1 Cap Rate	6.1%
Appreciation Rate	4.0%
Selling Cost	5.9%
Remodeling Cost	$ -
GRM	10.73
DSCR: Year 1	1.31

Debt and Rent Roll

Loan Amount	70% LTV	$ 682,500	
Interest Rate		5.25%	
Amortization		360 Months	
Monthly Payment		$3,769	$45,225
Interest Only Period		0 Years	
Loan Costs		2.20%	

Rent Roll

Unit	Number of Units	Size (SF)	Monthly Rent	Lease Expiration
3 Bed 2 Bath	3	1838	$ 2,525	
Total	3	5514	$ 7,575	$1.37/sf

Summary of Returns

Total Capital Invested	$ 307,515
Cashflow: Year 1	$ 13,996
Cash on Cash Return: Year 1	4.55%
Principal Paydown: Year 1	$ 9,624
Appreciation: Year 1	$ 39,000
Depreciation: Year 1	$ 30,136

Levered and All Cash

Levered IRR	14.36%
Levered Average Cash on Cash	6.88%
Levered Equity Multiple	3.29X
All Cash IRR	9.23%
All Cash Average Cash on Cash	6.81%
All Cash Equity Multiple	2.07X

Cashflows

Cashflows		Current Financials	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Income	*Growth >>*		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Rent			$ 90,900	$ 93,627	$ 96,436	$ 99,329	$ 102,309	$ 105,378	$ 108,539	$ 111,796	$ 115,149	$ 118,604	$ 122,162
Other Income		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Potential Gross Income		$ -	$ 90,900	$ 93,627	$ 96,436	$ 99,329	$ 102,309	$ 105,378	$ 108,539	$ 111,796	$ 115,149	$ 118,604	$ 122,162
	% Vacant		*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Vacancy		$ -	$ (2,727)	$ (2,809)	$ (2,893)	$ (2,980)	$ (3,069)	$ (3,161)	$ (3,256)	$ (3,354)	$ (3,454)	$ (3,558)	$ (3,665)
Effective Gross Income		$ -	$ 88,173	$ 90,818	$ 93,543	$ 96,349	$ 99,239	$ 102,217	$ 105,283	$ 108,442	$ 111,695	$ 115,046	$ 118,497
Expenses	**Rate**		*0.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Repairs and Maintenance (esc)	3%	$ -	$ (882)	$ (1,816)	$ (2,806)	$ (2,890)	$ (2,977)	$ (3,067)	$ (3,158)	$ (3,253)	$ (3,351)	$ (3,451)	$ (3,555)
Property Management	5%	$ -	$ (4,409)	$ (4,541)	$ (4,677)	$ (4,817)	$ (4,962)	$ (5,111)	$ (5,264)	$ (5,422)	$ (5,585)	$ (5,752)	$ (5,925)
Leasing Fee $150	70%		$ (2,588)	$ (2,665)	$ (2,745)	$ (2,827)	$ (2,912)	$ (3,000)	$ (3,090)	$ (3,182)	$ (3,278)	$ (3,376)	$ (3,477)
Insurance	0.41%		$ (3,998)	$ (4,117)	$ (4,241)	$ (4,368)	$ (4,499)	$ (4,634)	$ (4,773)	$ (4,916)	$ (5,064)	$ (5,216)	$ (5,372)
Property Taxes	1.6900%		$ (14,830)	$ (15,275)	$ (15,733)	$ (16,205)	$ (16,691)	$ (17,192)	$ (17,707)	$ (18,239)	$ (18,786)	$ (19,349)	$ (19,930)
Utilities: Septic Maintenance	$650		$ (650)	$ (670)	$ (690)	$ (710)	$ (732)	$ (754)	$ (776)	$ (799)	$ (823)	$ (848)	$ (874)
HOA Dues	$532	$ -	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)	$ (1,596)
Operating Expenses		$ -	$ (28,951)	$ (30,680)	$ (32,488)	$ (33,415)	$ (34,369)	$ (35,352)	$ (36,365)	$ (37,408)	$ (38,483)	$ (39,589)	$ (40,729)
Operating Expense Percentage			*32.83%*	*33.78%*	*34.73%*	*34.68%*	*34.63%*	*34.59%*	*34.54%*	*34.50%*	*34.45%*	*34.41%*	*34.37%*
Net Operating Income		$ -	$ 59,222	$ 60,138	$ 61,055	$ 62,934	$ 64,870	$ 66,864	$ 68,918	$ 71,033	$ 73,212	$ 75,457	$ 77,768
Cap Rate													
CapEx	$0/unit/year		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Cash Flow from Operations		$ -	$ 59,222	$ 60,138	$ 61,055	$ 62,934	$ 64,870	$ 66,864	$ 68,918	$ 71,033	$ 73,212	$ 75,457	
Debt Service			$ (45,225)	$ (45,225)	$ (45,225)	$ (45,225)	$ (45,225)	$ (45,225)	$ (45,225)	$ (45,225)	$ (45,225)	$ (45,225)	
Cash Flow Before Tax			$ 13,996	$ 14,913	$ 15,829	$ 17,709	$ 19,645	$ 21,639	$ 23,693	$ 25,808	$ 27,987	$ 30,231	

Important Note: This financial proforma is intended for informational purposes only and represents projections. Actual results may vary. Investors are advised to conduct independent verification and analysis.

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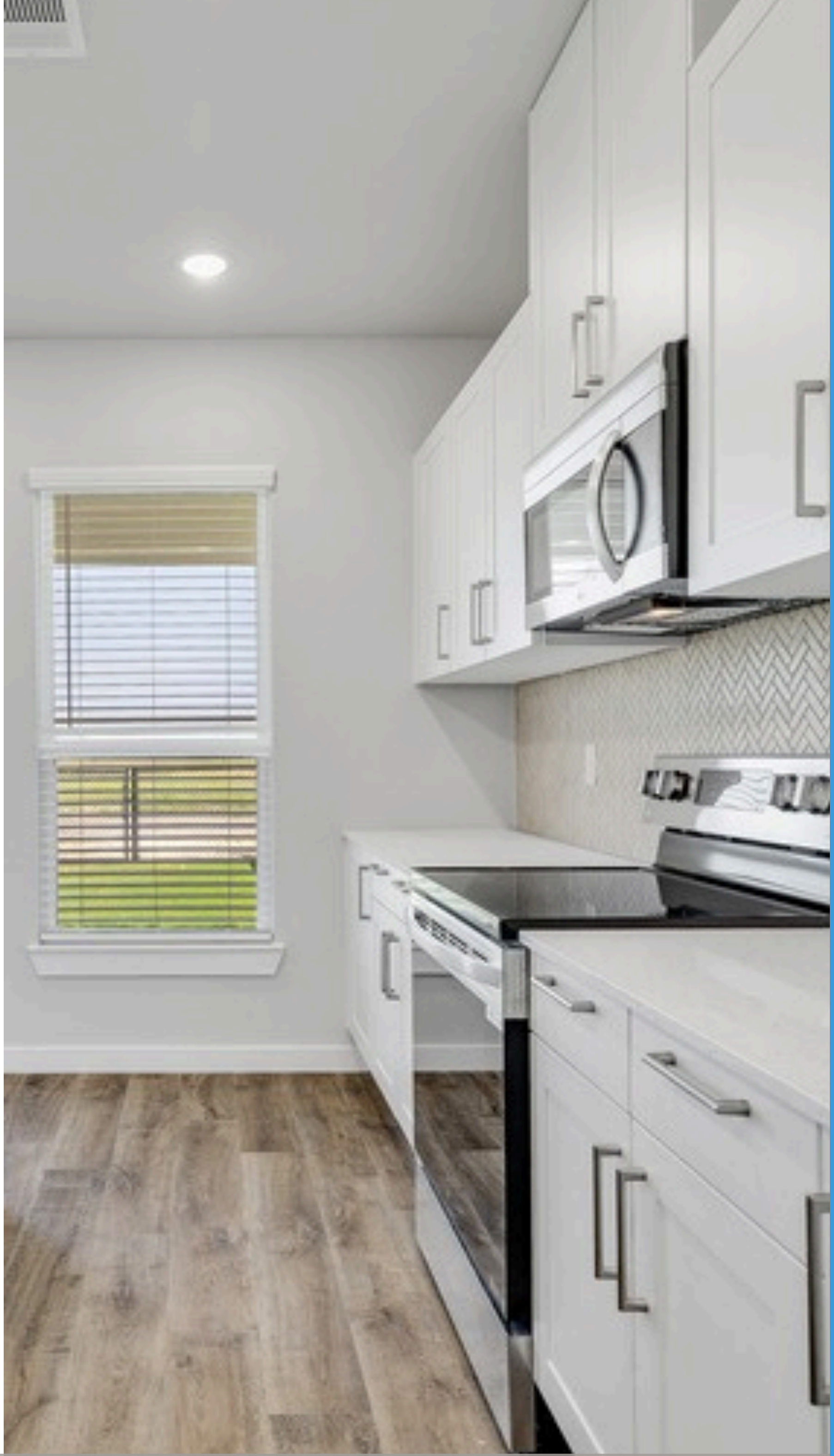
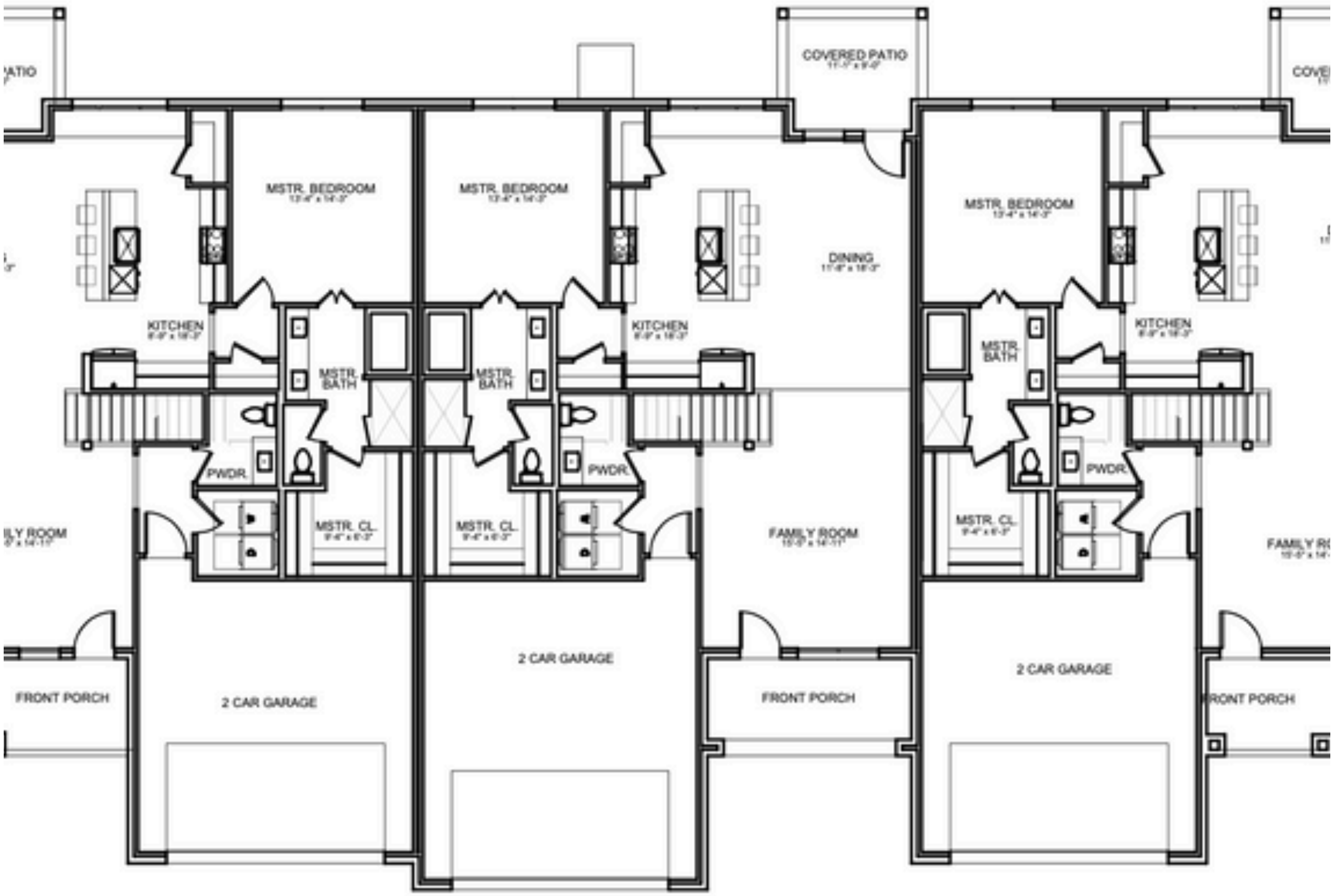
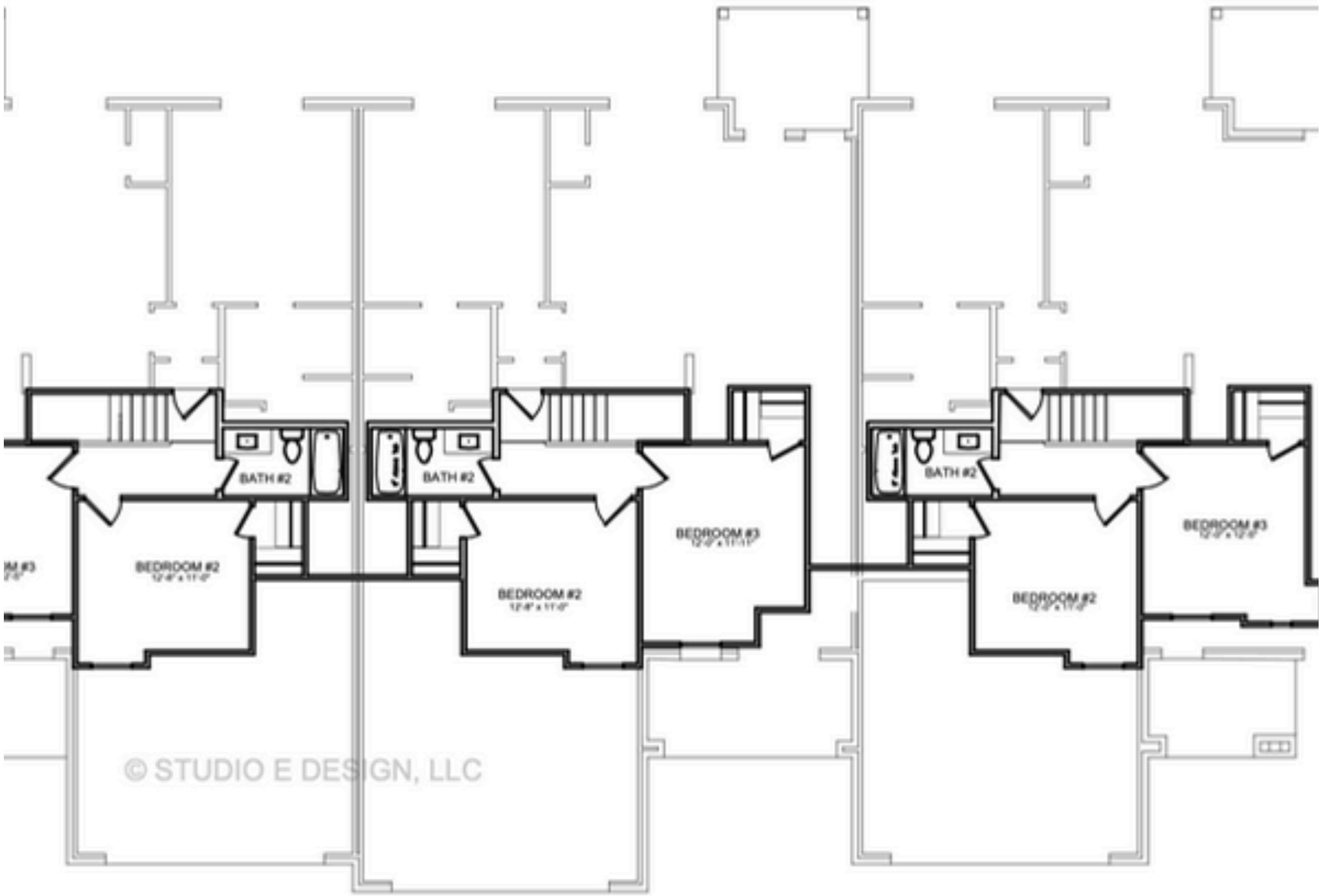
FLOOR PLANS



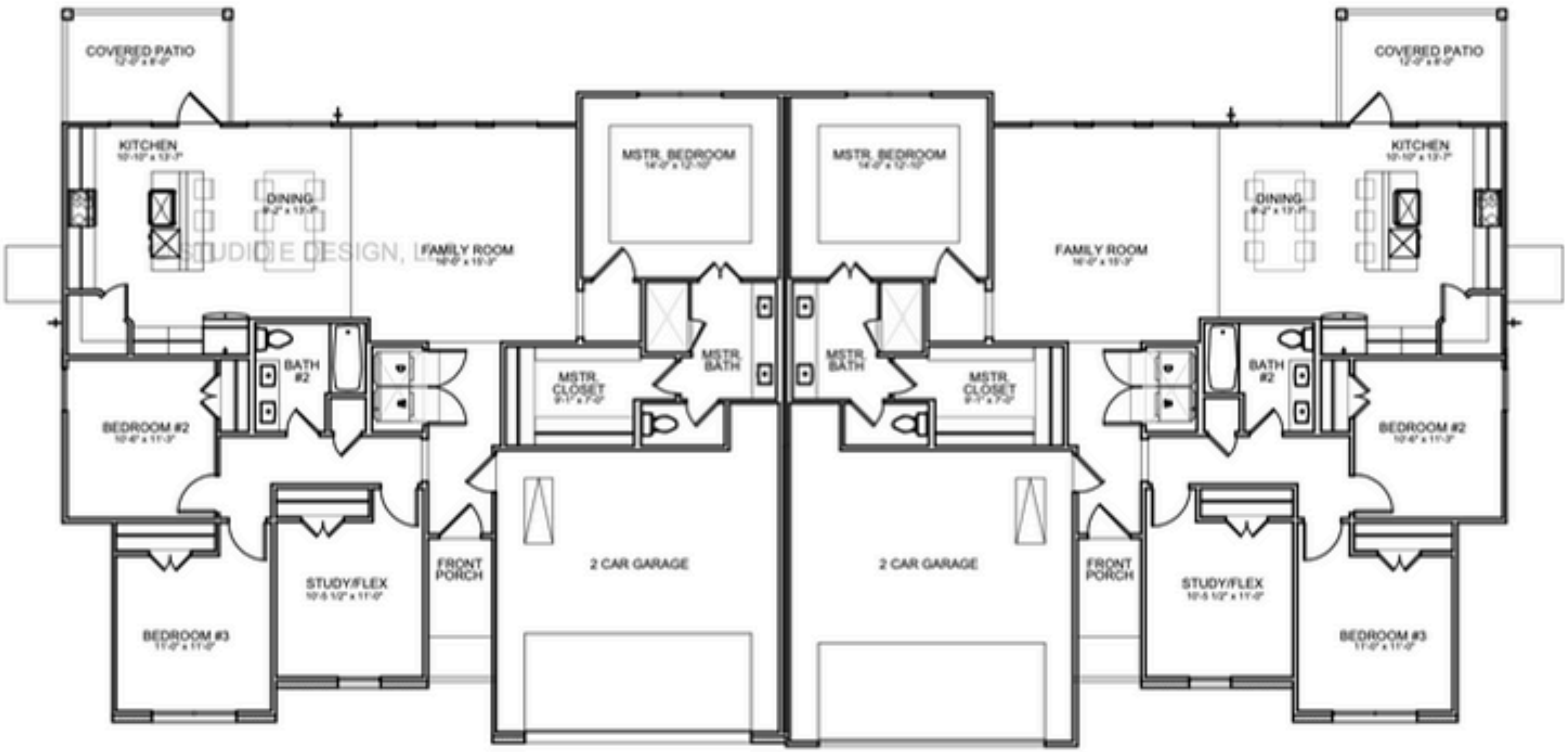
FLOOR PLAN: TRIPLEX FIRST FLOOR



FLOOR PLAN TRIPLEX SECOND FLOOR



FLOOR PLAN DUPLEX



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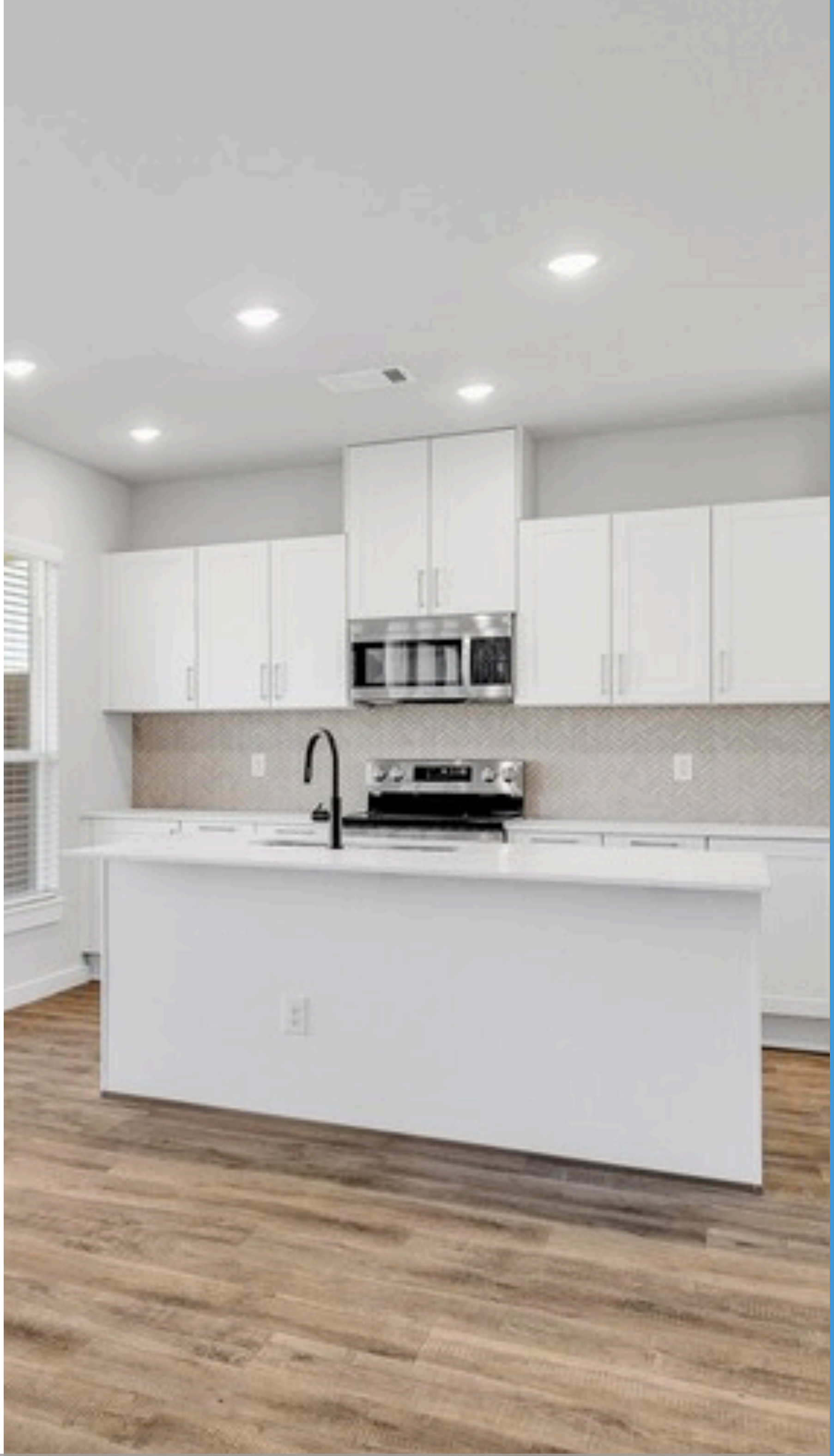
PROPERTY PHOTOS



MIDLOTHIAN TEXAS 76065, DALLAS FORT-WORTH MSA

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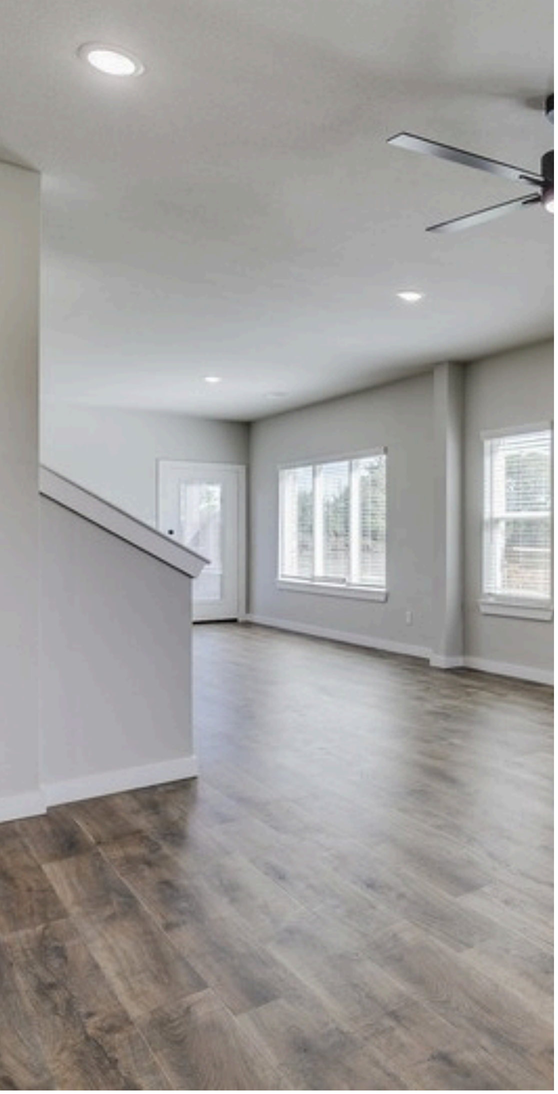
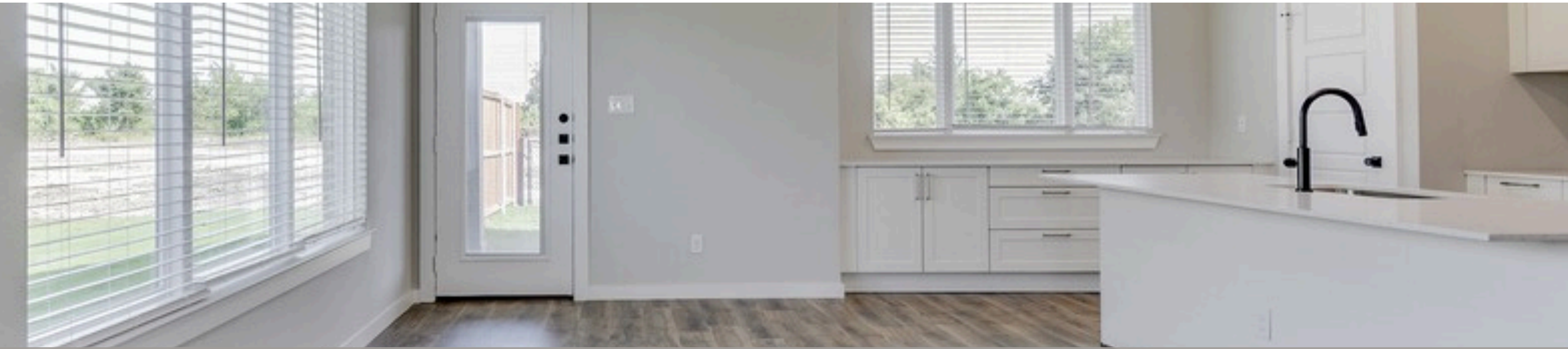
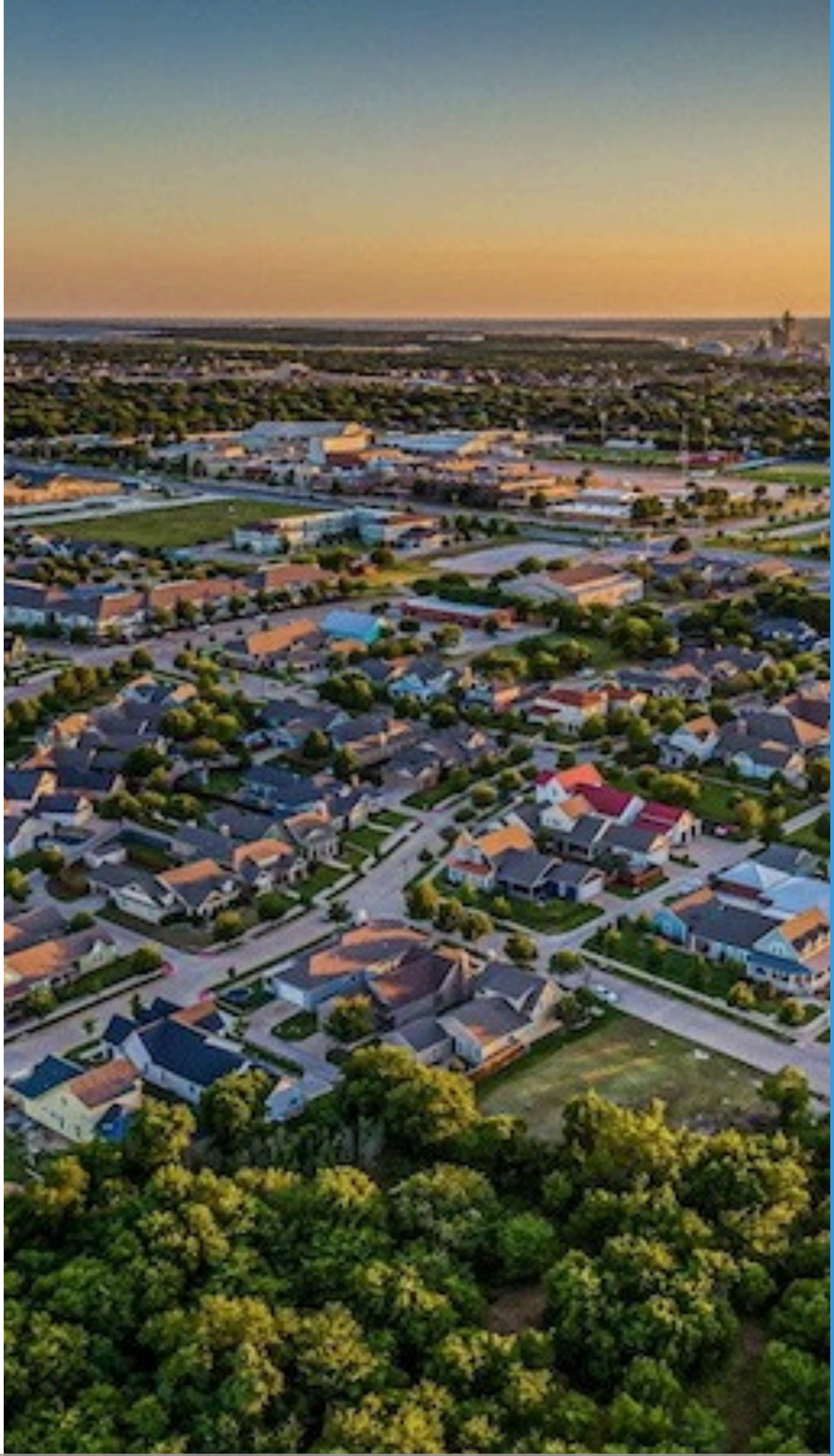




MIDLOTHIAN TEXAS 76065, DALLAS FORT-WORTH MSA

05

AREA OVERVIEW



AREA OVERVIEW

MIDLOTHIAN TEXAS

Midlothian, in Ellis County just 30 minutes south of both Downtown Dallas and Fort Worth, has become one of the fastest-growing suburban communities in the DFW Metroplex.

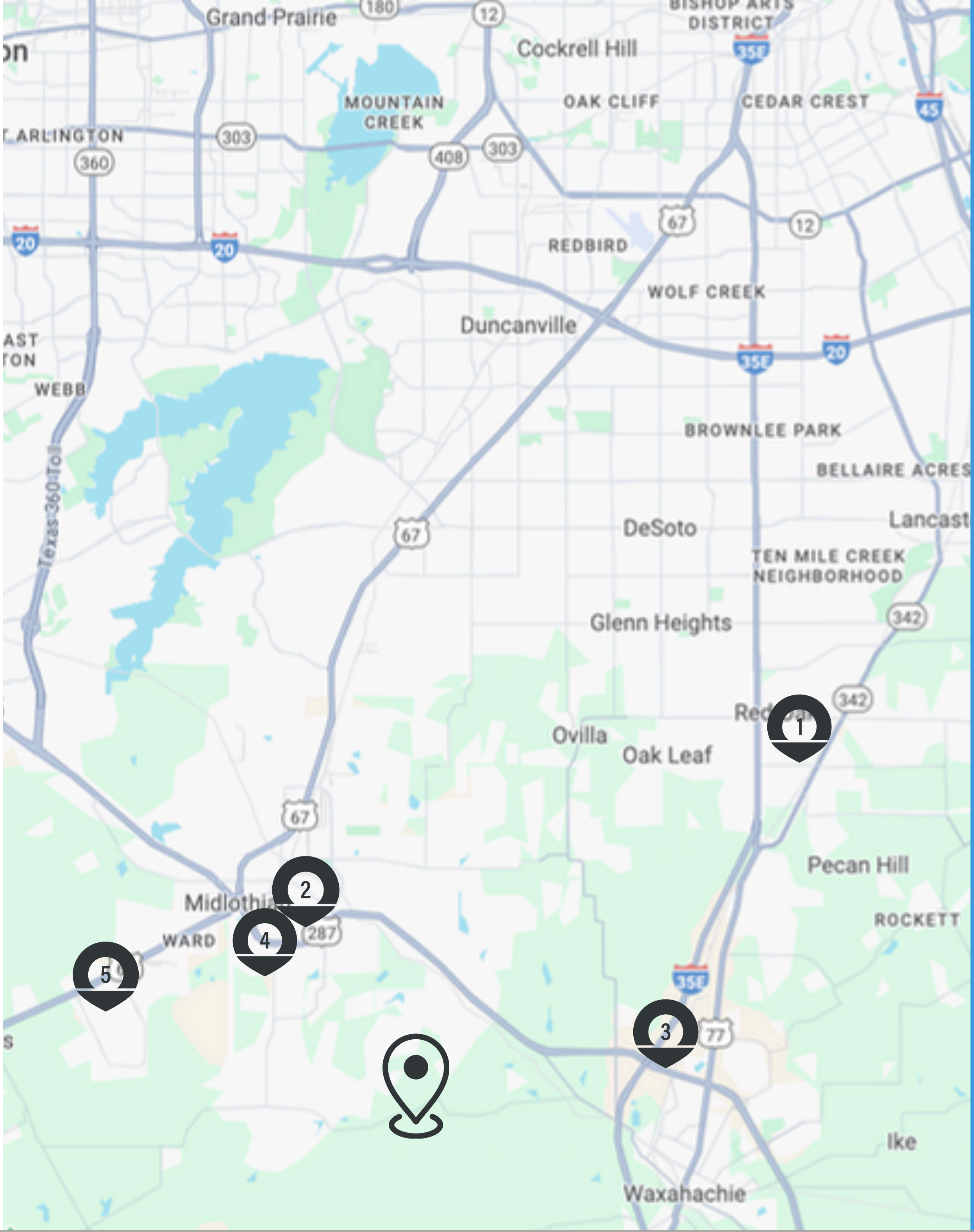
Ellis County's population grew 41% between 2010 and 2022—well above state and national averages—and is projected to increase another 200% by 2050. The county's strong demographics include a 2022 median household income of $93,248 and a low 3.3% unemployment rate, underscoring both economic strength and affordability.

Growth is being fueled by major investments such as Google's $600 million data center expansion, Methodist Midlothian Medical Center, Baylor Scott & White's new Heart & Vascular Hospital, and Fanatics' 600,000 SF fulfillment facility. These projects are attracting new residents, creating high-quality jobs, and supporting sustained tenant demand.

Midlothian offers excellent connectivity via U.S. Highway 287 and Highway 67, top-rated Waxahachie ISD schools, and a safe, family-friendly suburban environment. With the DFW Metro adding over one million people in the past decade and continuing to attract corporate relocations, Midlothian and Ellis County are positioned for strong rent growth, property value appreciation, and long-term investment stability.

WHAT'S NEARBY

1 Google 600M Data Center
2 Methodist Medical Center
3 Baylor Scott and White
4 Midlothian Retail
5 Midlothian Business Park



AREA OVERVIEW

LOCATION HIGHLIGHTS IN THE NEWS

- Ellis County Projected to Grow 200% by 2050
- Ellis County's population growth from 2010 to 2022 was 41.1% much higher than Texas (19%) and the U.S. (7.7%)
- Ellis County's Economy Grew at 3.2% in 2023
- In 2022, the median household income in Ellis County was $93,248.
- As of November 2023, the unemployment rate in Ellis county was 3.3%, lower than Texas (4.1%) and the U.S (3.7%)
- Google invests additional $330M toward the construction of a second data center in Ellis Co, estimates total investment of $600M
- Methodist Midlothian Health Medical Center Opened November 2020
- DFW Metro Area Adds 1 Million people in less than a decade
- Waxahachie Baylor Scott & White opens new Heart & Vascular Hospital in Oct. 2023
- Waxahachie welcomes 600,000 SF Fanatics fullfillment facility

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