



Multifamily Development

Mansfield, TX

8-10%*

Equity Preferred Return

1.7x-2.0x*

Equity Estimated Investor Multiple

36-42 MO.

Estimated Hold Period

SPRING 2024

Est. Construction Start Date



INVESTMENT OFFERING:

BV Capital LLC is pleased to present an opportunity to invest in the development of 388 multifamily units located in one of the fastest growing suburbs in the Dallas-Fort Worth MSAs, Mansfield, Texas. The Property will be developed on approximately 5.5 acres of raw land located in the North side of Mansfield, along the high growth, Interstate-287 southeast of Fort Worth within Tarrant County.

PROJECT: "THE ALEXANDER"

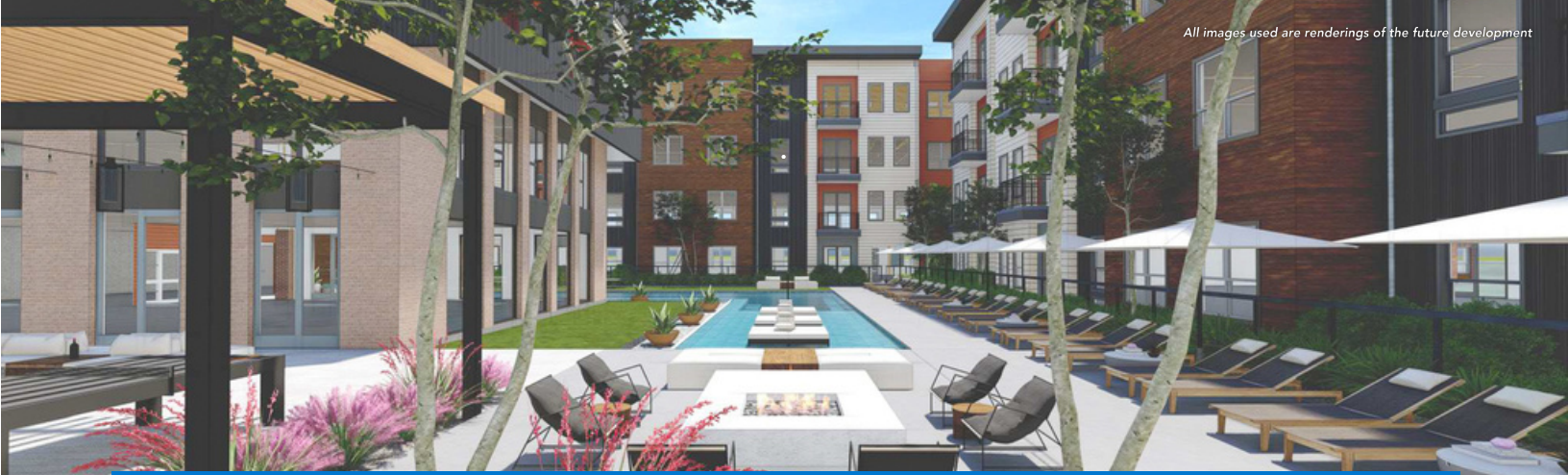
The Project will be named The Alexander. The Project will include market-leading amenities such as two resort style pools with a lap section and private cabanas, two outdoor kitchen areas with fire pits, a clubhouse featuring a state of the art athletic center and co-working spaces, EV charging stations, secured parking garage, dog yards (on select units), and two serene pocket parks.

The project is part of the Shops at Broad mixed use development, which includes a variety of retail, dining, and entertainment within walking distance.

KEY ADVANTAGE:

The Alexander will be the only wrap style multifamily property in Mansfield and arguably the nicest property within a 20-mile radius. The walkability of the Shops at Broad, the high demand and income levels in Mansfield combined with the wrap style project premium cap rate should produce a high exit value upon stabilization.

*Due to various risks and uncertainties, actual returns may differ materially from the returns reflected or contemplated in the PPM. No return is guaranteed and investors risk the loss of the entire amount of their invested capital. Preferred Return is dependent on share class owned.



MULTIFAMILY DEVELOPMENT - MANSFIELD, TX



MARKET LOCATION

PROPERTY ADDRESS:

1725 E Broad Street
Mansfield, Texas 76063

LOCATION HIGHLIGHTS

Strategically located in a desirable DFW suburban area, The Alexander will be situated for easy access to major employment centers and entertainment hotspots. Positioned off key highways, residents will enjoy quick connectivity to Greater DFW and various employment hubs ensuring access to high-wage employment opportunities.

MARKET HIGHLIGHTS

Mansfield's neighborhood amenities and demographics set it apart from the rest of the submarket.

- Population growth 3.19% year over year projected in a 3-mile radius (2023-2028)
- Average household income of \$131,454 in a 5-mile radius
- One of the most highly regarded School Districts in TX
- Close proximity to both Fort Worth and Dallas



MAP OF SHOPS AT BROAD MIXED DEVELOPMENT

The information contained herein does not constitute an offer to sell nor is it a solicitation of an offer to purchase any security. Offers will only be made through a private placement memorandum to accredited investors and where permitted by law. Investments in the firm's limited partnerships involve a high degree of risk, including the possible loss of your investment, and they are potentially illiquid with an uncertain liquidity date. Prospective investors should carefully review the "Risk Factors" section of any private placement memorandum.

Moreover, you should not assume that any discussion or information contained in this Flyer serves as the receipt of, or as a substitute for, personalized investment advice. Please remember that past performance may not be indicative of future results. For any tax questions please consult a Tax Professional.

Source: All Market Demographics from: CBRE 2023