

INABNET

PRIVATE EQUITY | DEVELOPMENT | CONSTRUCTION



1713 WATERLOO TRAIL

Austin | Texas | 78704

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A wide-angle photograph of the Austin skyline, featuring several prominent skyscrapers and a large bridge spanning a river in the foreground. The sky is clear and blue.

INABNET

“

**BE FEARFUL WHEN OTHERS ARE GREEDY
AND GREEDY WHEN OTHERS ARE FEARFUL**”

”

- WARREN BUFFETT

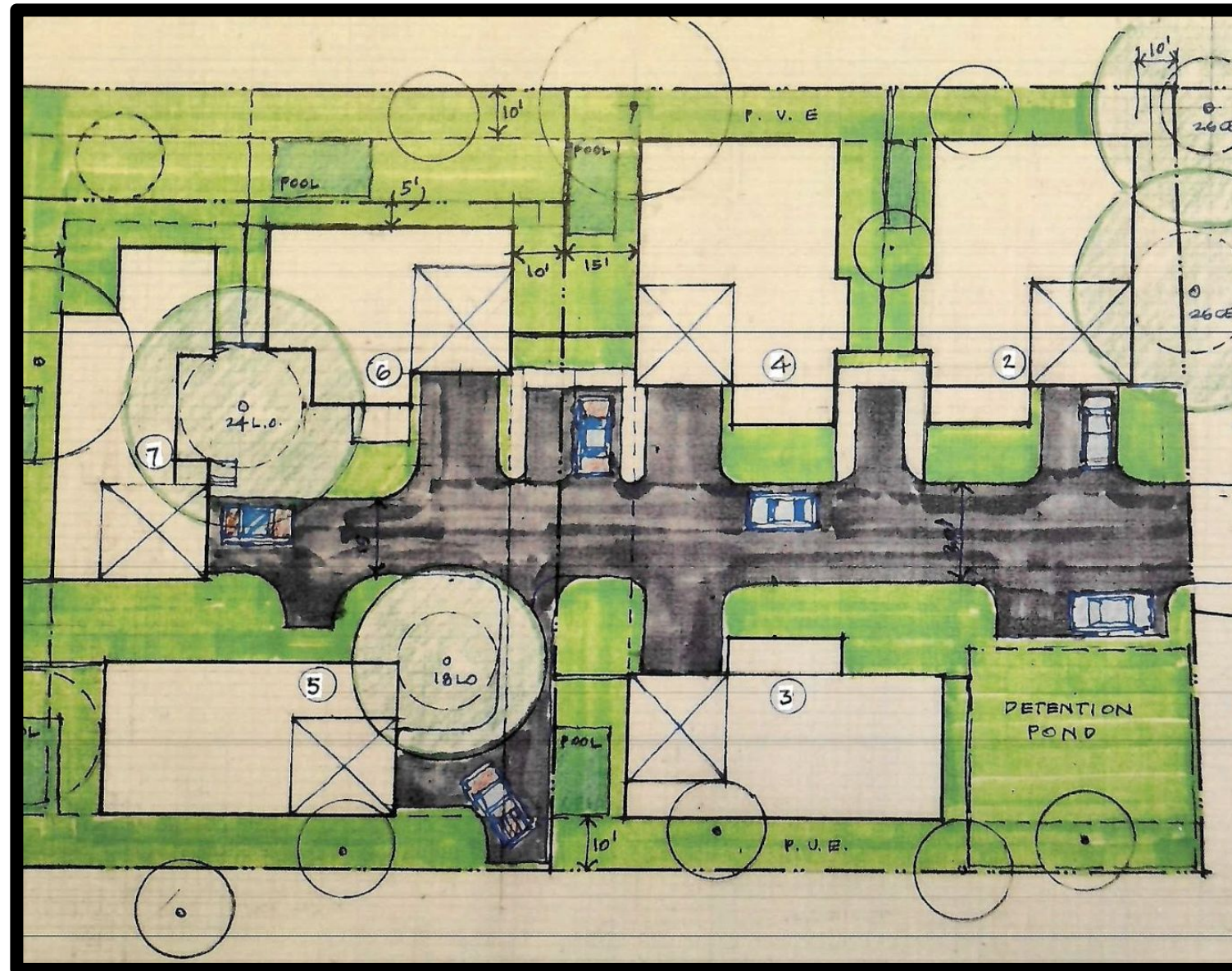
In the Austin real estate market, developers overextended during the hot cycle from 2015 to 2022, resulting in a 40%+ decline as interest rates rose and inflation disappeared. Many are now sidelined, unable to seize current discounted opportunities. Inabnet Friedman Management Co LLC sees the chance to acquire 1713 Waterloo Trail, Austin at an undervalued price and projects a great return within 24 months, focusing our team's efforts on this one development project in Austin. With a prime location and projected \$700-\$800+ per foot value by 2028, we expect even higher returns as the market rebounds. Following Buffett's wisdom, we are capitalizing on these opportunities

when others hesitate.



Executive Summary

Site Plan Projection



Inabnet Friedman Management Co LLC is under contract to acquire a 54,000 sq ft undeveloped parcel in the South Lamar neighborhood of 78704. Centrally located to all of Austin's hot spots and blocks from Multi-Million Dollar residences. Step-By-Step Strategy: 1) Purchase two, side-by-side lots, 2) Obtain Approved Construction Plans, 3) Horizontal Construction: Install all underground utilities and water detention pond, 4) Vertical Construction: Build Six, Three-Story Luxury Homes with walkable roofs/private backyard spaces/pools/garages. Totaling roughly 21,000 sq ft and 5) Stabilize: a) Hold to Rent entire portfolio for 10 years or b) sale homes individually with an approved condo map.

Inabnet Friedman Management Co LLC is seeking a total investment of **\$4,000,000** offering targets of a) Hold to Rent 10 Years: **130% ROI** or b) Sale at Year 2: **65% ROI**.

Investment Uses: lot purchase (x2), site development & design costs, initial construction funds, interest reserve for monthly lender payments and development fee.

Alex Inabnet
Managing Partner



- Louisiana State University - Construction Management
- Experience in residential, multifamily, and commercial development, debt/equity funding and construction.
- Inabnet Realty LLC, development firm
- Inabnet Contracting LLC, licensed to build 4+ story structures in Florida (#CGC1534866) and California (#1114346).
- Projects with budgets from \$2M to \$120M across Austin, Tampa, and San Diego.



Michael Friedman
Managing Partner

- Attended Sharpstown High School in Houston and began framing houses there in 1977.
- Continued in construction in Houston and El Paso, Texas, before moving to Austin in 1984.
- In Austin, Michael started building decks and doing room additions, and have since built many homes.
- Second occupation and hobby is in tennis & is currently building a tennis club in Buda, Texas, which will feature 6 outdoor tennis courts, 2 indoor tennis courts and 8 pickleball courts.

DEAL	ADDRESS	Ownership LLC	ROLE WITH	PURCHASE DATE	SALE DATE	PURCHASE	CONSTRUCTION COST	SALE PRICE	NOTES	TURN TIME	DEAL P&L	ROI
Development: Inabnet Realty LLC												
1	15819-15821 El Estado Dr, Dallas	Inabnet Realty LLC	Owner	12/01/20	06/01/21	\$ 400,000.00	\$ 75,000.00	\$ 565,000.00	Renovation	182	\$ 90,000	18.95%
2	1701 Barbara St, Austin	Inabnet Realty LLC	Owner	05/25/22	12/01/23	\$ 780,000.00	\$ 1,100,000.00	\$ 2,400,000.00	New Build	555	\$ 520,000	27.66%
3	1403 Barton Hills Dr, Austin	Inabnet Realty LLC	Owner	10/30/24		\$ 810,000.00	\$ 3,750,000.00		New Build			
4	901 Terrell Hill, Austin	Inabnet Realty LLC	Owner	03/01/22	10/16/2023	\$ 1,185,000.00	\$ 1,400,790.00	\$ 3,800,000.00	New Build	594	\$ 1,214,210	46.96%
5	2207 Rabb Glen St, Austin	Inabnet Realty LLC	Owner	08/25/21	3/5/2023	\$ 1,000,000.00	\$ 909,375.00	\$ 2,900,000.00	New Build	557	\$ 990,625	51.88%
6	2502 Indian Trail, Austin	Inabnet Realty LLC	Owner	06/21/21	1/5/2023	\$ 1,600,000.00	\$ 1,655,045.00	\$ 4,875,000.00	New Build	563	\$ 1,619,955	49.77%
7	3117 W Morrison, Tampa	Inabnet Realty LLC	Owner	04/13/22	09/01/23	\$ 1,100,000.00	\$ 1,267,157.00	\$ 3,550,000.00	New Build	506	\$ 1,182,843	49.97%
8	3502 Thompson St, Austin	Inabnet Realty LLC	Owner	06/13/21	10/18/22	\$ 500,000.00	\$ 598,725.00	\$ 1,875,000.00	New Build	492	\$ 776,275	70.65%
9	4006 W Watrous Ave, Tampa, FL	Inabnet Realty LLC	Owner	02/26/22	6/17/23	\$ 593,500.00	\$ 776,098.00	\$ 2,150,000.00	New Build	476	\$ 780,402	56.98%
10	4525 W Rosemere Rd, Tampa	Inabnet Realty LLC	Owner	12/19/21	2/12/23	\$ 950,000.00	\$ 1,663,620.00	\$ 3,150,000.00	New Build	420	\$ 536,380	20.52%
11	5319 Downs Drive, Austin	Inabnet Realty LLC	Owner	08/22/21	1/3/23	\$ 600,000.00	\$ 730,115.00	\$ 1,975,000.00	New Build	499	\$ 644,885	48.48%
GC: Inabnet Contracting LLC												
12	3901-3905 Haines St, San Diego	3903 Haines St LLC	GC				\$ 3,127,119.18		New Build			
13	490 Lado De Loma, Vista	The Klimenko Group	GC				\$ 1,957,688.00		New Build			
14	784 Gregory Ln, Oceanside	Quang & Kathleen Nguyen	GC				\$ 540,000.00		Renovation			
15	2505 Littleton Rd, El Cajon	Jake Culbertson	GC				\$ 196,980.00		New Build			
16	6144 Pontiac St, San Diego	Alexio Barbara	GC				\$ 550,000.00		New Build			
17	1591 Burton Street, San Diego	Sulta Studio LLC	GC				\$ 1,847,459.02		New Build			
18	2429 Union Street, San Diego	San Diego Harborview Apartments LLC	GC				\$ 1,080,000.00		New Build			
19	4478 Ocean View Blvd, San Diego	Doty Capital Group LLC	GC				\$ 6,305,850.00		New Build			
20	2525 4th Street South, St Petersburg, FL	Velocity Development Group	GC				\$ 526,398.00		New Build			
21	375 13th St N, Saint Petersburg	Vollmer Developments LLC	GC				\$ 3,266,250.00		New Build			
22	4315 Gillis St, Austin, TX 78745	Urban Gravity LLC	GC				\$ 7,925,900.00		New Build			
23	1111 Hays Country Acres Rd, Dripping Springs	Sanctuary Co	GC				\$ 4,764,000.00		New Build			
24	314 Clubhouse Dr, Lakeway	Signature Hospitality Investments	GC				\$ 6,564,000.00		New Build			
25	1403 E Cesar Chavez, Austin	Elvis 1403 E Cesar Chavez Street LLC	Pre-Con				\$ 18,710.00		Pre-Con Services			
26	8176 N Mopac Expy, Austin	Signature Hospitality Investments	GC				\$ 90,997,460.00		New Build			
Loan Broker: Inabnet Funds LLC												
27	3808 Manorwood Rd, Austin 78723	NWS Construction	Loan			\$ 575,000.00	\$ 925,000.00		New Build			
Project Management: Whiting-Turner												
28	2525 El Camino Real, Carlsbad, CA 92008	Rouse Properties	GC Team				\$ 45,000,000.00		Full mall renovation + addition of new wing with 4 new storefronts			
29	3725 Paseo Pl, San Diego, CA 92130	Kilroy Realty	GC Team				\$ 120,000,000.00		4 and 6 story office buildings. Two parking garages. Underground utilities			
Project Management: HSMC Builders												
30	393 H St, Chula Vista, CA 91910	MountainWest Real Estate	GC Team				\$ 55,000,000.00		148 unit, 6 story MF building			
31	353 H St, Chula Vista, CA 91910	MountainWest Real Estate	GC Team				\$ 25,000,000.00		VA Outpatient Clinic			
Loan Originator: Conquest Funds												
32	10510 Les Jardins Dr, Dallas	Prospect Realty Holdings LLC	LO						New Build			
33	1208 Dorothy Ln, Little Elm	Cashpadz, LLC	LO						Renovation			
34	1408 Williams Dr, Garland	CHC Equity Group, LLC	LO						Renovation			
35	1412 Valleyridge Dr, Austin	Notta, LLC	LO						New Build			
36	1526 Life Ave, Dallas	Townsville Realty, LLC	LO						New Build			
37	154-162 S. Cisco St, Dallas	RealtyPoint, LLC	LO						New Build			
38	16314 Amberwood Rd, Dallas	West Port Investments LLC	LO						Renovation			
39	1954 Pueblo St, Dallas	Townsville Realty, LLC	LO						New Build			
40	2499 Materhorn Dr, Dallas	Cash House Buyers DFW Holdings, LLC	LO						New Build			
41	308 Blue Quail Ct, Bedford	Cash House Buyers DFW Holdings, LLC	LO						Renovation			
42	3615 McBroom St, Dallas	Townsville Realty, LLC	LO						New Build			
43	4126 Creekdale Dr, Dallas	Prospect Realty Holdings LLC	LO						New Build			
44	5102 Springflower Dr, Frisco	Springflower Growth, LLC	LO						Renovation			
45	9926 Chimney, Dallas	Q Asset Group, LLC	LO						New Build			
46	3903 Roberts Ave, Dallas	Renu Property Investments, LLC	LO						New Build			
47	3002 S. Edgefield, Dallas	Khris Group, LLC	LO						Renovation			
48	6631 Norway, Dallas	Highland Park VIP Fund, LLC Series A	LO						New Build			
49	2212 Ridge Crest Dr, Richardson	Castro Property Group	LO						Renovation			
50	6428 Tulip Lane, Dallas	Highland Park VIP Fund, LLC	LO						New Build			
51	1700 McCall Rd, Austin	Gossett and Company, LLC	LO						New Build			
52	1505 Holly Ave, Dallas	Townsville Realty, LLC	LO						New Build			
53	4120 Clover Ln, Dallas	Beechwood Custom Homes	LO						New Build			
54	3908 Constitution Dr, Dallas	Beechwood Custom Homes	LO						New Build			
55	809 Limon, Austin	McCarleys LLC	LO						New Build			
56	1506 Bouldin, Austin	ATX Luxury Builders	LO						New Build			
57	1201 Piedmont, Austin	The Wolfe Firm	LO						New Build			
58	6622 Tyree, Dallas	Townsville Realty, LLC	LO						New Build			
59	5400 Hodge, Dallas	Nabad Properties	LO						New Build			
60	14109 Red Feather, Austin	ANZAC LLC	LO						New Build			
61	1551 Bois D Arc, Midlothian	Split Oak Design Build	LO						Renovation			
62	3903 Bernal Dr, Dallas	Townsville Realty, LLC	LO						New Build			
63	3210 Herbert, Dallas	Townsville Realty, LLC	LO						New Build			
64	4730 March Ave, Dallas	Townsville Realty, LLC	LO						New Build			
65	108 Rolling Hills, Spicewood	Southerly Homes	LO						New Build			
66	2815 Harston, Dallas	Townsville Realty, LLC	LO						New Build			
67	3710 W Cleveland, Tampa	C&C Quality Homes Inc.	LO						New Build			
68	1203 Piedmont, Austin	Wolfe Capital Investments, LLC	LO						New Build			
69	1001 Walter, Austin	Wolfe Capital Investments, LLC	LO						New Build			
70	700 E 46th, Austin	Cre8 Builders	LO						New Build			
71	806 W Braddock, Tampa	Vikin Homes	LO						New Build			
72	2304 Hondo Ave., Dallas	Townsville Realty	LO						New Build			

Track Record & REO

Custom Builds, Purchase, Tear Down, Build New, Sell

Street Address	City	State	Zip	Property Type	Purchase Price	Rehab Cost	Sale Price	Purchase Date	Sold Date	Hold Time	Vesting/Entity Name
607 W. St. Johns, Condos 1-10	Austin	TX	78752	Condos			\$360,00 each		2018 & 2019		S2K Investments LLC
511 West Croslin, Units 1 & 2	Austin	TX	78752	Duplex Condos			\$451,000 each		2017		S2K Investments LLC
513 West Croslin, Units 1 & 2	Austin	TX	78752	Duplex Condos			\$359,000 each		2017		S2K Investments LLC
408 Sewanee, Units 1 & 2	Austin	TX	78752	Duplex Condos			\$398,000 each		2016		S2K Investments LLC
1809 Romeria, Units 1 & 2	Austin	TX	78757	Duplex Condos			\$559,000 each		02/2016		FFG 1809 LLC
4305 Jinx, Unites 1 & 2	Austin	TX	78745	Duplex Condos			\$325,000 & \$426,500		05/2016		S2K Investments LLC
2102 Wordsworth, Units 1 & 2	Austin	TX	78704	Duplex Condos			\$940,00 total		10/2015		MDF 2102 LLC
1621 Valeria St.	Austin	TX	78704	Duplex Condos	Condo with Oxford		\$518,000		02/2018		OxVal Condo LLC
2101 Oxford Ave.	Austin	TX	78751	Duplex Condos	Condo with Valeria		\$280,000		2/2018		OxVal Condo LLC
602 W. Northloop, Units 1 &2	Austin	TX	78751	Duplex Condos			\$890,0000 total		07/2015		Austin Infill Builders LP
703 E. 50th St., Units 1 & 2	Austin	TX	78751	Duplex Condos			\$539,00 each		08/2013		Austin Infill Builders LP
2608 Del Curto Rd, Units 1-4	Austin	TX	78704	Single Family			\$450, 000 each		2006-2010		Michael Friedman & Mary Friedman
2610 Del Curto Rd. Unites 1 & 2	Austin	TX	78704	Single Family			\$469,000 each		2006-2010		Michael Friedman & Mary Friedman
2811 Del Curto Rd, Units 1-6	Austin	TX	78704	Single Family			\$469, 000 each, for three;		2013-2014		Michael Friedman & Mary Friedman
215 Uphill Drive	Austin	TX	78741						07/1905		Dario Gonzelez
616 Montopolis	Austin	TX	78741						7/1905		Dario Gonzelez
618 Montopolis	Austin	TX	78741						7/1905		Dario Gonzelez
620 Montopolis	Austin	TX	78741						7/1905		Dario Gonzelez
1428 Lawrence	Austin	TX	78741						07/1905		Dario Gonzelez
406 E. Annie	Austin	TX	78704						07/1905		Will Patterson
4309 Dudley Drive	Austin	TX	78735						07/1905		Greg Hayslett
AESA Prep Academy	Austin	TX	78737						2020-2024		Rick Garza
RacFit Tennis Club	Buda	TX	78610						Under construction		RacFit Investments

Rentals/Held Properties

Street Address	City	State	Zip	Property Type	Purchase Price	Rehab Cost	Current Value	Current Mortgage	Purchase Date	Refi Date	Vesting/Entity Name
2111 Alta Vista Ave.	Austin	TX	78704	Primary Residen	\$ 439,000.00	\$ 250,000.00	\$ 1,541,000.00	\$ 553,779.00	5/20/2006	9/1/2022	Michael & Mary Friedman
9100 Bluff Springs Road	Austin	TX	78744	Investment	\$ 450,000.00	\$ 60,000.00	\$ 1,128,400.00	\$ 340,824.00	11/28/2016	none	Michael & Mary Friedman
2125 State Hwy 71	Cedar Creek	TX	78612	Investment	\$ 10.00	\$ 25,000.00	\$ 669,199.00	\$ 70,888.00	7/13/2016	none	Gin Spring Park, LLC





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PROCORE

Construction Phase

Inabnet Contracting (CA GC #1114346 & FL GC #CGC1534866) will build the project, hire all subcontractors and manage the project using Procore, a construction management software platform. Two Construction Phases: 1) Underground utilities & detention pond and 2) Vertical Construction of six three-story Luxury Homes with walkable roofs/private backyard spaces/pools/garages starting at month 9 and lasting for 12-18 months until month 24. GC Fee decreased to 4% to increase margin for all investors.

TEAM	POINT OF AUTHORITY	CONTACT
Inabnet Contracting	Manager	Alex Inabnet 318-780-6513 alex@inabnet.com
Inabnet Contracting	Senior Advisor	Dan Day 512-845-0020 dan.day@inabnet.com
Inabnet Contracting	Project Manager	Fred Fox 808-420-4447 fred.fox@inabnet.com
Inabnet Contracting	Superintendent	Taylor Wolf 512-799-5936 taylor.wolf@inabnet.com

Total Residential & Miscell Hard Costs	\$7,528,500
GC Fee (4%)	\$301,140
Total Construction Cost	\$7,829,640

Dan Day

Senior Advisor



Taylor Wolf

Lead Superintendent



Fred Fox

Project Manager



- **Seasoned Construction & Real Estate Leader** with over **35 years of experience** spanning custom homebuilding, urban development, and real estate investment in Austin, TX
- Founder & President of Dan Day Homes, Inc. since 2000, overseeing design, development, budgeting, vendor negotiations, and project delivery for single-family and multifamily properties
- **Proven Business & Partnership Builder**, having established multiple LLCs and partnerships, managed HOAs, and developed profitable ventures with favorable returns
- **Strong Technical & Regulatory Expertise**, collaborating with architects, engineers, and city agencies, while holding certifications including Green Builder and maintaining membership with the Austin Board of Realtors and Homebuilders' Association

- **Experienced Construction Leader** with 12+ years in the industry, including roles as Lead Superintendent, Superintendent, Assistant Superintendent, and Field Engineer across large-scale residential, civil, and commercial projects
- **Proven Project Management Expertise** overseeing multimillion-dollar projects (up to \$32M), managing teams, coordinating with contractors, and ensuring compliance with budgets, schedules, and local regulations.
- **Technical and Certification Strengths**: Proficient with Procore, Autodesk Build, and Microsoft Office; holds OSHA 30-Hour, ACI, NICET Level 1, and Nuclear Gauge certifications
- **Strong Leadership & Communication Skills** demonstrated through team supervision, staff training, daily reporting, and collaboration with engineers, architects, and city inspectors

- **Construction Experience**: 6 years in residential construction, Project Manager, overseeing multiple builds from planning through completion.
- **Leadership & Management**: Proven ability to manage teams, coordinate subcontractors, and deliver projects on time and within budget, with a focus on quality and client satisfaction.
- **Military Background**: Retired from the military with 22 years of service, bringing strong leadership, discipline, and problem-solving skills to every project.
- **Personal Interests**: Passionate about spending time with family and giving back to the community through volunteer soccer coaching.

PROJECT TEAM

Developer



Architect



Structural
Engineer



Civil Engineer



Geotechnical
Engineer



Fire
Sprinkler



Traffic Control
Engineer



Interior
Design

slic design

Permit
Expediter

WATERLOO PERMITS

Arborist



Land Use Attorney



General
Contractor



INVESTMENT RAISE #1: Months 1-9

Equity Down Payment	\$1,740,000
Closing Costs for Bridge Debt Loan	\$0
Development Fee (3%)	\$245,355
Non Dutch Debt Interest Reserve: Bridge	\$0
Soft Costs (75%)	\$487,500
TOTAL INVESTMENT RAISE #1	\$2,472,855

INVESTMENT RAISE #2: Months 10-24

Construction Loan Closing Costs	\$397,686
Non Dutch Debt Interest Reserve: Construction (18 Months)	\$763,168
Property Taxes (Estimated)	\$200,000
Soft Costs (25%)	\$162,500
TOTAL INVESTMENT RAISE #2	\$1,523,354

Total Investment Needed: \$3,996,209

Front Elevation Projection



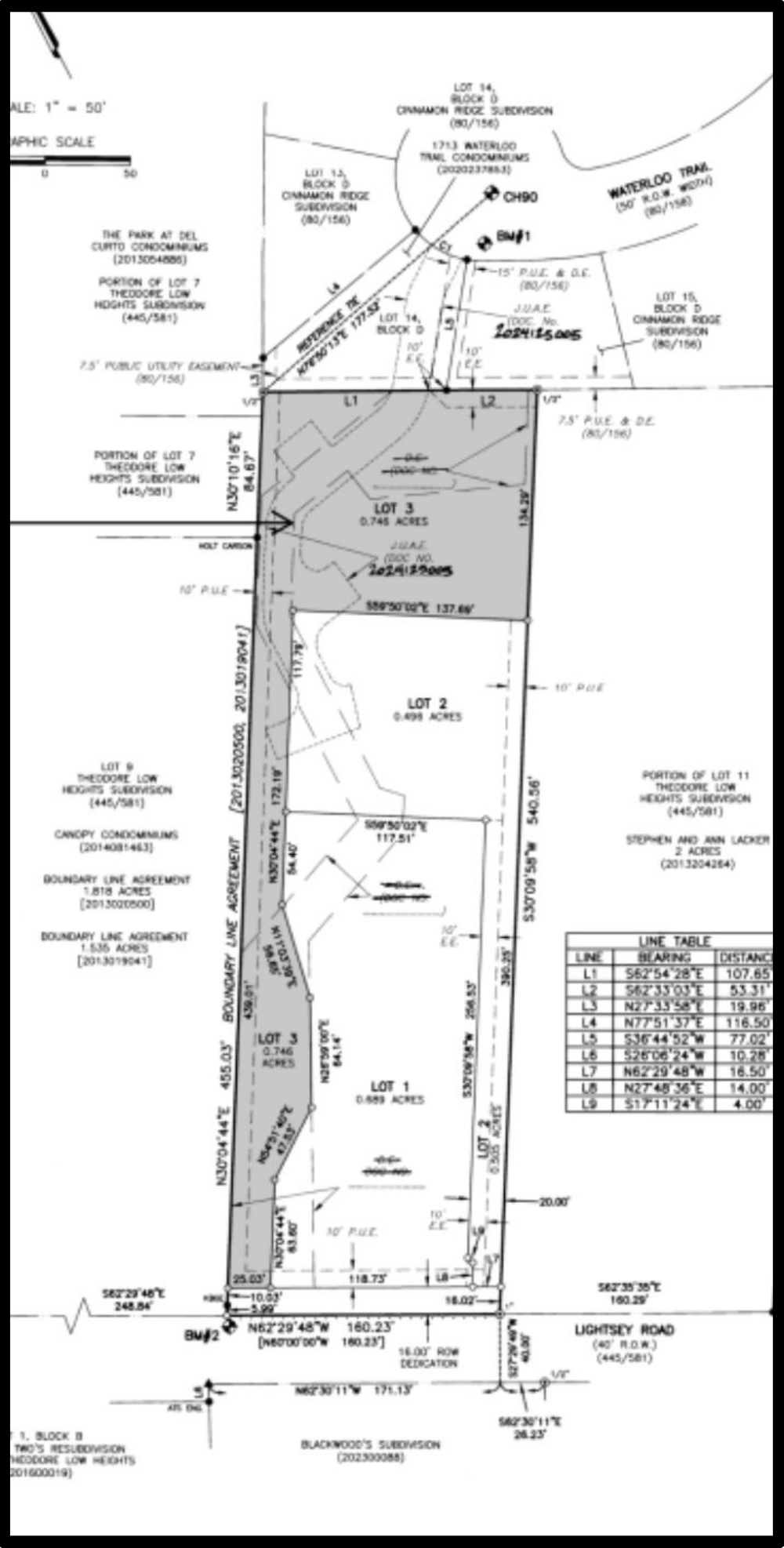
Total Investment Needed	\$4,000,000
(Raise #1: \$2,500,000. Raise #2: \$1,500.000	
Total Projected Hold of Capital	24 Months
Projected Total LP (Class B) Refi Excess Cash (60%)	\$258,110.49
Projected LP (Class B) Split of New Annual Rents (60%)	\$ 514,800.00
Projected LP (Class B) Split of New 10 Yr Rents (60%)	\$ 5,148,000.00
Profit Split	60% to LP's (Class B) 40% to GP's (Class A)
Projected CAP Rate	5.00%
Minimum Investment Unit	\$200,000.00
Rents GP Buyout of LP Terms	Total LP ROI = Minimum 75%
Sale After Stabilization GP Buyout of LP	Total LP ROI = Minimum 100%
Closing Date of Land Acquisition	December 1st, 2025
Target Distributions to LP (Class B)	Month 24: Project Stabilization Months 24-144: Rent Cash Flow

Front Elevation Projection



Total Investment Needed	\$4,000,000 (Raise #1: \$2,500,000. Raise #2: \$1,500.000)
Total Projected Hold of Capital	24 Months
Projected LP (Class B) IRR	32.17%
Projected LP (Class B) ROI	74.82%
LP (Class B) Annualized Preferred Return	15%
Profit Split	60% to LP's (Class B) 40% to GP's (Class A)
Distributions to LP (Class B)	Month 24: Project Stabilization
Minimum Investment Unit	\$200,000.00
Comps	See comps slides
Closing Date of Land Acquisition	December 1st, 2025

Subject Property



TOTAL OVERVIEW:

- **Full Parcel Size (Acres)**
 - Lot 2 = 0.495 acres
 - Lot 3 = 0.75 acres
 - TOTAL = 1.245 acres
- **Full Parcel Size (Sq Ft)**
 - 1.245 x 43,560 = 54,232.20 sq ft
- **Total Buildable**
 - 54,232.20 sq ft x 0.65 FAR = 35,250.93 sq ft

Lot #1 - Not Included in this Development

Lot #2 OVERVIEW:

- **Lot #2 Parcel Size (Acres)**
 - 0.45 acres
- **Lot #2 Parcel Size (Sq Ft)**
 - 0.495 x 43,560 = 21,562.20 sq ft
- **Lot #2 Buildable**
 - 21,562.20 sq ft x 0.65 = 14,015.43 sq ft
- **Lot #2 Buildable (Per Home)**
 - 14,015.43 sq ft / 3 = 4,671.81 sq ft

Lot #3 OVERVIEW:

- **Lot #3 Parcel Size (Acres)**
 - 0.745 acres
- **Lot #3 Parcel Size (Sq Ft)**
 - 0.745 x 43,560 = 32,452.20 sq ft
- **Lot #3 Buildable**
 - 32,452.20 sq ft x 0.65 = 21,093.93 sq ft
- **Lot #3 Buildable (Per Home)**
 - 21,093.93 sq ft / 3 = 7,031.31 sq ft

Address

1713 Waterloo Trail
Austin, TX 78704

Zoning: SF-3

SF-3: Residential Single Family. Can develop three detached single family homes at 0.65 total sq ft of each lot size

Acquisition Cost

\$1,740,000

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**CENTRALLY LOCATED
WITHIN THE MOST
EXCLUSIVE AREA OF
AUSTIN.**



Projected Profit Overview

PRIMARY: REFI TO HOLD (Months 24-144)

Site After Build Value	\$	17,175,000.00
Development Loan Payoff	\$	8,479,640.00
Bank Payoff (50%) w/ Refi Cost (1%)	\$	8,415,750.00
Equity Left In After 50 % Payoff	\$	8,759,250.00
Max Bank Coverage (75%)	\$	12,881,250.00
Total Cash Out Possible at 75%	\$	4,465,500.00
Invested Cash to LP at Month 24	\$	3,996,208.20
Excess Cash Available	\$	469,291.80
LP Profit Split of Excess Cash (60%)	\$	281,575.08
GP Profit Split of Excess Cash (40%)	\$	187,716.72
ABV Net Operating Income w/ PT	\$	858,000.00
Split of New Annual Rents to LP (60%)	\$	514,800.00
Split of New Annual Rents to GP (40%)	\$	343,200.00
ABV CAP Rate w/ PT		5.00%
10 Year Net Operating Income	\$	8,580,000.00
Year 1-10 Rents to LP (60%)	\$	5,148,000.00
Year 1-10 Rents to GP (40%)	\$	3,432,000.00
LP Total Payback	\$	9,425,783.28
LP 10 Year ROI		135.87%

SECONDARY: SALE (Month 24)

Completed Site Value	\$17,175,000
Completed Closing Costs (3%)	\$ 515,250.00
Construction Loan	\$ 8,479,640.00
Total Investment Needed	\$ 3,996,208.20
Funds Post Loan Payback	\$ 8,180,110.00
Preferred Return	15%
Holding Period (Months)	24
LP Interest Profit - Inv #1 & #2	\$ 1,198,862.46
Excess Cash Available	\$ 2,985,039.34
LP Profit Split of Excess Cash (60%)	\$ 1,791,023.60
LP Total Payback	\$ 6,986,094.26
LP ROI	74.82%
LP Extended Internal Rate of Return	32.17%

EXIT STRATEGY

The Company is engaged in an acquisition of two lots of land about 1.24 acres in Central Texas located at 1713 Waterloo Trail, Austin, TX 78704. The Project is going to consist of acquiring both lots, the future development of the land and construction of six three-story Luxury Homes with walkable roofs/private backyard spaces/pools/garages. The Company will work to hold the property at the end of the construction phase and work to 1) Refinance to hold on to the end product to promote to tenants as the main goal or 2) bring the new residences to prospective buyers after an approved Condo map is obtained by the City of Austin as the fall back plan. The Company expects there to be cash flow from the 1) refinance of the completed products for rental upon completion of future development & construction, or 2) sale of the new residential units following the approved condo map & construction of the new residences.

Unit Type #1 Future
Single Family Home
Projections

Projected Home After Build Value (x3)	\$3,400,000
Total Sq Ft Per Home (x3)	4,500
Value Per Home Range (x3)	\$3,000,000-\$3,600,000
Market Rate Monthly Rent / bd / ba	\$20,000 / 5 bd / 5 ba

Unit Type #2 Future
Single Family Home
Projections

Projected Home After Build Value (x3)	\$2,325,000
Sq Ft Per Home (x3)	3,500
Value Per Home Range (x3)	\$1,900,000-\$2,500,000
Market Rate Monthly Rent / bd / ba	\$15,000 / 4 bd / 4 ba



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NEW HOME MONTHLY RENT COMPS

Within 2 miles to
1713 Waterloo
Austin, TX 78704

2902 Oak Park Dr
Austin, TX 78704

Rent Per Month: \$15,000
4 bd / 3 ba / 3,197 sqft

1904 Paramount Ave
Austin, TX 78704

Rent Per Month: \$15,000
4 bd / 4 ba / 3,302 sqft

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NEW HOME SALES COMPS

Within 2 miles to
1713 Waterloo
Austin, TX 78704

1805 Westridge Dr
Austin, TX 78704

Sold Price: \$3,200,000
Sold Price Per Foot: \$1,062
4 bd / 4 ba / 3,012 sqft

2022 Ford St
Austin, TX 78704

Sold Price: \$2,425,000
Sold Price Per Foot: \$930
4 bd / 3 ba / 2,605 sqft

2604 Foxglen Dr
Austin, TX 78704

Sold Price: \$2,670,000
Sold Price Per Foot: \$918
5 bd / 3.5 ba / 2,910 sqft

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THANK YOU

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