



LIGHT YEAR CAPITAL

LSCRE

# Tiburon Apartments

320-Unit Multifamily | Built 2007 | Houston, TX



LIGHT YEAR CAPITAL

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# Light Year Capital Team



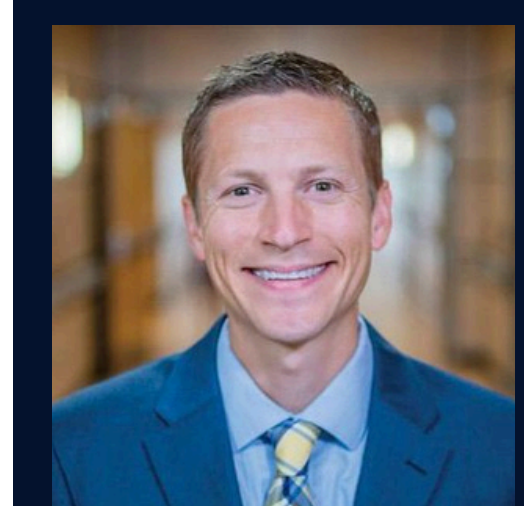
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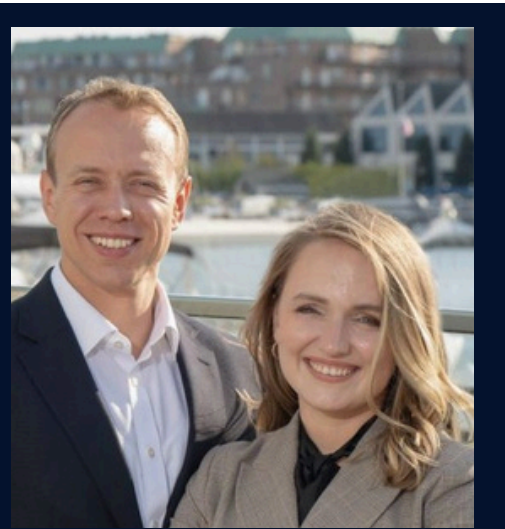
**Chirag Chaudhari**  
Emergency Medicine



**Nicole Pele**  
Pathology



**Jeremy Riehm**  
Orthopedics & Sports  
Medicine



**Sergii Rakhuba &  
Alina Rakhuba**  
Hospital Medicine



**Shetal Shah**  
Tech Executive, Real Estate  
Investor



**Vidya Aluri**  
Endocrinology



**Jimmy Pham**  
ENT Surgery

# Light Year Capital & Partners | At a Glance

**2024**

Year Founded

**116%**

Internal Rate of Return  
Following Partial Land  
Sale

**>\$70M**

Capital Invested

**3696**

Acres Owned

**10**

Projects Executed

**>\$5M**

Distributed to Investors

**0**

Losses or Capital Calls

**443**

Investors  
(24% Repeat)

# What We Focused On Before Launch



## **Asset-Level Review**

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- Property financials and rent roll
- Rent and sales comparables
- Debt terms, loan assumption and exit timing



## **Sponsor / Fund Review**

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- Sponsor track record and nearby Houston operating history
- Business plan assumptions: operations collections, concessions, ancillary income, expense control, and targeted renovations

# At a Glance

LSCRE

**2018**

Year Founded

**25.1%**

Average Annual Return

**\$1B+**

Portfolio

**6,000+**

Multifamily Units in Texas

**Monthly**

Distributions & Transparent  
Reporting

**200+**

Vertically  
Integrated Employees

**0**

Losses or Capital Calls

**2,000+**

Investors

# Our Leadership

LSCRE



**Rob Beardsley**  
Founder / CEO



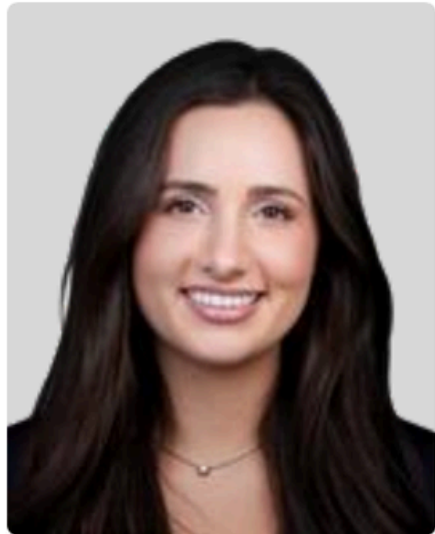
**Inna Beardsley**  
Chief Operations Officer



**Sam Morris**  
Partner



**Craig McGrouther**  
Director of Business Development



**Dasha Beardsley**  
Director of Investor Relations



**Brad Oliver**  
Director of Acquisitions



**Melissa Walraven**  
Director of Operations



**Sawyer Zimmerman**  
Asset Manager



## Vertically Integrated Operations

- 200+ employees
- In-house property / asset management, construction, and accounting
- Hands-on through the life of the investment



## Focused Strategy

- Multifamily acquisitions only; no development or other asset classes
- Exclusive focus on Texas
- High quality properties in prime, growth locations



## Conservative Financing

- Low leverage
- Preference for long-term, fixed-rate debt with full-term interest-only payments
- Prioritizing capital preservation over risky returns



## White Glove Investor Relations

- Preferred return accrues upon funding
- Monthly distributions and reporting by the 20th of each month
- K-1s distributed by March 15
- Less than 24-hour response times



We're a large, vertically integrated firm with a focused strategy that uses conservative debt – because we're long-term investors, not gamblers.”  
– **Rob Beardsley, Founder / CEO**

# Track Record

LSCRE

	Portfolio	Location	Units	Year Built	Acquired	Capitalization
1	Preserve at Copper Springs	Houston, TX	376	2003	Mar 2026	\$67,500,000
2	Whispering Winds	Houston, TX	286	1985	Dec 2025	\$42,525,000
3	Discovery at West Road	Houston, TX	280	2005	Oct 2025	\$48,500,000
4	Vizcaya	Houston, TX	312	2004	Dec 2024	\$57,200,000
5	Lakes at 610	Houston, TX	344	2003	Sep 2024	\$56,414,200
6	Grand Riviera	Dallas, TX	206	1972	Aug 2024	\$39,100,000
7	Preserve at Copperleaf	Houston, TX	240	2003	May 2024	\$38,400,000
8	Regency Grove	San Antonio	335	1986	Feb 2024	\$30,500,000
9	Meritage	Houston, TX	240	2008	Nov 2023	\$45,900,000
10	Beckley	Houston, TX	210	1999	Oct 2023	\$34,100,000
11	Highland	Houston, TX	216	1994	Oct 2023	\$32,950,000
12	Azul	Houston, TX	90	2020	Jul 2023	\$13,600,000
13	Candlelight Park	Dallas, TX	128	1980	Mar 2023	\$18,500,000
14	Madison at Bear Creek	Houston, TX	180	1982	Nov 2022	\$26,000,000
15	Briar Court	Houston, TX	201	1972	Sep 2022	\$33,200,000
16	5 Oaks	Houston, TX	228	2008	Aug 2022	\$37,300,000
17	Timberwalk	Houston, TX	300	1983	Jul 2022	\$39,500,000
18	Broadstone Briar Forest	Houston, TX	342	1983	Apr 2022	\$55,400,000
19	Parc at Champion Forest	Houston, TX	232	2000	Feb 2022	\$34,600,000
20	Encore on the Bay	Houston, TX	297	1970	Dec 2021	\$40,500,000
21	Hollister	Houston, TX	156	1976	Oct 2021	\$19,455,000
22	Solano	Houston, TX	262	1966	Jul 2021	\$28,000,000
23	The Landing at Pinewood Park	Lubbock, TX	228	1971	Apr 2021	\$12,000,000
24	Creekside North	Texarkana, TX	104	1975	Jan 2020	\$5,075,000
25	Creekside South	Texarkana, TX	196	1973	Aug 2019	\$7,200,000
	<b>Total</b>		<b>5,988</b>			<b>\$863,419,200</b>

	Sold Assets	Location	Units	Acquired	Sold	Capitalization	Sale Price	Gross AAR
1	Verandas at Bear Creek	Houston, TX	160	Jun 2019	Apr 2022	\$12,800,000	\$17,500,000	31.9%
2	Cranbrook Forest	Houston, TX	261	Jul 2018	Dec 2021	\$17,900,000	\$22,100,000	19.8%
	<b>Total</b>		<b>421</b>			<b>\$30,700,000</b>	<b>\$39,600,000</b>	<b>25.1%</b>



**Preserve at Copperleaf**  
240 Units – Houston, TX

**45.0%**

Cash-out Refinance in 13 Months

Acquired in May 2024, Preserve is a well-located Class B+ asset purchased at a significant discount. Within the first year of ownership, LSCRE increased NOI by over 30%.

[Link to Full Case Study](#)



**Verandas at Bear Creek**  
160 Units – Houston, TX

**31.9%**

Average Annual Return

LSCRE purchased the property at 80% occupancy and, through hands-on operations, increased occupancy to over 95%, resulting in a lucrative sale after ~3 years.

[Link to Full Case Study](#)



**Cranbrook Forest**  
261 Units – Houston, TX

**19.8%**

Average Annual Return

Cranbrook Forest was a deep value-add project that involved crime mitigation, addressing deferred maintenance, renovating interiors, and re-tenanting the property.

[Link to Full Case Study](#)

# Houston by the Numbers

LSCRE

**#1**

US Metro for projected job growth from 2025-2029 - 172,000 new jobs will be created *(Moody's)*

**#1**

US metro for forecasted population growth - 496,000 more people are expected to move to Houston by 2029 *(Moody's)*

**#2**

Houston's rank for projected net migration among top 20 U.S. metros *(2025–2029, Moody's)*

**20.5%**

Projected rent-to-income ratio — Houston **ranks #3** in rental affordability among top metros

**26 Fortune 500 HQ**

Ranks 3rd in the US behind only New York and Chicago

**1.6%**

Units under construction in Houston — lowest Houston supply in 8 years *(CoStar)*

# Location, Location, Location

LSCRE

## Northwest Houston



## Major Tech Investment in Northwest Houston

Less than 2.5 miles from the \$600M Foxconn AI manufacturing campus at Fairbanks Logistics Park, the production partner for Apple and Nvidia's AI servers and Mac mini manufacturing. Apple is doubling its Houston footprint to 500,000 SF and adding a new Advanced Manufacturing Center, creating ~3,000 jobs in 2026.



## Optimal Job Connectivity

Easy access to major thoroughfares, I-290 and Beltway 8, provide residents access to 300,000+ jobs within 20 minutes of the property.

## Cy-Fair ISD

Tiburon is zoned to Cy-Fair ISD schools, the #2 school district in Harris County and #1 for athletics, making it a desirable location for families.

## Ideal Fundamentals

Supply: 28 total units under construction (0.1% of inventory) within a 5-mile radius, laying the groundwork for rent growth.

**New Supply within 5 mi** 28 units (0.1% of inventory)

**Household Income (1 mi)** \$88,791

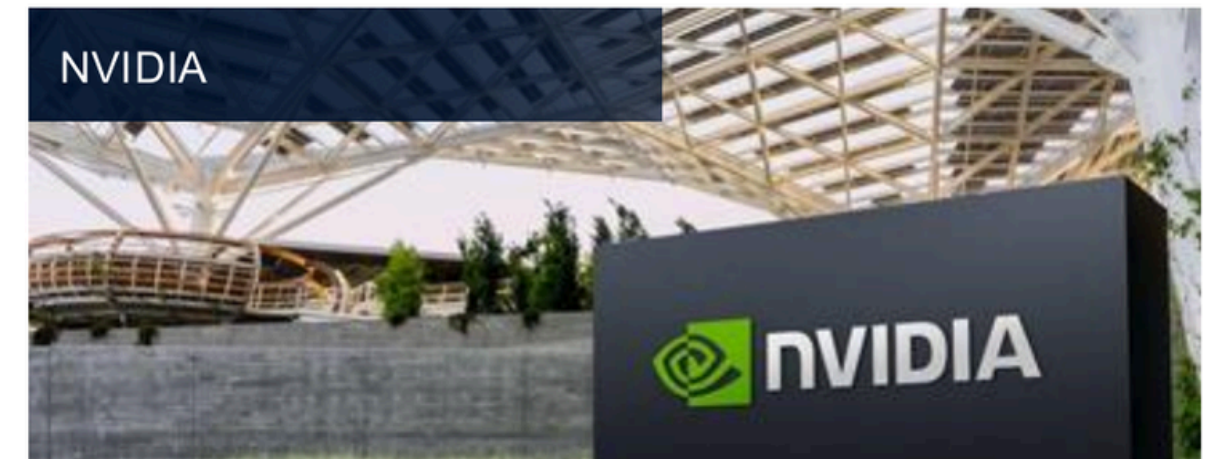
**Median Home Price** \$306,000

**Rent vs Buy\*** \$1,350 vs \$2,640

## Cy-Fair ISD



## NVIDIA



\*Assuming a 20% down payment and 6.5% mortgage

# Location Overview

LSCRE



**UPTOWN/GALLERIA**  
~55,000 employees

**MEMORIAL**  
~47,000 employees

**WESTCHASE DISTRICT**  
56,000+ employees

**ENERGY CORRIDOR**  
~94,000+ employees

**CITYCENTRE**  
50-acre mixed use district  
30+ retailers; 25+ restaurants  
745,000+ SF office space  
149,000 SF Life Time Fitness

**TOWN & COUNTRY**  
&  
43-acre open-air shopping center  
555,000 SF of retail space  
90+ retailers & services

**MEMORIAL CITY MALL**  
~1.7 Million SF  
140+ retailers  
~25 food establishments  
Cinemark Movie Theater  
Ice Skate USA (NHL-sized ice rink)

**JERSEY VILLAGE HIGH SCHOOL**  
3,365 students

HOMES FOR SALE UP TO \$684,900

HOMES FOR SALE UP TO \$1,325,000

**TIBURON**  
apartments

BELTWAY  
8

WESTWILLOW DOG PARK

**ME**  
TEXSCAPE SERVICES

David Weekley Homes

TOWNEPLACE SUITES  
MARRIOTT

Firestone  
COMPLETE AUTO CARE

TACO CABANA

McDonald's

DOLLAR TREE

Pella  
Windows & Doors

Walgreens

RESTAURANT TECHNOLOGIES  
CONTAIN THE KITCHEN CHAOS

Pepperidge Farm  
Clopay  
AllPOINTS

West Rd

BANK OF AMERICA

salata  
SMOOTHIE KING  
POPELLO

H  
Holiday Express

LAQUINTA  
BY WYNDHAM

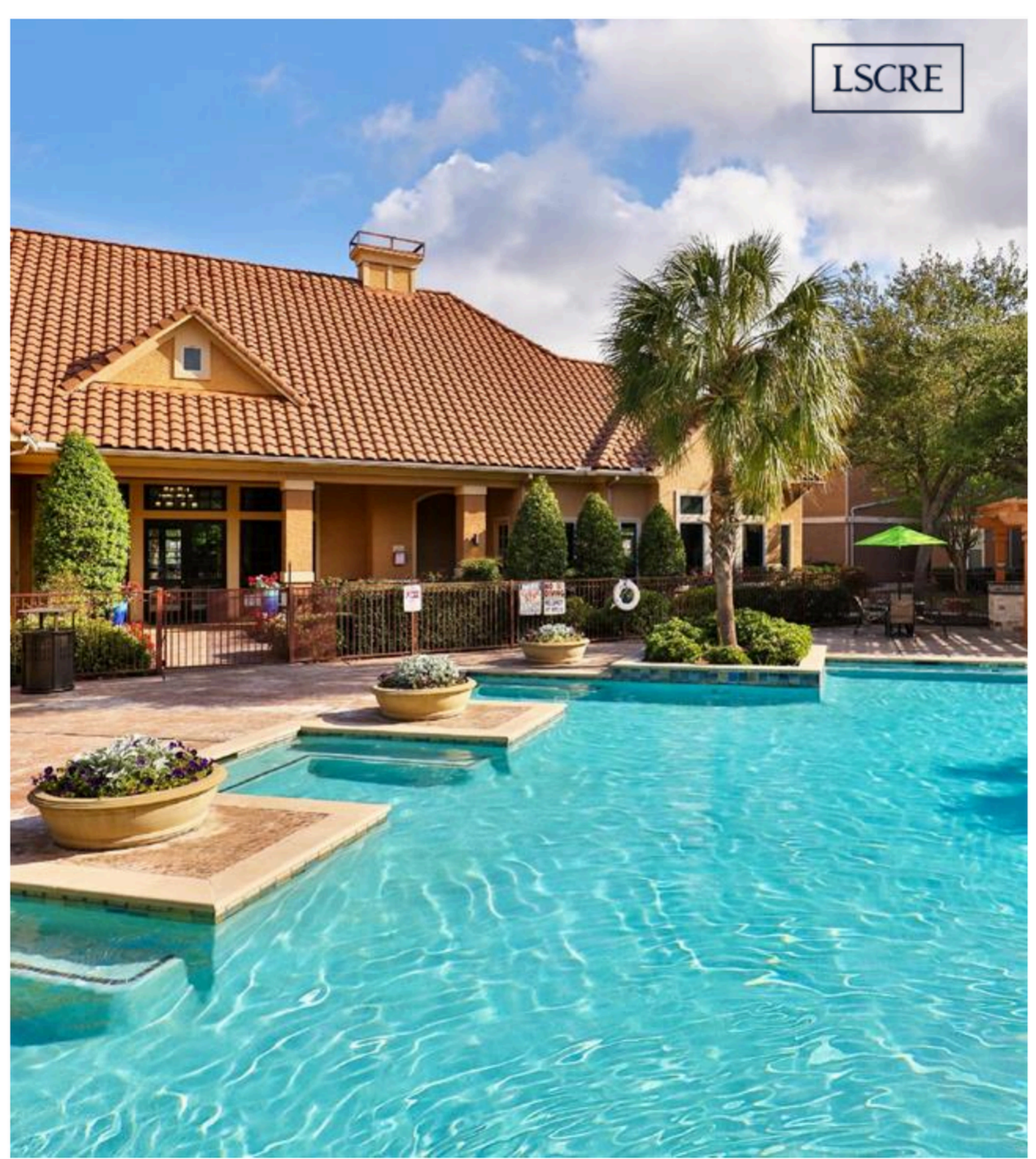
Windfern Rd

Rd

Accu-Tech

BEEL POWER  
Distribution Center

LSCRE





## Original Interiors

- Formica counters, cherry cabinetry, faux-wood plank flooring, brushed nickel fixtures, and light painted walls
- Full-size washer and dryer sets

# Exterior & Amenities

LSCRE



Outdoor Grill



Resident Clubhouse



Swimming Pool



Attached and Detached Garages



Fitness Center



Expansive Courtyard

# Investment Summary

LSCRE

<b>Purchase Price</b>	\$38,000,000 (\$118,750/unit)	<b>CapEx &amp; Reserves</b>	\$4,295,000 (\$13,422/unit)
<b>Senior Loan</b>	\$23,400,000 (56.7% LTC)	<b>Projected AAR / EM</b>	23.9% / 1.72x (3yr Hold)
<b>Total Capitalization</b>	\$44,400,000 (\$138,750/unit)	<b>Average Cash on Cash</b>	5.0%

\*Actual cash-on-cash distributions will be slightly lower as annual administrative expenses are deducted from cash flow prior to investor distributions.

- ✓ LSCRE secured Tiburon at a 23.5%+ discount to recent comps due to our extensive track record and deep-rooted relationships in Houston. The California-based seller is an office-focused investor and Tiburon is the only Houston multifamily asset in his portfolio.
- ✓ The seller's 3<sup>rd</sup> party (mis)management leaves significant "meat on the bone" for a seasoned operator like LSCRE, owning 1,322 units within 5 mi and 2,124 units within a 10-mile radius.
- ✓ LSCRE's local expertise and proven playbooks will unlock a 55%+ NOI increase. Full exterior repainting, amenity upgrades, and platinum interior renovations will transform the property for residents and investors alike.



## KEY INVESTMENT DETAILS

<b>Market</b>	Houston, TX
<b>Year Built</b>	2007
<b>Unit Count</b>	320
<b>Current / Breakeven Occupancy</b>	92.5% / 70.1%
<b>In-Place Rent / Pro Forma</b>	\$1,330 / \$1,330
<b>Average Unit Size</b>	910 SF (\$130.6/FT)

## OVERVIEW

Going-In Cap Rate	4.97%
Year One Cap Rate	5.54%
Stabilized Yield On Cost (Untrended)	7.21%

## FINANCING

Lender	United Mutual of Omaha
Loan Amount	\$23,400,000
LTV / LTC	61.6% / 56.7%
Maturity	May 1, 2030
Interest Rate	5.82%
Amortization	30 Years
Prepayment Penalty	Standard Defeasance
Interest-Only Period	Through May 2027

- ✓ LSCRE will optimize operations by “trimming the fat” on controllable expenses by 21%+. Vertical integration will enable LSCRE to unlock savings through the following in-house operations: make-ready / construction work, valet trash, and streamlining administrative expenses. Economies of scale with 1,322 units within a 5-mile radius will allow for seamless staff sharing and payroll reductions.
- ✓ All units are in classic condition. LSCRE will renovate 80 units to a platinum finish level with quartz countertops, stainless steel appliances, undermount sinks, gooseneck faucets, vinyl plank flooring, and repainted cabinet fronts to achieve ~\$175 effective rent premiums.
- ✓ LSCRE will install bulk Wi-Fi and a package locker to generate an additional \$30+ / month in income.
- ✓ ~3-year, low leverage debt protects downside risk while providing the opportunity to capitalize on the business plan’s value creation through a sale / refinance.

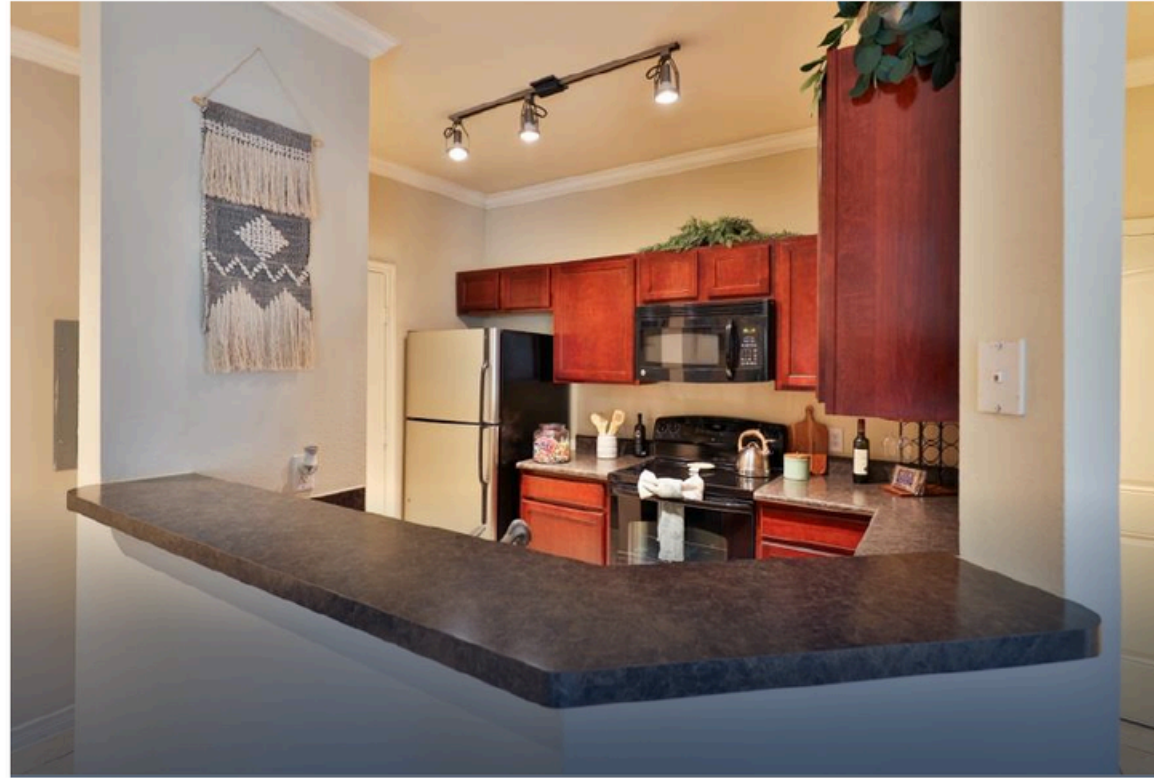
Select Projects	Budget	Per Unit
Interior Upgrades	\$1,080,000	\$13,500
Exterior Paint	\$375,000	\$1,172
Pool Upgrades	\$60,000	\$188
Parcel Locker	\$45,000	\$141



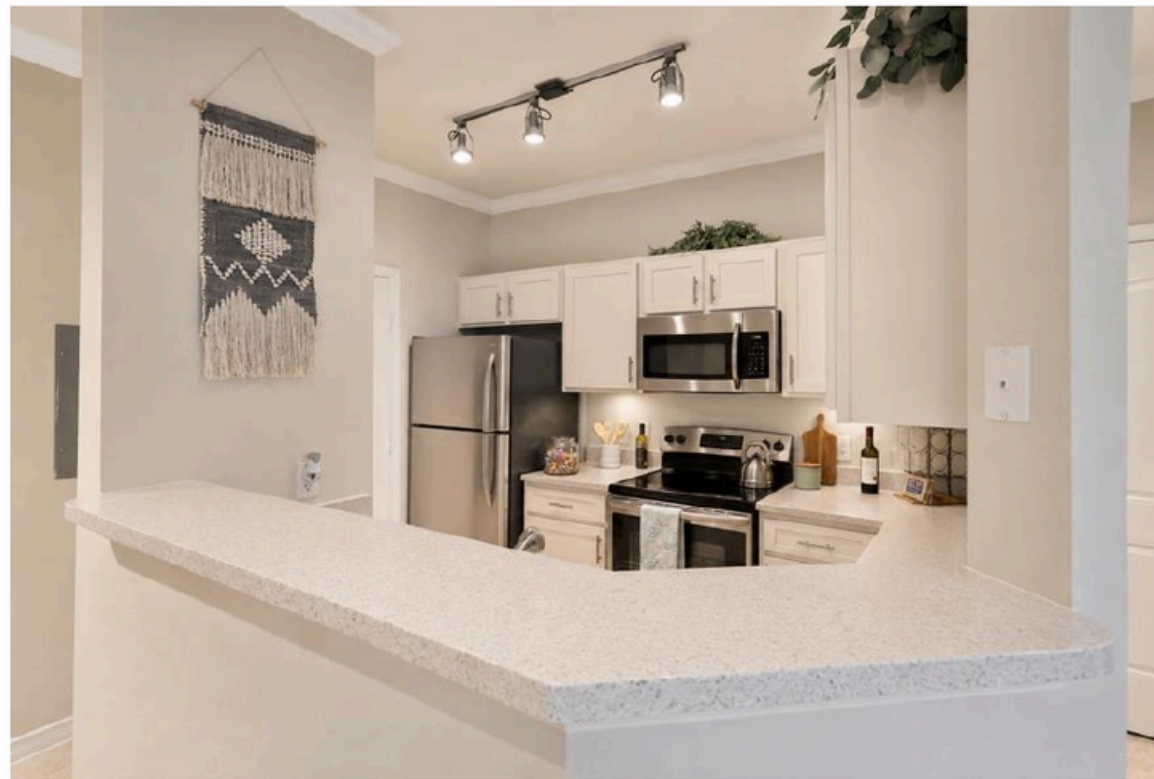
# Platinum Finish Upgrades

LSCRE

BEFORE



AFTER



# LSCRE Houston Footprint

LSCRE



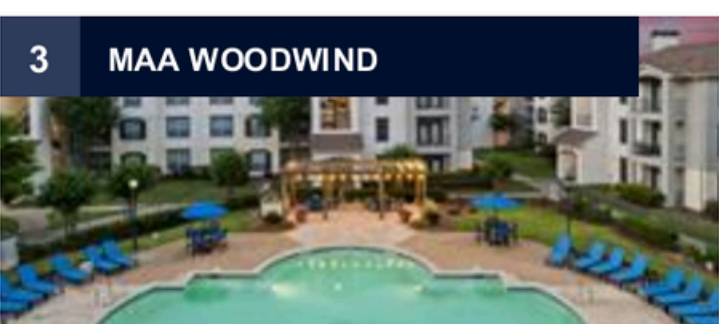
**TIBURON**  
apartments

8989 West Road, Houston, TX 77064

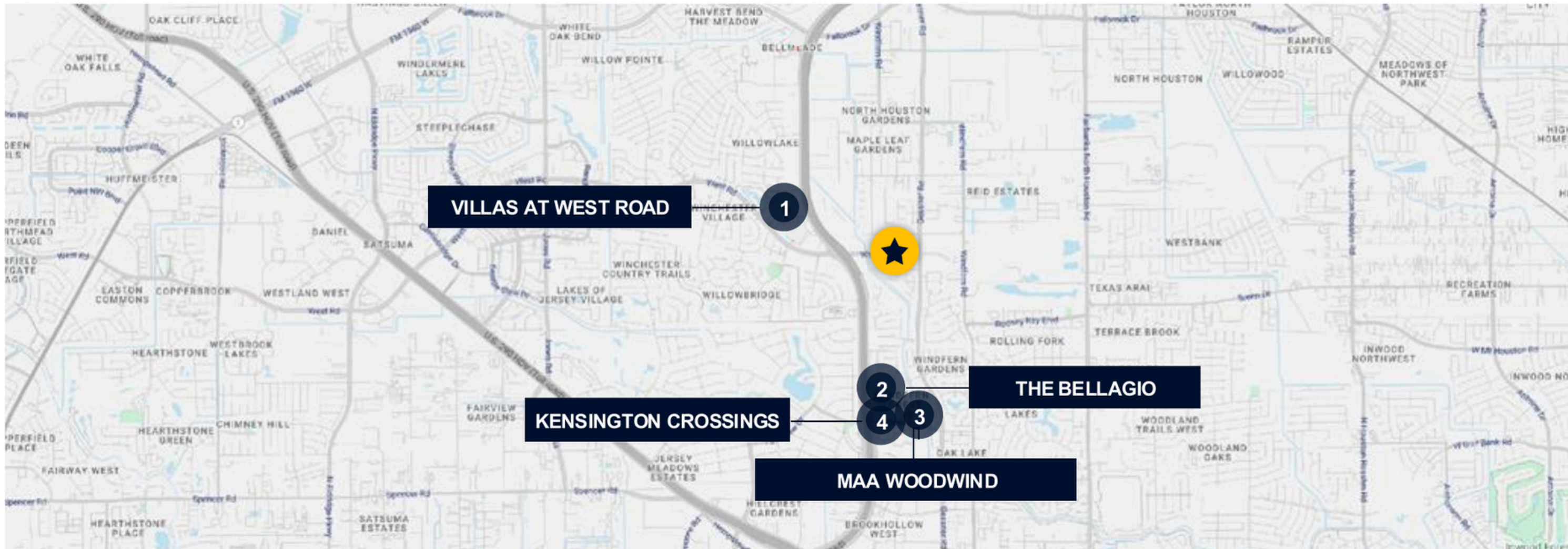


# Rent Comparables

LSCRE



# Property	Year Built	Occupancy	# of Units	Avg. SF	Market Rent	Market Rent PSF
1 Villas at West Road	2006	91%	240	1,140	\$1,634	\$1.43
2 The Bellagio	2003	96%	235	972	\$1,667	\$1.72
3 MAA Woodwind	1999	95%	328	964	\$1,389	\$1.44
4 Kensington Crossings	2003	93%	336	1,000	\$1,467	\$1.47
<b>Averages</b>	<b>2003</b>	<b>94%</b>	<b>285</b>	<b>1,019</b>	<b>\$1,539</b>	<b>\$1.52</b>
Tiburon	2007	92%	320	910	\$1,330	\$1.45



# Sales Comparables

LSCRE

Comp	Year Built	# of Units	Avg Unit Size (SF)	Price/Unit	Price/SF	Sale Date
Comp 1	2003	376	943	\$163,564	\$173	26-Mar
Comp 2	2007	312	904	\$151,000	\$167	25-Dec
Comp 3	2013	380	898	\$158,947	\$177	25-Nov
Comp 4	2009	254	933	\$145,699	\$156	25-Nov
Comp 5	2007	270	1,013	\$156,481	\$161	25-Oct
<b>Averages</b>	<b>2008</b>	<b>318</b>	<b>938</b>	<b>\$155,138</b>	<b>\$167</b>	
<b>Tiburon</b>	2007	320	910	\$118,750	\$130	TBD



**\$155K/unit**

Average Sale Price



**\$36K/unit**

Basis Discount



**5 / 5**

Comps traded within the last 9 months

# Enhanced Investor Economics at a Glance



## How the Economics Flow



### At the Property Level

Income is generated, and required expenses, reserves, and debt service are paid. The remaining cash flow forms the basis for profit distribution.



### At the LSCRE Level

Profits are first allocated according to LSCRE's offering terms.



### Inside the Light Year Capital Fund

- 8% preferred return to LYC investors
- 85/15 split up to 15% IRR
- 70/30 split above 15% IRR



Enhanced terms through LYC aim to improve investor economics before profit sharing begins.



## Key Investor Terms

Minimum Investment	\$50,000
Preferred Return	8% annual preferred return
Projected Hold Period	~3 years, not guaranteed
Projected AAR	23.99%*
Projected Equity Multiple	1.72x*
Cash Flow Profile	Backend-heavy; expected cash flow after stabilization
Investor Eligibility	Verified accredited investors only under Rule 506(c)

### Illustrative Example: \$100,000 Investment

Initial Investment	\$100,000
Estimated Total Distributions	\$172,000*
Estimated Profit	\$72,000*



**Outcome:** Investors benefit from improved economics at two layers before profit sharing begins.

- Projected returns are based on current underwriting assumptions and are not guaranteed.
- Final projections, fees, tax treatment, and investor rights are governed by the offering documents.
- Detailed sponsor-level assumptions available upon request and are provided in the PPM and side letter.

# Expenses

## **LYC Fund-Level Expenses**

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### **Initial Setup Costs:**

- Due Diligence Fee: 2.5% of investment amount
- Internal Setup Expenses: ~\$45,000 one-time startup cost

### **Ongoing Operations:**

- Administrative Expenses: ~\$10,000 annually, withdrawn from yearly cash flow prior to investor distributions

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**The projected returns are net of these expenses and property level expenses**

# Investment Considerations

**Every investment involves risk.**

**We believe transparency is an important part of the investment process.**

<b>KEY CONSIDERATIONS</b>	<b>HOW WE THINK ABOUT THEM</b>
<b>EXECUTION RISK</b> The business plan depends on successful operational improvements, leasing, and renovations.	LSCRE is a vertically integrated operator with multiple nearby Houston assets and experience executing similar value-add business plans.
<b>MARKET RISK</b> Employment trends, local apartment demand, and capital market conditions may affect performance.	Houston continues to benefit from a large employment base, population inflows, and sponsor-reported limited new supply in the immediate area.
<b>EXIT RISK</b> The projected 3-year hold is a target, not a guarantee. Market conditions may result in a longer hold period or a different exit outcome.	The business plan is intended to create flexibility for either a sale or refinance after stabilization, depending on market conditions.
<b>ILLIQUIDITY</b> This is a private investment. Investors should be prepared to hold until a sale, refinance, or other liquidity event.	This opportunity should be viewed as a medium-term private investment rather than a liquid or short-term allocation.
<b>TAX CONSIDERATIONS</b> Projected tax benefits are estimates and will vary based on each investor's individual situation.	Potential benefits may include depreciation-related tax advantages, but investors should review these with their own tax advisor.
<b>NO GUARANTEED RETURNS</b> All projections are based on underwriting assumptions and actual results may differ materially.	We view underwriting as a planning tool, not a promise. Investors should evaluate the opportunity based on both potential return and downside risk.



**We selected this opportunity because, after extensive due diligence, we believe the potential reward appropriately compensates for these risks.**

**Risks are not limited to those listed above. Please review the Private Placement Memorandum for a complete discussion of risk factors**

# Next Steps



1

## Schedule a Conversation

- Discuss the opportunity
- Review fit with your goals and risk tolerance
- Ask questions



2

## Review Offering Materials

- One-pager and deck
- FAQ / Q&A materials
- PPM, Operating Agreement, Subscription Agreement



3

## Complete Portal Process

- Place soft commitment in Cash Flow Portal
- Complete Rule 506(c) accreditation verification
- Sign subscription documents
- Fund by ACH or wire using official portal instructions

## Ongoing Communication



Sponsor / Fund Updates



Distribution Notices, if applicable



K-1 Tax Reporting



Material Update During the Hold Period


# Investment Waterfall - \$100,000 3-Year Illustration

Illustrative example assuming 5% annual operating distributions



## DEFINITIONS

- ✓ **Annualized:** 8% is calculated each year
- ✓ **Cumulative:** unpaid pref carries forward
- ✓ **Compounding:** unpaid pref increases next year's pref base

	Year 1	Year 2	Year 3	Liquidity Event 
Starting pref base	\$100,000	\$103,000	\$106,240	<ol style="list-style-type: none"> <li><b>1</b> First pay remaining accrued pref <b>\$9,739</b></li> <li><b>2</b> Then return original capital <b>\$100,000</b></li> <li><b>3</b> Then split upside 85/15 until 15% IRR</li> <li><b>4</b> Then split 70/30 thereafter</li> </ol>
Pref accrual @ 8%	\$8,000	\$8,240	\$8,499	
Illustrative operating distribution (5%)	\$5,000	\$5,000	\$5,000	
<b>Unpaid pref carried forward</b>	<b>\$3,000</b>	<b>\$6,240</b>	<b>\$9,739</b>	



## WHAT THIS MEANS



Total illustrative operating distributions during hold: **\$15,000**



Remaining accrued pref before promote at exit: **\$9,739**



Return of original capital before promote: **\$100,000**



After pref and return of capital, upside is split 85/15 until 15% IRR, then 70/30 thereafter



Projected operating distributions reduce the amount of pref that compounds



*This is an educational illustration, not a full return forecast or exact distribution schedule.*

# Executive Summary

## 320-Unit Multifamily | Built 2007 | Houston, TX

### Strategic Location

- 1 Houston submarket for vacancy absorption
- No multifamily construction within a 3-mile radius
- 20 min from Apple / Nvidia AI supercomputer campus (3,000+ jobs)

### Exceptional Buy

- Secured Tiburon for a 23.5%+ discount to recent comps
- No renovated units to date - all original
- Out of state seller with this asset being their only multifamily holding. Will allow for expertise in management.

### Track Record

- Houston specialists - \$850M+ Texas multifamily AUM
- Monthly cash-flow distributions
- Proven capital preservation track record
- Redefining industry standards through operational innovations

### Economies Of Scale

- Fully vertically integrated property management & construction
- Close proximity to LSCRE's top-performing asset
- 5,000 door portfolio driving lower management costs



**ESTIMATED EQUITY MULTIPLE**

**1.72x**

**\$100K returns \$172k**

**ESTIMATED HOLD PERIOD**

**3 Years**

**AVERAGE ANNUAL RETURN**

**23.9%**

**MINIMUM INVESTMENT**

**\$50,000**

# Timeline



**JULY 6**

Live to investors



**AUGUST 13**

Target closing



**AUGUST 3**

Funding deadline



Distributions - will begin the first month following the first full month of operations

Open to Accredited Investors Only