



SAPIENT PROPERTY GROUP, LLC

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BLACK HILLS FARM APARTMENT DEVELOPMENT

Sapient Property Group, LLC (“Sapient”) is pleased to announce the Black Hills Farm Apartment Development (“BHFA”) Proposed Offering. BHFA is a proposed 264 unit apartment community to be developed in Gainesville, TX. This development is located in an Opportunity Zone. The site consists of 11.08 acres and is located within the Black Hills Farm Master Planned development which is just a 10 minute drive to WinStar the World’s Largest Casino. The City of Gainesville is a charming community located near I-35 and US Hwy 82 just north of the DFW Metroplex with a population of over 20,000 people. Its manufacturing base consists of oil and gas industry, aerospace, plastics and agriculture. National and International companies call the Gainesville area home. Please see attached for Elevation, location map and site plan and aerial views.

The projected total development costs are \$40,883,081.00. This will be an all cash offering with no debt incurred. The Projected Investor’s IRR is 16.45% with an annualized ROI at 20.57%. Please see attached pro forma for development costs, rent schedule, projected operations, sale calculations and return calculations.

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business plan are reasonable, the company cannot guarantee future results, level of activity, performance or achievements. Anticipated returns or distributions discussed in this flyer are based upon assumptions and are not reflective of past operations of the company.

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