



SAPIENT PROPERTY GROUP, LLC

YELLOW BRICK ROAD

If you like real estate and desire low risk and the possibility of great returns, Sapient Property Group, LLC (“Sapient”) is pleased to present one of our latest offerings, a 35 duplex Build to Rent (BTR) development (70 units) to be located in the Black Hill Farm Master Planned Community of Gainesville, TX. According to the Gainesville EDC the growing city of Gainesville needs over 600 class A housing units now. And the WinStar Casino is even hiring more people. Our project will help fill that need. The Yellow Brick Road development will consist of 35 one bedroom units of 954 square feet and 35 two bedroom units at 1,256 square feet. The one bedroom units will each have a single car garage and the two bedroom units will each have a two car garage. All plans are one level. The development will have a community center consisting of a swimming pool, work out facility and club house. This development is adjacent to our Black Hills Apartment development and will be co-managed by the Apartment management and leasing staff to maximize efficiency.

The site consists of 10+ acres and is zoned for this purpose and it is “shovel ready.” This development is in an Opportunity Zone (with enhanced tax benefits) and is just 10 minutes away from WinStar the World’s largest casino and is located in the city of Gainesville a charming, rapidly growing community with a warm and inviting hometown feel. It is located at I35 and US Hwy 82 at the Red River and just north of the DFW Metroplex. Gainesville’s manufacturing base works in the oil and gas industry, aerospace, plastics and agriculture sectors. National and International companies call Gainesville their home.

The Executive Team of Sapient Property Group has over 100 years of experience acquiring and developing multi-family projects (See Executive Team CV for more info).

Further information on the Yellow Brick Road development, including design, location map, site plan, plat and floor plans can be found in the attached.

The total development cost is \$14,663,966.00. It is anticipated that this project will be **capitalized on an all cash basis with zero debt**, thus reducing the significant risk associated with having debt on a new ground up development project. The projected **IRR to the investor is 16.05%** and the **annualized ROI is 22.65%**. Please consult the attached pro forma for development cost schedule, financial projections and return calculations.

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