

DEVONSHIRE LAKE DALLAS

A Property Class · 140 Units · Built in 2015 · 100% Value-Add Opportunity



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PARTNERS & TEAM



MARIA ZONDERVAN

Maria Zondervan is the managing partner of Blue Vikings Capital, offering investors access to passive real estate opportunities designed to preserve capital, generate tax-efficient income, and build long-term wealth. Maria is an owner, General Partner, or Fund Manager in more than 3,000 units across 7 states. Before inviting others to invest alongside her, Maria puts every deal through a rigorous vetting process – analyzing not only the business plan and property, but also the sponsors and market.



DUSTIN MILES

Dustin Miles is a managing partner at Momentum Multifamily. He has syndicated 18 multifamily deals, totaling more than \$350MM in transactions across two different states and raised over \$108MM in equity. He has overseen 9 transactions that have gone full-cycle and is a seasoned multifamily syndicator and asset manager. Dustin has a passion for helping others and making an impact in the lives of investors, tenants & employees.



HAYDEN HARRINGTON

Hayden Harrington is one of the managing partners at Momentum Multifamily, a commercial real estate group focused on buying institutional quality assets for their investors. Together with his business partner, Dustin Miles, they have \$273MM in AUM and have raised over \$96MM in equity. Hayden has a passion for building teams and creating inspiring places for tenants to live while providing exceptional returns for investors.

OUR TRACK RECORD

\$350M

PURCHASE VOLUME

Our team has acquired over \$350M in assets since 2014 while also buying and operating through a global pandemic and recession.

3,200+

UNITS OWNED

We have owned and operated over 3,237 units across Texas & Oklahoma. We currently have 1,833 units in Houston alone.

9

FULL CYCLED

Our team has full cycled 9 assets with an average equity multiple of over 2X and an average hold period of 3.2 years.

OUR STRATEGY AT A GLANCE



CLASS B/A MULTIFAMILY ASSETS

We focus on quality class B/A multifamily assets that are best suited for a changing environment.



HOUSTON & DALLAS FOCUS

We are based in Texas and buying in Texas. Houston & DFW are our primary targets for investment.



WEEKLY SITE VISITS

Our acquisition strategy must enable us to visit the sites weekly.



EXECUTIVE SUMMARY

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

INVESTMENT PROJECTIONS

CAPITAL STACK

COST SEGREGATION



INVESTMENT SUMMARY

DEVONSHIRE LAKE DALLAS

Dallas, Texas

We are pleased to announce our new investment offering, **Devonshire Lake Dallas** (formerly The Lakeshore in Dallas, Texas). This is an **exciting** investment opportunity that we sourced from our broker relationships in the market. This asset is located in a highly desirable and well-diversified submarket within the Dallas MSA. The property is a well-maintained 2015-build asset that offers a **100% untouched value-add opportunity**.

Originally built in 2015, Devonshire Lake Dallas is a **140-unit** institutional-quality **Class A** multifamily property. Devonshire Lake Dallas is conveniently located in North Dallas, which quickly connects residents to Houston's major employment centers.

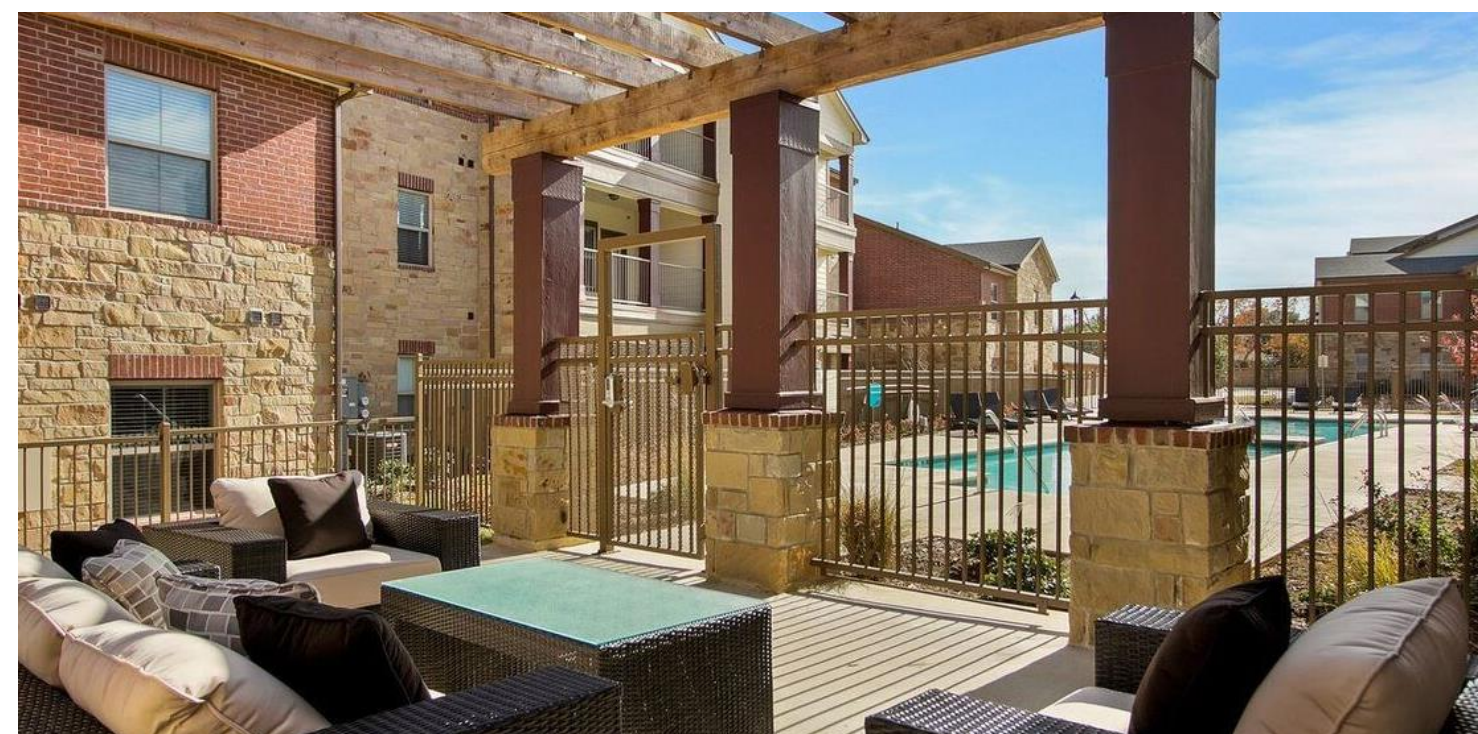
The property is bordered by **strong home values averaging in the 300-500k's**. Additionally, there is an abundance of retail including HEB, Walgreens, CVS, and more. Furthermore, this is a **prime value add** opportunity to implement our professional management team and enhance the asset's performance.



BEST IN CLASS AMENITIES

AMAZING AMENITIES WITH A PRIME LOCATION AND CURB APPEAL IN AFFLUENT SUBMARKET

- 24-hour Fitness Center
- Swimming Pool with Sundeck
- Picnic Areas with Barbecue Grills
- Plenty of space for kids to play
- WiFi at Pool and Clubhouse
- Remote Controlled Access
- Business Center
- Complimentary WiFi & Coffee Bar
- Planned Resident Functions
- Detached Garage Parking
- Attached Garage Parking



DEVONSHIRE LAKE DALLAS

140-UNIT INSTITUTIONAL QUALITY ASSET

Devonshire Lake Dallas provides a prime opportunity for us to install our professional management team to enhance the performance of the asset.

This is an untouched value-add opportunity where we are purchasing the asset **off market at an incredible basis!** This provides us with a prime opportunity to acquire an institutional quality asset well below replacement cost and sales comps in the area. Average sales comps in the immediate area have sold for **25-30% more than our cost basis.**

The asset has been extremely well maintained and is primarily brick construction, so it was built with premium materials. This opportunity has **100% classic interior units** which provides new ownership the opportunity to enhance the units to bring them up to comparable finishes to the comparable properties in the area.

This is a stable, **cash-flowing day 1** asset located in a highly desirable suburban neighborhood in North Dallas.

OFFERING SUMMARY

Purchase Price	\$22,000,000
Unit Count	140
Year Built	2015
Price Per Foot	\$152/FT
Price Per Door	\$157,142
Investor Equity Multiple	2.0X
Hold Period	5 Years
Type	Value-Add
Returns	See Pg. 21
Distributions	Monthly
Expected Dist. Start	1-3 Mo
Rehab Budget	\$1,809,496

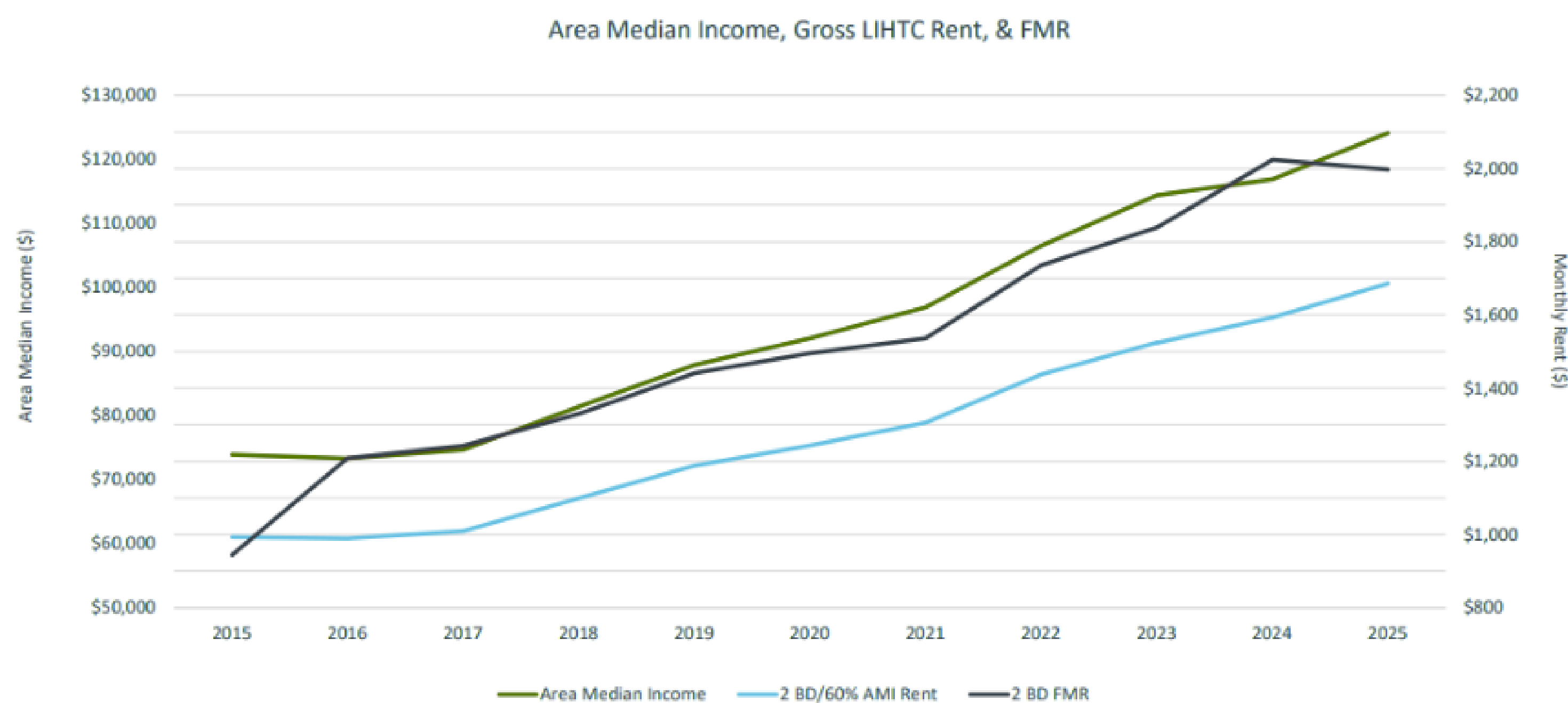
BONUS: 50% TAX ABATEMENT!

DEVONSHIRE LAKE DALLAS

- Only 28 of 140 units (20%) subject to LURA restrictions
- 20 units at 50% AMI
- 8 units at 30% AMI
- LURA expires in 2045 (~20 years remaining)
- 50% of property square footage at 60% AMI

Investor Benefits:

- Lower operating expenses
- Increased cash flow
- Higher DSCR & stronger loan performance
- Reduced downside risk in softer markets
- → Tax savings directly increase investor returns



5yr avg growth: 6.38%

10yr avg. growth: 5.27%





100% UNTOUCHED VALUE-ADD

DEVONSHIRE LAKE DALLAS

We are spending **\$1.8M** in total capex on Devonshire Lake Dallas. This includes approximately \$1.03M for renovating unit interiors and another \$771k on the exterior and amenities. In addition to our capex budget, we will have approximately **\$550K in working capital** to ensure the deal is well capitalized throughout our ownership.

We plan to rebrand the property **Devonshire Lake Dallas** once we close on the asset.

RENOVATIONS PLANNED INCLUDE:

New Signage
New Monument
Interior Upgrades
Parking Lot Maintenance
New Exterior Paint
Renovate Clubhouse
Refresh & Add Amenities

VALUE ADD

The property is currently only 11 years old, so the structure of the property is in great shape and just needs a refresh!

\$1.8M

*Total Reno Budget
Interior & Exterior*

\$1M

Interior Budget

\$563K

Exterior Budget

\$208K

Contingency Capital



Devonshire

LAKE DALLAS

INVESTMENT HIGHLIGHTS

DEVONSHIRE LAKE DALLAS

CASH-FLOWING, STRONG PERFORMING ASSET

- Long-term, consistent ownership in place since 2020 (**6 years**)
- Excellent cash flow with a **low fixed rate HUD loan of 3.18%**!
- Each unit has nine-foot or vaulted ceilings with washers and dryers included
- 2015 construction in Northern Dallas!

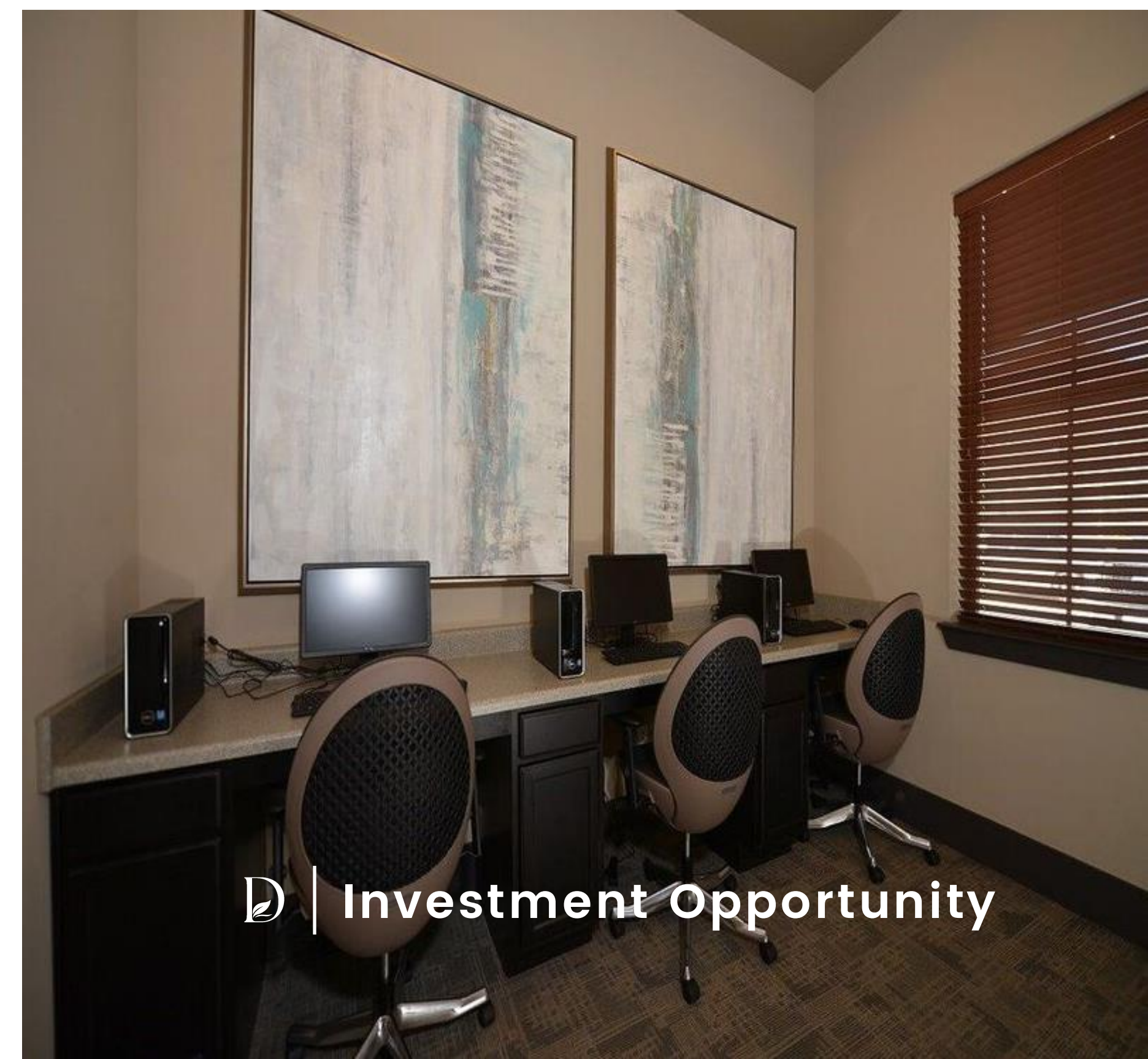
MARKET SUPPORT FOR HIGHER RENTS

- In-place rents below renovated submarket comps, creating clear mark-to-market upside.
- Light interior upgrades support \$100–\$200/unit rent premiums.
- Large **1,000+ SF floor plans** support higher achievable rents.
- Renovated competitors outperform on rents, validating demand for upgraded units.
- Phased upgrades at turnover enable organic income growth with limited disruption.





16



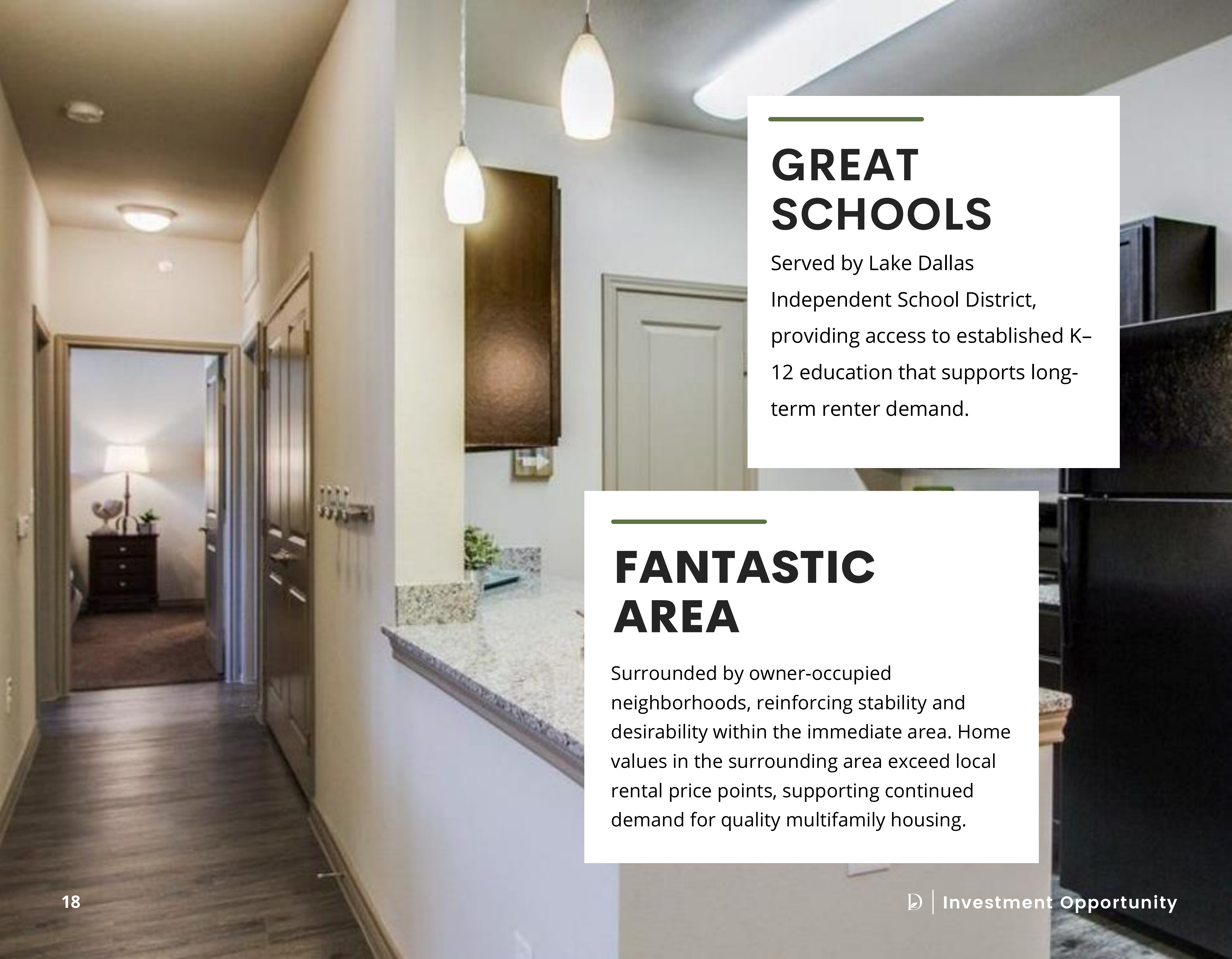
D | Investment Opportunity

LOCATION!

Located in the Dallas–Fort Worth Metroplex, one of the fastest-growing and most economically diverse regions in the U.S. Proximity to Lewisville Lake enhances lifestyle appeal and supports consistent renter demand.

QUALITY ASSET

Constructed in **2015**, Devonshire Lake Dallas has rock-solid bones and is made of premium materials. It is constructed of mainly brick, making it built to last long term and hold up to the elements.



GREAT SCHOOLS

Served by Lake Dallas Independent School District, providing access to established K-12 education that supports long-term renter demand.

FANTASTIC AREA

Surrounded by owner-occupied neighborhoods, reinforcing stability and desirability within the immediate area. Home values in the surrounding area exceed local rental price points, supporting continued demand for quality multifamily housing.



INVESTMENT OVERVIEW

DEVONSHIRE LAKE DALLAS

140

Units

1,029

Avg. Unit Size

2015

Year Built

144,060

Rentable Square Feet

90%

Current Occupancy

7.30

Acres

\$1.23

In-place Rent/Sqft

\$1,269

In-place Rent Per Unit

INVESTMENT PROFORMA

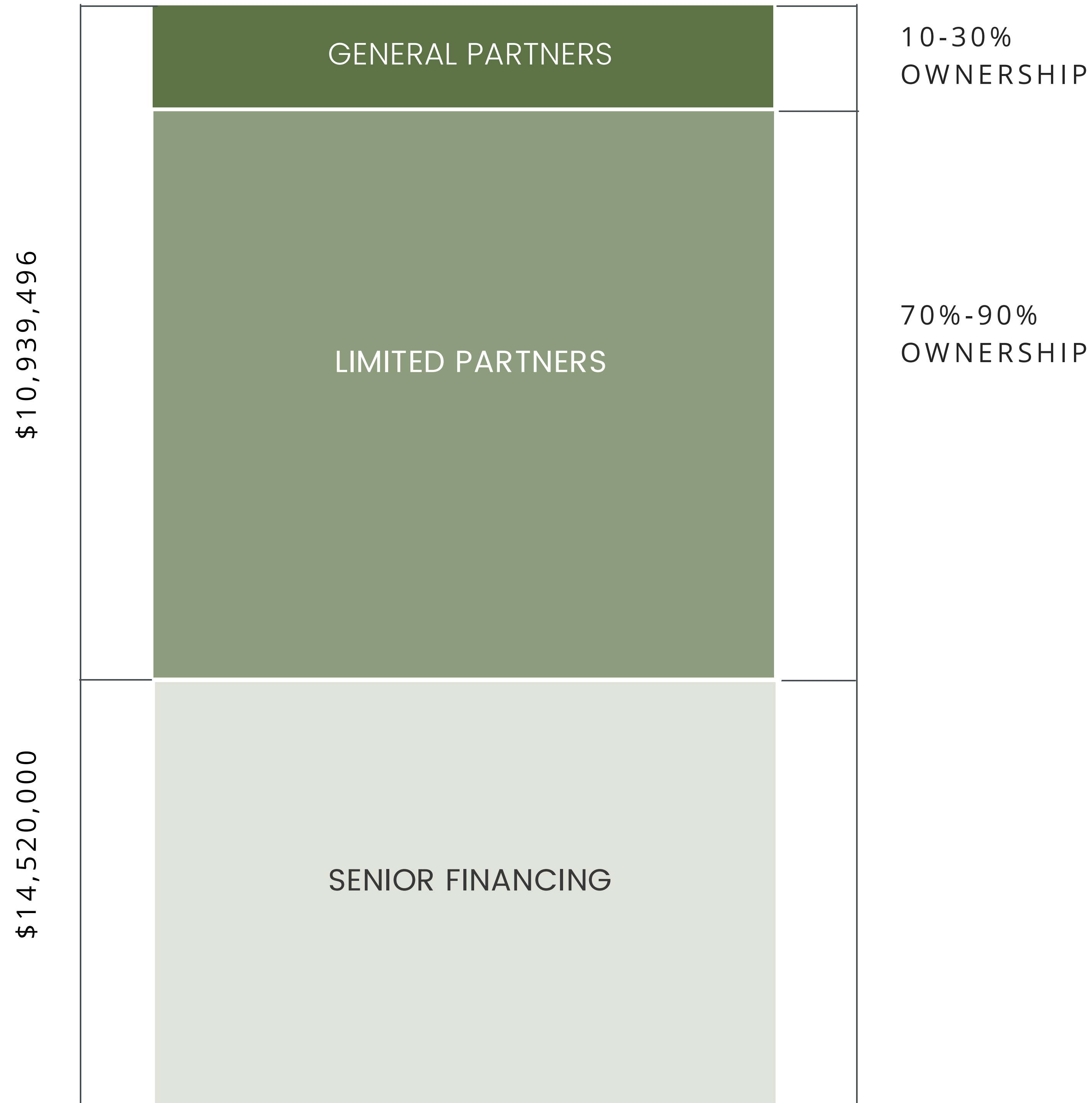
DEVONSHIRE LAKE DALLAS

ACTUALS	INCOME	1	2	3	4	5
\$ 2,558,275	Gross Potential Income	\$ 2,485,583	\$ 2,598,695	\$ 2,733,669	\$ 2,835,059	\$ 2,920,111
\$ (305,560)	- Vacancy	\$ (173,991) -7.00%	\$ (181,909) -7.00%	\$ (164,020) -6.00%	\$ (170,104) -6.00%	\$ (175,207) -6.00%
\$ (489,138)	- Concessions, Loss to Lease, Bad Debt	\$ (24,856) -1.00%	\$ (25,987) -1.00%	\$ (27,337) -1.00%	\$ (28,351) -1.00%	\$ (29,201) -1.00%
\$ (794,698)	Total Vacancy	\$ (295,784) -11.90%	\$ (283,258) -10.90%	\$ (256,965) -9.40%	\$ (266,496) -9.40%	\$ (274,490) -9.40%
\$ 1,763,577	Effective Gross Income	\$ 2,189,799 88.10%	\$ 2,315,437 89.10%	\$ 2,476,704 90.60%	\$ 2,568,564 90.60%	\$ 2,645,620 90.60%
\$ 318,753	Other Income	\$ 328,316 13.21%	\$ 338,165 13.01%	\$ 348,310 12.74%	\$ 358,759 12.65%	\$ 369,522 12.65%
\$ 2,082,330	Total Net Income	\$ 2,518,114	\$ 2,653,602	\$ 2,825,014	\$ 2,927,323	\$ 3,015,143
EXPENSES						
\$ 185,766	Real Estate Taxes	\$ 208,285 \$ 1,488	\$ 214,534 \$1,532	\$ 220,970 \$1,578	\$ 227,599 \$1,626	\$ 234,427 \$1,674
\$ 185,874	Insurance	\$ 112,000 \$ 800	\$ 115,360 \$ 824	\$ 118,821 \$ 849	\$ 122,385 \$ 874	\$ 126,057 \$ 900
\$ 269,394	Utilities	\$ 277,476 \$ 1,982	\$ 285,800 \$2,041	\$ 294,374 \$2,103	\$ 303,205 \$2,166	\$ 312,301 \$2,231
\$ 100,153	Administrative	\$ 31,500 \$ 225	\$ 32,445 \$ 232	\$ 33,418 \$ 239	\$ 34,421 \$ 246	\$ 35,454 \$ 253
\$ 32,154	Leasing & Advertising	\$ 35,000 \$ 250	\$ 36,050 \$ 258	\$ 37,132 \$ 265	\$ 38,245 \$ 273	\$ 39,393 \$ 281
\$ 291,002	Payroll	\$ 274,912 \$ 1,964	\$ 283,159 \$2,023	\$ 291,654 \$2,083	\$ 300,404 \$2,146	\$ 309,416 \$2,210
\$ 49,849	Repairs & Maintenance	\$ 35,000 \$ 250	\$ 36,050 \$ 258	\$ 37,132 \$ 265	\$ 38,245 \$ 273	\$ 39,393 \$ 281
\$ 30,956	Contract Services	\$ 35,000 \$ 250	\$ 36,050 \$ 258	\$ 37,132 \$ 265	\$ 38,245 \$ 273	\$ 39,393 \$ 281
\$ 26,854	Make Ready	\$ 28,000 \$ 200	\$ 28,840 \$ 206	\$ 29,705 \$ 212	\$ 30,596 \$ 219	\$ 31,514 \$ 225
\$ -	Other Expenses	\$ 28,000 \$ 200	\$ 28,840 \$ 206	\$ 29,705 \$ 212	\$ 30,596 \$ 219	\$ 31,514 \$ 225
\$ 92,499	Management Fee	\$ 69,248 \$ 0	\$ 71,326 \$ 509	\$ 73,465 \$ 525	\$ 75,669 \$ 540	\$ 77,939 \$ 557
\$ -	Franchise Tax	\$ 7,248 \$ 52	\$ 7,466 \$ 53	\$ 7,690 \$ 55	\$ 7,920 \$ 57	\$ 8,158 \$ 58
\$ -	Misc #1	\$ 3,500 \$ 25	\$ 3,605 \$ 26	\$ 3,713 \$ 27	\$ 3,825 \$ 27	\$ 3,939 \$ 28
\$ 1,264,501	Total Expenses	\$ 1,145,169 45.5%	\$ 1,179,524 44.4%	\$ 1,214,910 43.0%	\$ 1,251,357 42.7%	\$ 1,288,898 42.7%
\$ 9,032	Expense Per Unit	\$ 8,180	\$ 8,425	\$ 8,678	\$ 8,938	\$ 9,206
\$ 1,123,389	Net Operating Income (NOI)	\$ 1,372,945	\$ 1,474,078	\$ 1,610,104	\$ 1,675,966	\$ 1,726,244

*Our proforma has been extensively vetted by our management company and industry professionals.

THE CAPITAL STACK

DEVONSHIRE LAKE DALLAS



*Subject to final terms

THE INVESTMENT

- Investors will acquire a membership interest in Devonshire Lake Dallas Fund 2026, a Delaware limited liability company (the "FUND").
- The Fund will indirectly own an interest in the Project through its acquisition of a minority ownership interest in Momentum Lake Dallas LLC, a Texas limited liability company (the "Target Company").
- The Manager will receive a 2% due diligence fee based on total capital raised by the Fund.
- The Manager will receive a 0.5% annual management fee



Devonshire Lake Dallas Investor Returns Summary

EQUITY MULTIPLE

2.0x

AVG. ANNUAL CASH
FLOW

6.2%

AVG. ANNUAL RETURN
(AAR)

20.0%

INTERNAL RATE OF
RETURN

16.3%

Investment Opportunity

INVESTMENT PROJECTIONS

Devonshire Lake Dallas Fund 2026 LLC Offering Summary 5 YEAR PROJECTED CASH FLOWS

SAMPLE \$100,000 INVESTMENT:

<i>Projected Member</i>	<i>Investmen</i>	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Total</i>
Cash Flow %*		3.8%	5.5%	6.7%	7.3%	7.9%	
Cash Flow*	(\$100,000)	\$3,798	\$5,523	\$6,735	\$7,318	\$7,862	\$31,236
Return on Sale		\$ -	\$ -	\$ -	\$ -	\$168,932	\$168,932
Investor Total Return	(\$100,000)	\$3,798	\$5,523	\$6,735	\$7,318	\$176,794	\$200,168

<i>Cap Rate</i>	<i>Total Return</i>	<i>IRR</i>	<i>Equity Multiple</i>	<i>Avg. COC*</i>	<i>Annualized</i>
5.00%	\$200,168	16.26%	2.0x	6.25%	20%
Investor Distribution From Cash Flow	8% Preferred to Investors 83% Thereafter				
Member Ownership	83%				

Notes*

- *Excludes proceeds from sale
- **Includes proceeds from sale

Investors have an **8%** preferred return which will accrue over the life of the deal. Cashflow remaining from operations will be paid monthly to investors.

DEBT FINANCING

Principal Balance	\$14,443,892
Loan to Cost	65%
Interest Rate	3.18%
Term (Years)	29
Type	Fixed
Lender	HUD
IO / Amortizing	Amortizing

**Based on preliminary terms & subject to change*

CONSERVATIVE FIXED RATE FINANCING!

FEE DISCLOSURE

We are committed to aligning our interests with our investors. We will be investing over **\$500k+** from the sponsorship team alone into the deal.

	<i>Amount</i>	<i>Notes</i>
Asset Mgmt Fee	2.0%	Percent of total revenue paid monthly to asset manager
Acquisition Fee	2.0%	Percent of purchase price
Sponsor Comp.	10-30%	Distributed cash flow after preferred return to equity investors
	0%	Net sales proceeds prior to 100% of initial capital returned to equity investors
	10-30%	Net sales proceeds after 100% of initial capital returned to equity investors
Equity Investors	8%	Preferred return paid to investors
	83%	Distributed remaining cash flow to investors
	100%	Net sales proceeds until 100% of initial capital returned to equity investors
Refinance Fee	0%	Percent of proceeds from refinance
Disposition Fee	0%	No additional fees at sale

COST SEGREGATION

✓ Investor Example • Sample based on \$100,000

We will be performing a cost segregation study in order to maximize accelerated and bonus depreciation for tax purposes. Based on preliminary estimates from Madison SPECS, if you are to invest the minimum amounts into Devonshire Lake Dallas you could expect to realize a **Year 1** paper loss of approximately the following figures:

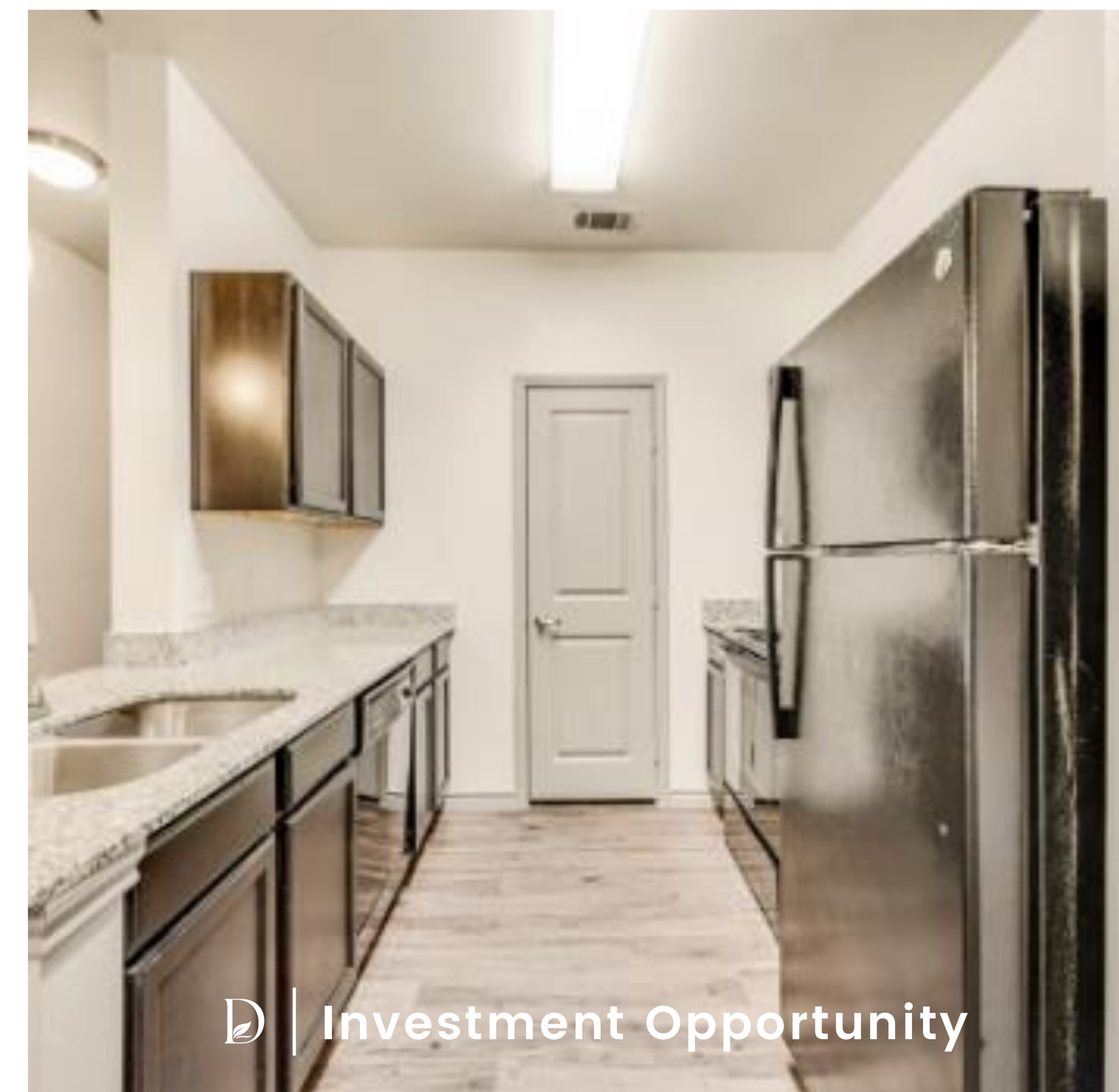
\$100k Investment

\$40K

Estimated Year 1 Paper Loss

40% Yr 1 Loss Ratio + **56%**

or **\$56K** over 5 yrs





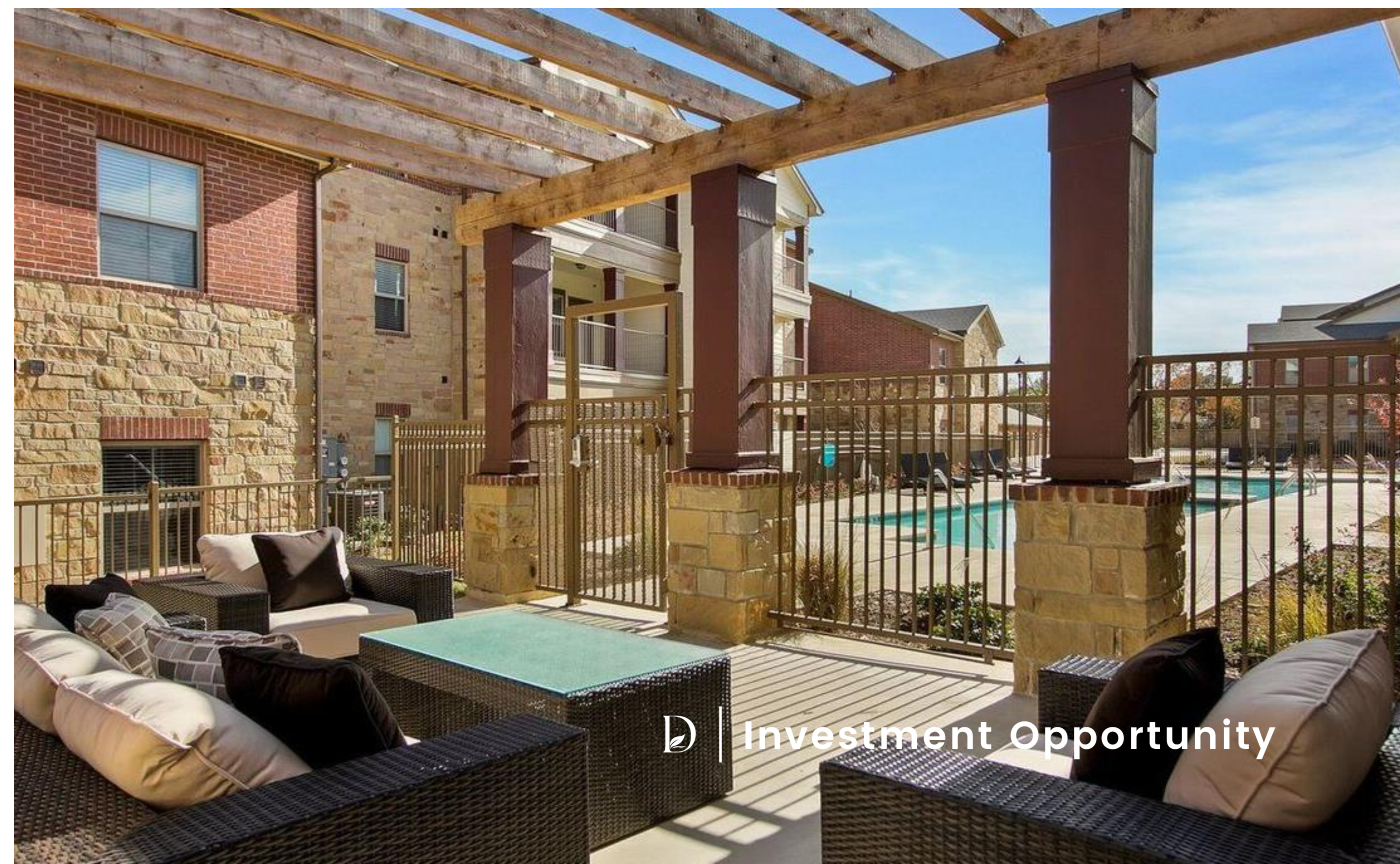
PROPERTY PROFILE

PROPERTY DETAILS

FLOOR PLANS

RENTAL COMPARABLES

SENSITIVITY ANALYSIS





PROPERTY DETAILS

PROPERTY DETAILS

# Of Units	140	Style	Garden-style
Year Built	2015	Number Of Buildings	6 & Clubhouse
Average Eff. Rent / Unit	\$1,269	Foundation	Concrete Slab
Average Eff. Rent / Sq Ft	\$1.23	Roof Tyle	Pitched 30 Yr Shingle
Average Unit Size	1,029 SF	Paving	Concrete paved
Currently Occupied	90%	Wiring	Copper
Net Rentable Area	144,064	Electricity	Individually metered
Exterior	Brick & Stone	Water/Sewer	Submetered
Plumbing	PVC	HVAC	Individual

SITE MAP

DEVONSHIRE LAKE DALLAS

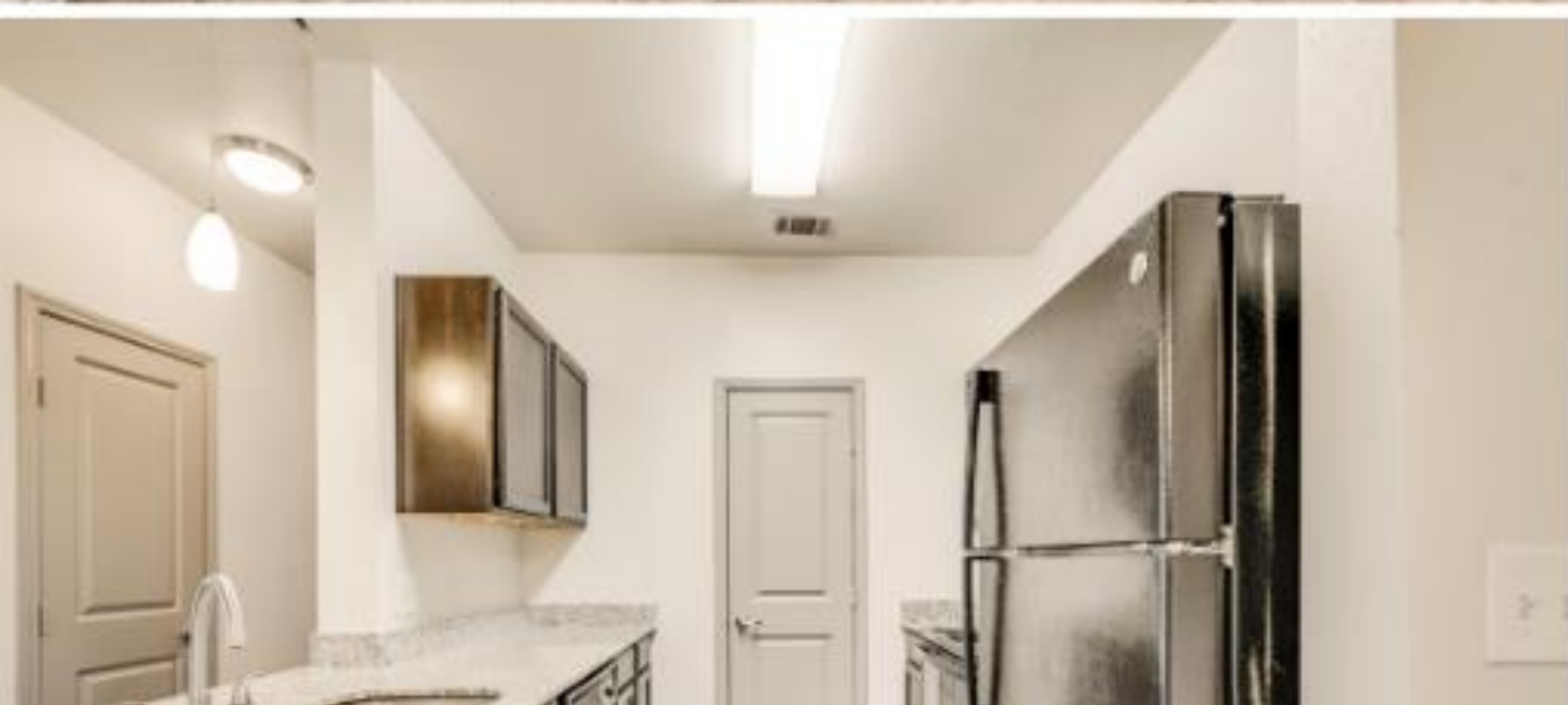


UNIT INTERIOR OPPORTUNITIES

DEVONSHIRE LAKE DALLAS

UNIT AMENITIES

- Ceiling Fans
- Balcony/Patio Storage
- Black & Stainless Steel Appliances
- Brushed Nickel Fixtures
- Desk Nooks
- Dishwasher
- Granite Countertops
- Installed Washer/Dryer
- Microwave
- Private Balcony/Patio
- Walk-In Closets
- Wood-Look Vinyl Flooring



SENSITIVITY ANALYSIS

VACANCY STRESS TEST

<i>Year</i>	<i>Breakeven Occupancy To Year Still Make Debt Service Payments</i>
Year 1	74.9%
Year 2	72.1%
Year 3	68.5%
Year 4	67.3%
Year 5	66.6%





MARKET OVERVIEW

MARKET OVERVIEW

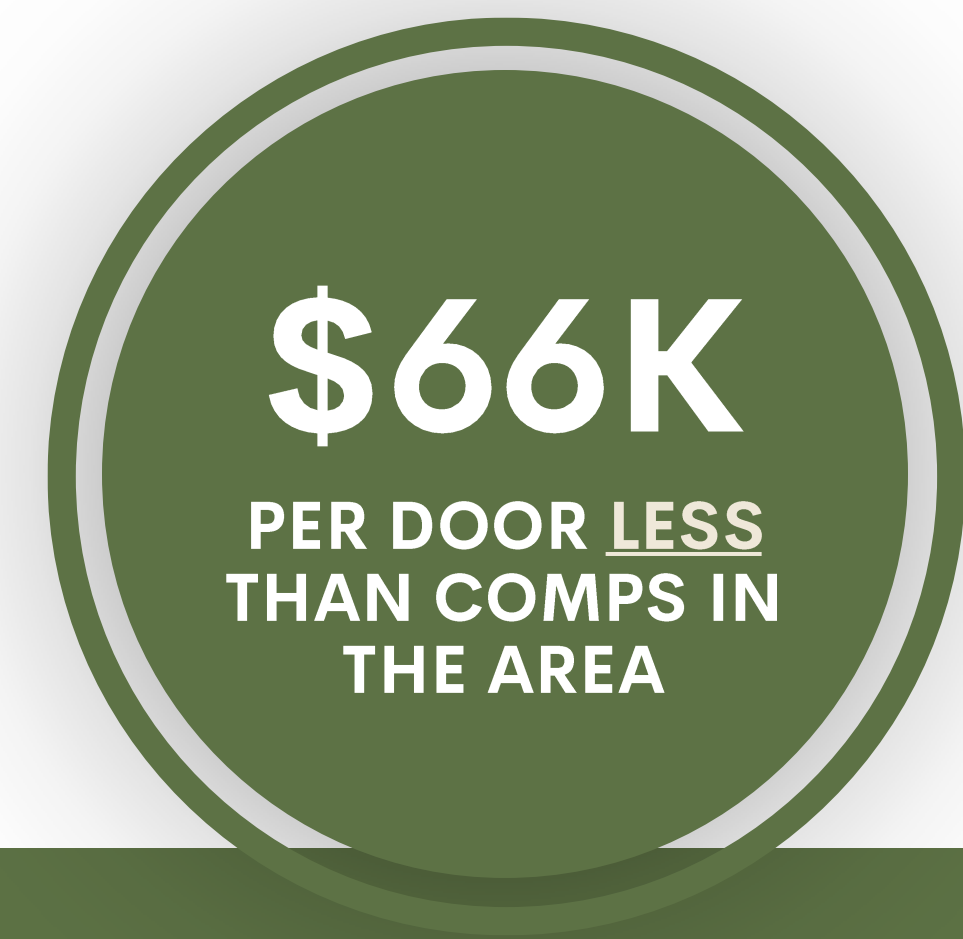
ECONOMIC DRIVERS

EMPLOYERS & JOBS

LOCAL ECONOMY

SALES COMPARABLES

DEVONSHIRE LAKE DALLAS



Closing Name	Address	City	Units	Year Built	Close Date	Sale Price	Sale Price / Unit
Rocklyn at Samuels Ave	637 Samuels Ave	Fort Worth	274	2018	1/23/2025	\$56,250,000	\$205,292
Two99 Monroe	299 Monroe Ave	Roanoke	311	2019	1/30/2025	\$83,000,000	\$266,881
The Alexan	3300 Harry Hines Blvd	Dallas	365	2015	2/1/2025	\$94,000,000	\$257,534
Wyatt at Presidio Junction	2301 Presidio Vista Dr	Fort Worth	348	2010	2/19/2025	\$62,000,000	\$178,161
Cortland Riverside	6032 Travertine Ln	Fort Worth	374	2020	3/11/2025	\$80,500,000	\$215,241
Vista 121	2241 S State Hwy 121	Lewisville	270	2006	4/16/2025	\$59,300,000	\$219,630
Everra Midtown Park	8250 Meadow Rd	Dallas	422	2018	4/16/2025	\$67,000,000	\$158,768
Galleries at Park Lane	8110 Park Ln	Dallas	246	2017	5/21/2025	\$49,700,000	\$202,033
Skyline Farmers Market	835 S Good Latimer Expy	Dallas	340	2016	7/15/2025	\$57,500,000	\$169,118
Crest Manor	940 W Round Grove Rd	Lewisville	600	2010	7/30/2025	\$110,500,000	\$184,167
LTD West Commerce	305 W Commerce St	Dallas	308	2018	8/21/2025	\$62,000,000	\$201,299
Amelia at Farmers Market	999 S Harwood St	Dallas	297	2019	9/1/2025	\$59,800,000	\$201,347
Cortland La Villita	6419 Tranquilo	Irving	306	2008	9/1/2025	\$71,000,000	\$232,026
Cortland Oak Lawn	4210 Fairmount St	Dallas	368	2015	9/1/2025	\$89,000,000	\$241,848
Brady	2728 Cedar Springs Rd	Dallas	299	2016	10/1/2025	\$148,000,000	\$494,983
Trend Design District	1531 Inspiration Dr	Dallas	309	2009	11/1/2025	\$60,564,000	\$196,000
Century Cedar Hill	365 Uptown Blvd	Cedar Hill	354	2015	11/10/2025	\$59,045,350	\$166,795
Average			341	2015		\$74,656,432	\$223,007
Devonshire Lake Dallas	300 E Swisher Rd	Lake Dallas	140	2015		\$22,000,000	\$157,142

DFW
CONVENIENTLY
LOCATED IN NORTHERD
DFW, FOR EASY ACCESS
TO DALLAS OR FT.
WORTH.

Devonshire
LAKE DALLAS

45-MILE

30-MILE

15-MILE

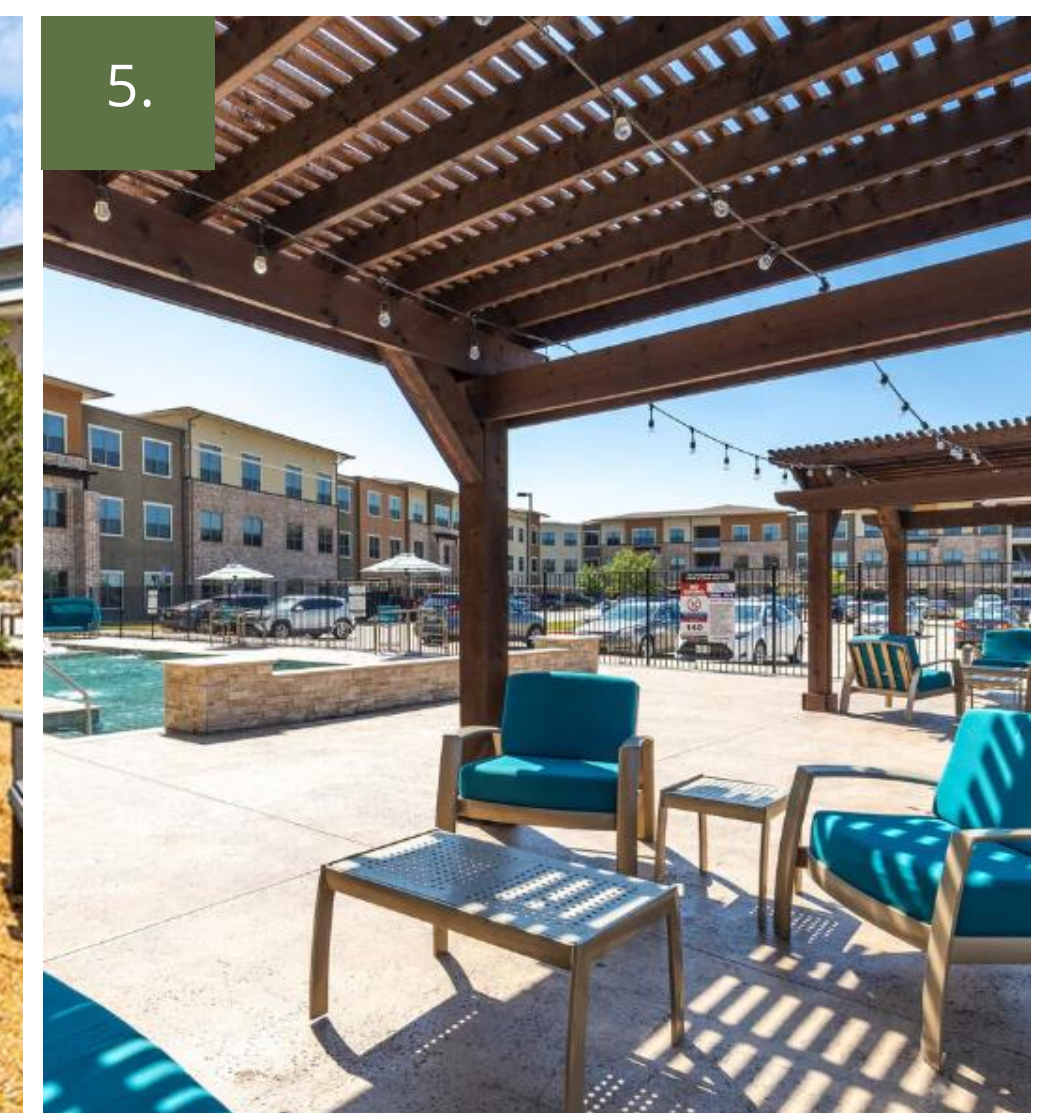
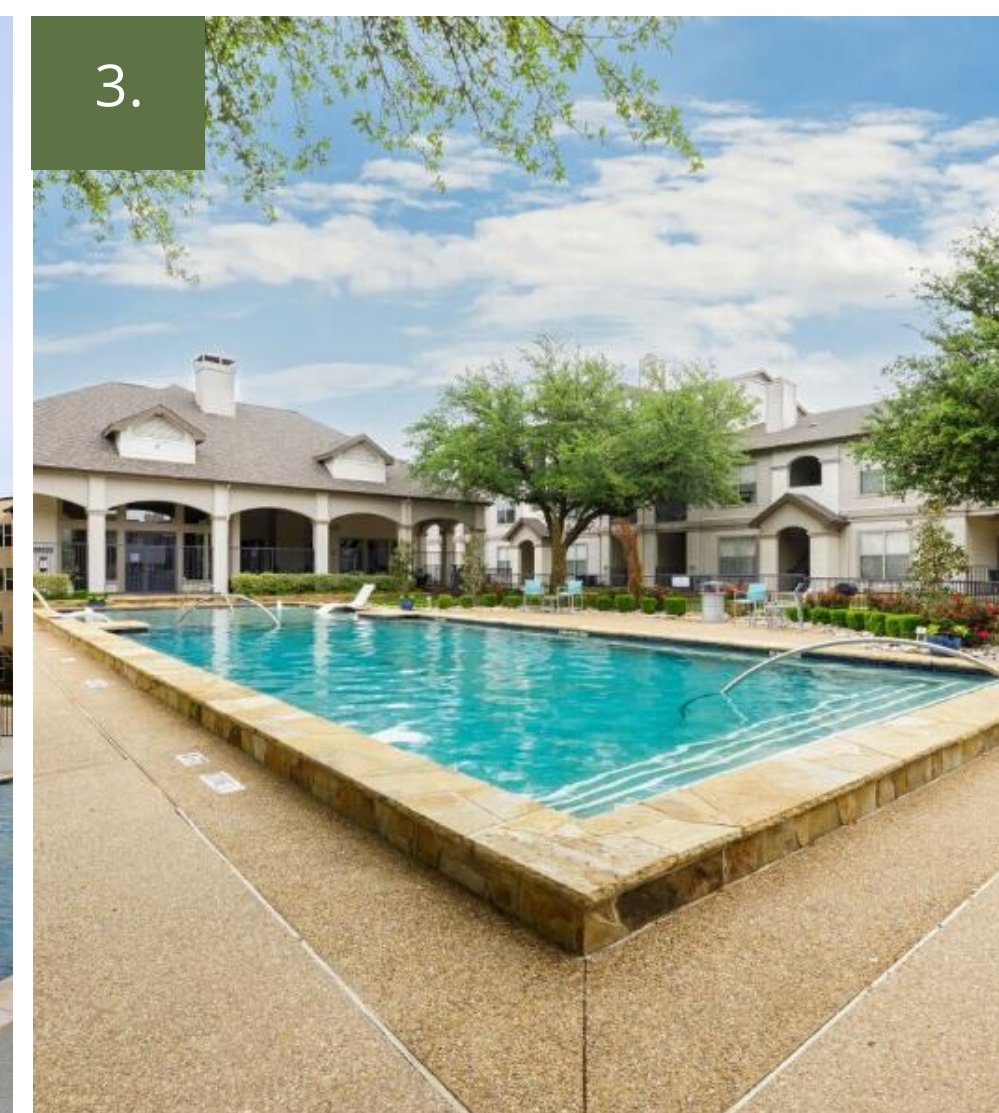
FORT WORTH

DALLAS

RENT COMPARABLES

DEVONSHIRE LAKE DALLAS

PROPERTY	YR BUILT	OCCUPACY	UNITS	UNIT SIZE	EFF. RENT	EFF. RENT SF	SUBMARKET
1. Mansions at Hickory Creek	2014	99%	190	1,117	\$2,098	\$1.91	Lake Dallas
2. Oxford at Lake View	2019	92%	240	979	\$1,664	\$1.72	Lake Dallas
3. Lakes at Lewisville	2001	95%	198	859	\$1,509	\$1.77	Lewisville
4. Hickory Creek Ranch	2018	91%	212	900	\$1,503	\$1.70	Corinth
5. Urban Square	2014	95%	120	867	\$1,536	\$1.82	Denton
Averages	2013	94%	192	950	\$1,662	\$1.78	
Devonshire Lake Dallas	2015	90%	140	1,029	\$1,269	\$1.23	Lake Dallas





ENTERTAINMENT	SHOPPING & RESTAURANTS	PARKS & RECREATION
① Oakmont Country Club	⑥ Albertsons	⑥ Angelina's Mexican Restaurant
② Cinemark Denton 14	⑦ ALDI	⑦ Chipotle Mexican Grill
③ Slick City Action Park	⑧ Walmart Supercenter	⑧ CVS
	⑨ McDonald's	⑨ Kroger
HEALTHCARE	⑩ Starbucks	
④ Medical City Denton	⑪ Whataburger	PARKS & RECREATION
	⑫ Sonic Drive-In	⑫ Corinth Community Park
TRANSPORTATION	⑬ Jack in the Box	⑬ Corinth Farms Park
⑤ Lakeview Airport	⑭ Chick-fil-A	⑭ Willow Grove Park
	⑮ Dollar General	HIGHER EDUCATION
		⑮ University of North Texas

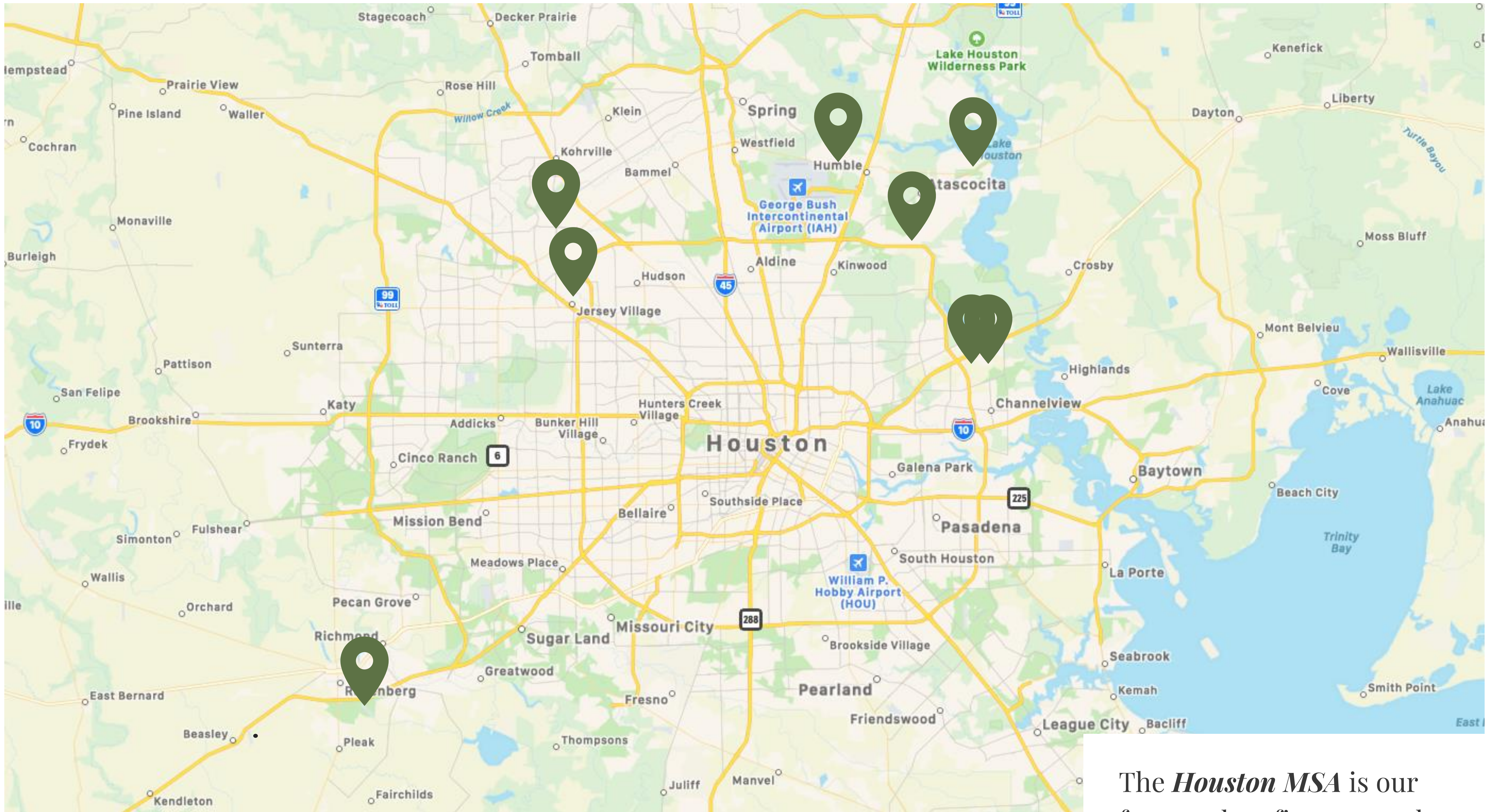


CURRENT PORTFOLIO

OVERVIEW

BUSINESS PLAN

EXAMPLES



The *Houston MSA* is our focus to buy first gen. value-add assets.

SCALING SMART

Our focus is growing our portfolio in areas that we know well and those that we can manage well too. Our hands-on approach means we are focused in scaling the portfolio in certain regions before turning our attention elsewhere. This allows us to hire local asset managers and build the portfolio in a way that we can deliver exceptional returns for our investors.

📍 Owned Assets 📍 Coming Soon

40

📍 | Investment Opportunity

THE HENRY AT LIBERTY HILLS



PROPERTY DETAILS

# OF UNITS	228
YEAR BUILT	2012
LOCATION	Houston, TX
PROPERTY CLASS	A-

This asset is located in northeast Houston, Tx right at the intersection of Beltway 8 and Highway 90. The Henry at Liberty Hills is a 228-unit complex that we purchased in January of 2021.

The business plan was to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.

THE HENRY AT DEERBROOK



PROPERTY DETAILS

# OF UNITS	360
YEAR BUILT	2007
LOCATION	Humble, TX
PROPERTY CLASS	A-

This asset is located in Humble, Tx right at the intersection of 1960 and Highway 69. The Henry at Deerbrook is a 360-unit complex that we purchased in December of 2021.

The business plan was to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.

THE HENRY AT ROSENBERG



PROPERTY DETAILS

# OF UNITS	184
YEAR BUILT	2003
LOCATION	Rosenberg, TX
PROPERTY CLASS	A-

This asset is located in Southwest Houston, Tx right off of Highway 69. The Henry at Rosenberg is a 184-unit complex that we purchased in **August of 2022**.

The business plan is to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.

THE HENRY AT JONES ROAD



PROPERTY DETAILS

# OF UNITS	114
YEAR BUILT	2013
LOCATION	Cypress, TX
PROPERTY CLASS	A-

This asset is located in Northwest Houston, Tx right between Highways 290 & 249.

The business plan is to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.



THE HENRY AT WOODLAND HILLS

PROPERTY DETAILS

# OF UNITS	257
YEAR BUILT	2013
LOCATION	Humble, TX
PROPERTY CLASS	A-

This asset is located in Northeast Houston, Tx right off of Beltway 8. The Henry at Woodland Hills is a 257-unit complex that we purchased in **August of 2023**.

The business plan is to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.



THE HENRY AT LAKE HOUSTON

PROPERTY DETAILS

# OF UNITS	296
YEAR BUILT	2019
LOCATION	Humble, TX
PROPERTY CLASS	A

This asset is located in Northeast Houston, Tx in the Humble/Atascocita submarket. The Henry at Lake Houston is a 296-unit complex that we purchased in **December of 2023**.

The business plan is to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.

THE HENRY AT RANCHSTONE



PROPERTY DETAILS

# OF UNITS	148
YEAR BUILT	1993
LOCATION	Cypress, TX
PROPERTY CLASS	B+

This asset is located in Northwest Houston, Tx right off of Jones Rd & West Rd. The Henry at Ranchstone is a 148-unit complex that we purchased in **July of 2024**.

The business plan is to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.

THE HENRY AT NEW FOREST



PROPERTY DETAILS

# OF UNITS	246
YEAR BUILT	2018
LOCATION	Houston, TX
PROPERTY CLASS	A

This asset is located in Northeast Houston, Tx. The Henry at New Forest is a 246-unit complex that we purchased in **September of 2025**.

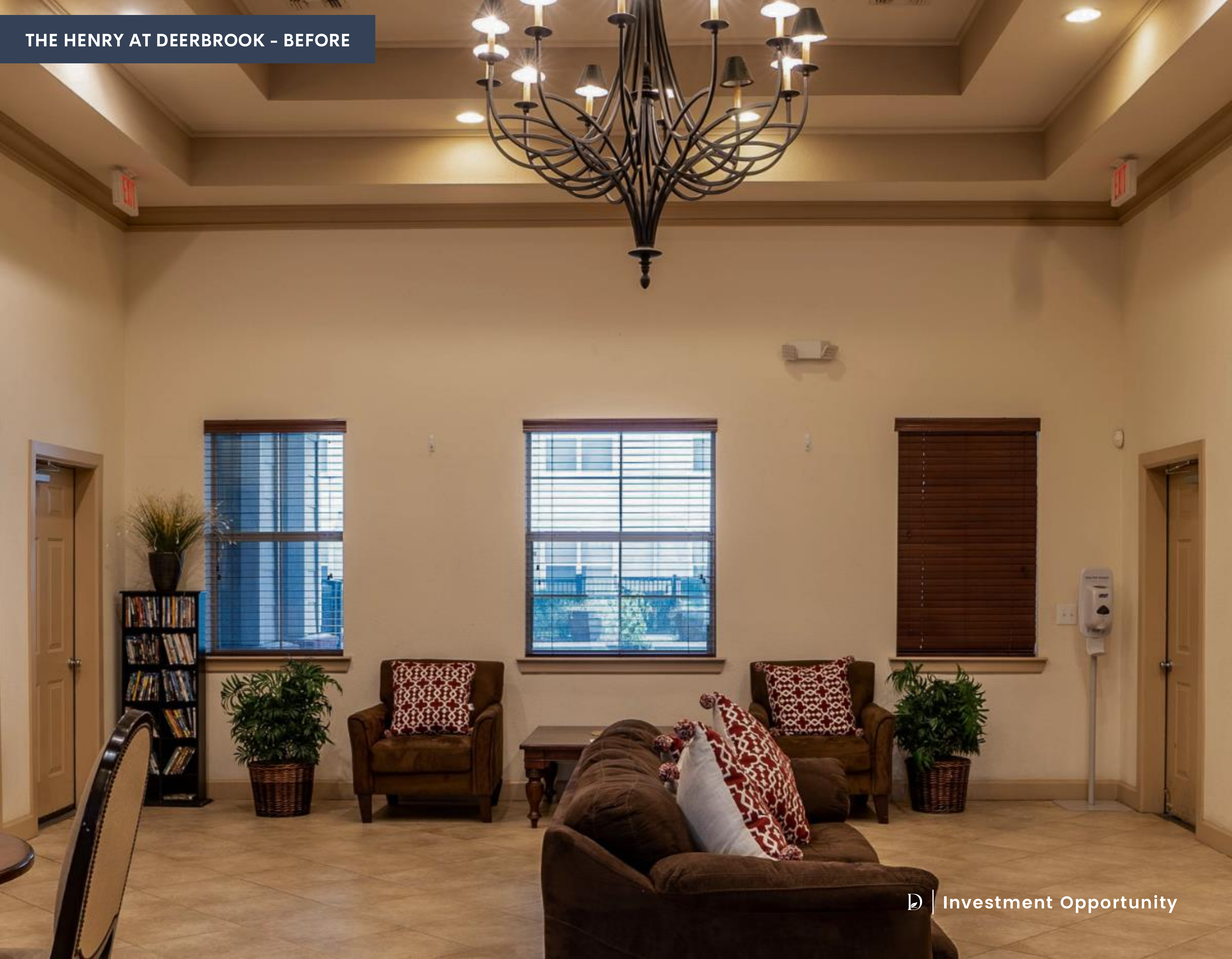
The business plan is to rebrand the asset to our signature Henry brand and implement our value-add program that includes our signature colors & design for our Henry brand.

THE HENRY AT LIBERTY HILLS - BEFORE



THE HENRY AT LIBERTY HILLS - AFTER





THE HENRY AT DEERBROOK - AFTER



D | Investment Opportunity

INVESTMENT OVERVIEW

DEVONSHIRE LAKE DALLAS

OFFERING

This is a 506(c) offering that is open to **Accredited Investors**.

OPTIONS

We accept cash, IRA, Solo 401k, EQRP, or a combination.

FUNDING

The minimum investment for this offering is **\$50,000**.

TIMING

This is a **first come, first serve** investment opportunity.

NEXT STEPS: INVESTMENT PROCESS

DEVONSHIRE LAKE DALLAS



REVIEW

To review the deal and decide whether and how much to invest, click on the **Invest Now** button on the landing page.

STEP #1



COMMIT

Please complete all of the paperwork including the subscription agreement, PPM, operating agreement, and questionnaire.
Paperwork due July 13.

STEP #2



FUND

The team will review your submission and reach out to you with wiring instructions.
Funds due by July 17.

STEP #3



CLOSE

All set to be a part of Devonshire Lake Dallas!
We are excited to partner with you on this asset. We anticipate closing before **July 31.**

STEP #4



NEXT STEPS

DEVONSHIRE LAKE DALLAS

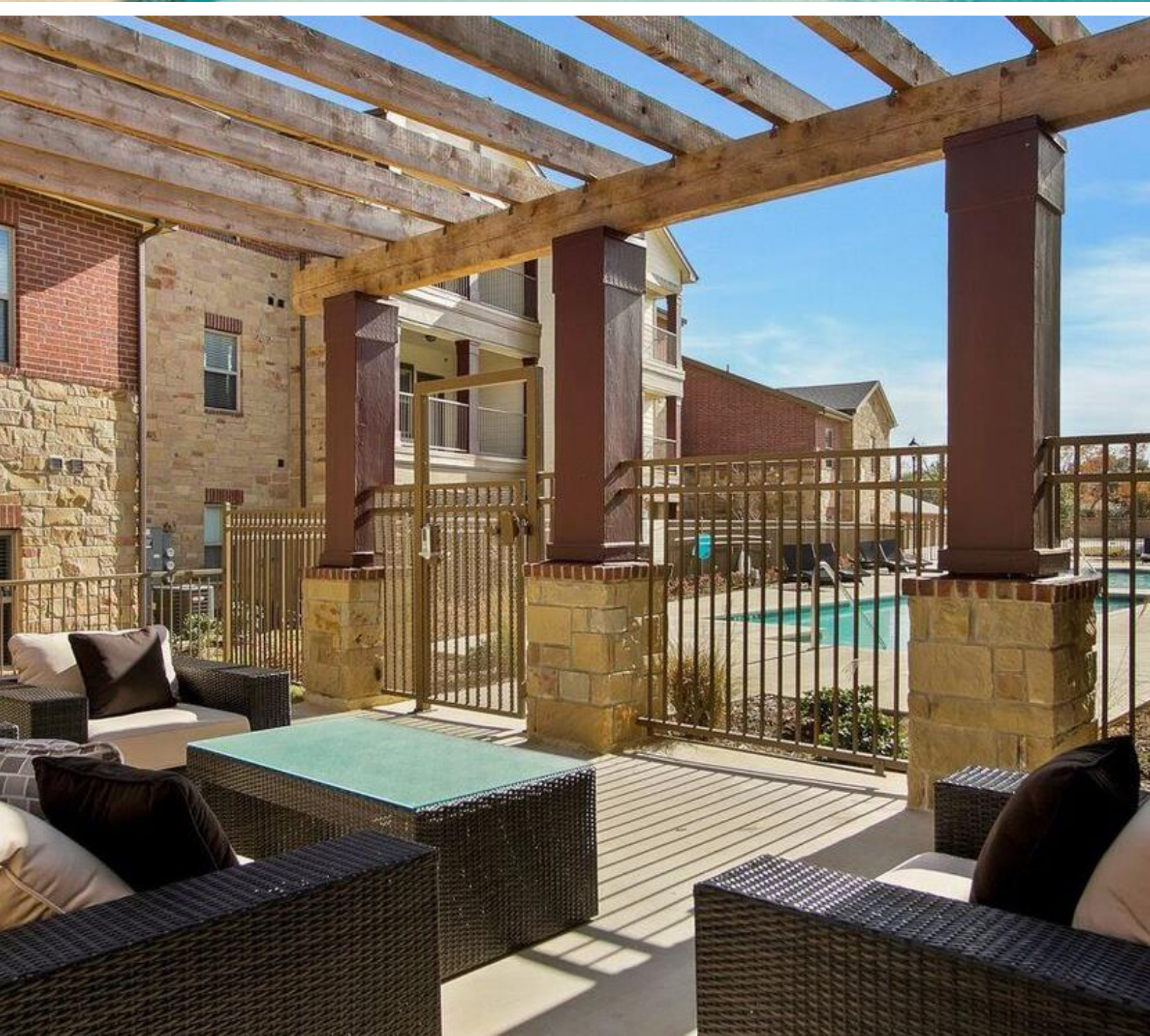


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**CLICK
INVEST
ON
LANDING
PAGE**



FREQUENT QUESTIONS

How much are the General Partners (GPs) investing in the deal?

Our GP team is extremely excited about this opportunity and will be investing ~\$500k of their own capital in the opportunity. We believe it's important to have eat our own cooking and to align our interests with yours, to create a win-win investment for all.

When will investor distributions start, and how often will they be paid?

We will be providing monthly distributions to investors starting 1-3 months after close. This will give us a good timeline to enhance the property's units and ensure we have strong cash flow and solid reserves.

Is the property in a flood zone?

No, Devonshire Lake Dallas is not in a flood zone and has never flooded.

How diverse is the local economy?

The local economy in the immediate area around Devonshire Lake Dallas is incredibly diverse. It is located on the northwest side of DFW which gives residents easy access to all of the major employment centers in Dallas / Fort Worth.