

# EAST END INVESTMENT MEMORANDUM

## 5-Pack Single-Family Development

### INVESTMENT SUMMARY

Houstonian Capital Investments, LLC (HCI) is proud to present the opportunity to acquire land, subdivide the land and develop single family homes for sale per the Project Information Table.

### BUSINESS PLAN

The goal is to couple the expanding demand for new, single-family homes in the Greater East End District with a targeted land acquisition that will be subdivided into five (5) plats and developed into five (5) homes to sell in the \$315,000 to \$345,000 sales market.

The Greater East End attracts investors capitalizing on this form of development (i.e., subdividing land to build and sell multiple single-family homes). Over the most recent two years (June 2018 to June 2021) the average construction footprint has been 2,000 square feet for resale sizes of 1,700 square feet of livable space. Within the same timeframe the investment community has diversified developments with smaller projects (1,200 to 1,500 livable square feet) in an attempt to provide new, single family homes at a lower, more affordable sales price. This has resulted in a stronger submarket that provides greater risk mitigation protections to investors: larger sales market, lower construction costs, shorter hold times and higher sales revenue per square foot.

The business plan of the project is to leverage this market of smaller, new homes and develop five (5) homes with a construction footprint of 1,750 square feet per for a resale size of approximately 1,500 square feet of livable space.

The project will be developed and constructed by CRV Homes, LLC (CRV Homes), HCI's in-house construction company. CRV Homes is a full-service design-build firm, combining professional design with the development, home building and project management services. The combined CRV Homes team offers the unparalleled benefit of having experts in their specialized fields streamlined under firm. CRV Homes has the experience and expertise to execute HCI's business plan.

### PROPERTY & DEVELOPMENT

The target property is in the East End Revitalization area of the Greater East End District. The property is an ideal location near downtown with easy access to I-45 and 59 freeways. The Greater East End District stretches east from Downtown Houston to the East Loop Freeway and includes some smaller, well-known neighborhoods such as Magnolia Park, Eastwood and the Second Ward. The district has a rich history and in recent decades it has enjoyed a steady and continued revitalization.

The development is comprised of single-family homes that feature an open floor concept, contemporary modern farmhouse exterior and twist of modern swank. The target property is on a corner and would offer private driveway access with off-street guest parking. The open floor plan is perfect for entertaining and was designed to fit modern in-town living. Large windows throughout the home allow for plenty of natural lighting. The home has an inviting covered front porch to go with a great neighborhood. Plus, a back patio with fully fenced yard for a pet. These homes will be loaded with upgraded features, energy efficiency designs and smart home technology.

### FUNDING REQUIREMENTS

The investor's contributions are outlined in the Funding Requirements Table. Costs of investment financing is not included in the Project Summary.

### PROJECT INFORMATION

Project Area	East End Revitalized
Project Type	Build to Sell
Product Description	Single-Family Residential
Land Size	10,000 Square Feet
Number of Units	5 Homes
Construction Size per Unit	~1,450 Square Feet

### PROJECT EXPENSES

Land Acquisition Cost	(\$ 178,888)
Land Acquisition Closing Cost	(\$ 1,789)
Land Dev. & Construction Cost	(\$ 858,750)
Professional Design	Included
Architectural & Engineering Plans	Included
Municipal Permitting	Included
On-Site Project Management	Included
Overhead & Organization Costs	Included
Other Misc. Costs	Included
<b>TOTAL EXPENSES</b>	<b>(\$ 1,039,427)</b>

### PROJECT REVENUES

Average Sales Price per Unit	\$ 266,000
Sales Revenue	\$ 1,330,000
Closing Costs	(\$ 166,400)
Prorated Property Taxes	(\$ 33,250)
<b>TOTAL NET REVENUES</b>	<b>\$ 1,190,350</b>

### PROJECT SUMMARY

Targeted Total ROI (%)	14.5 %
Targeted Total ROI (\$)	\$ 150,923

### FUNDING REQUIREMENTS

Min. Subscription Amount	\$ 51,971
Min. Equity Investment	\$ 232,648
Est. Total Investment	\$ 1,039,427



HOUSTONIAN CAPITAL INVESTMENTS, LLC IS REGULATED BY THE U.S. SECURITY AND EXCHANGE COMMISSION  
AND INCORPORATED IN THE STATE OF TEXAS. SEC CIK #0001858229.

All investments involve risk. This Offering is for investors meeting the criteria described in §230.501 Definitions and terms used in Regulation D(a) in reliance upon the exemption from registration provided by Section 4(a)(2) of the Securities Act and Rule 506(c) of Regulation D. This presentation is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. HCI and its affiliates (e.g., CRV Homes LLC, Coton CRV LLC, and Coton House LLC) conducts its business in accordance with Federal Fair Housing Law.