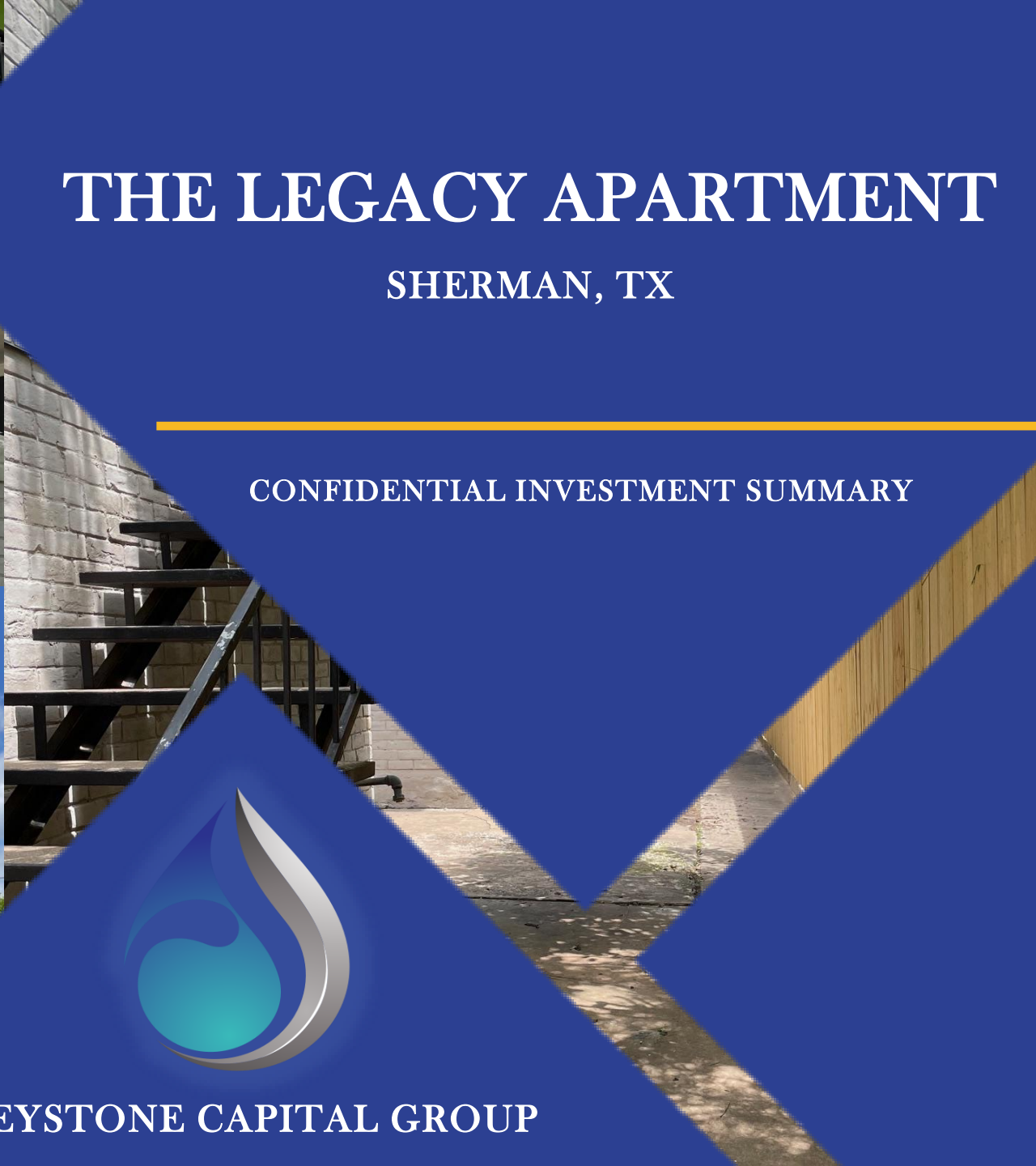




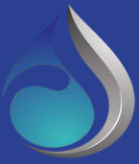
THE LEGACY APARTMENT

SHERMAN, TX

CONFIDENTIAL INVESTMENT SUMMARY



GREYSTONE CAPITAL GROUP



DISCLAIMER

This document is confidential and intended solely for the use of the individual or entity to whom it is delivered. If you are not the intended recipient, you are hereby notified that any use or dissemination of this communication is strictly prohibited.

This is neither an offer to sell nor a solicitation of an offer to buy the securities described herein. An offering may only be made by a Private Placement Memorandum which an investment summary. You should read the Private Placement Memorandum (including each of its Exhibits) in their entirety in order to understand fully all of the implications and risks of the offering of securities to which it relates. An investment in the Property should be made only after careful review of the Private Placement Memorandum.

This Investment Summary includes forecasts, projections, and other predictive statements based on assumptions and expectations made by the Manager in light of currently available information, historical property performance, industry trends, market conditions and information provided by the seller. The Property's actual performance may differ from these projections based on factors outside of the Manager's control. Moreover, past performance is no guarantee of future results, therefore no guarantee is presented or implied as to the accuracy of specific forecasts, projections, or predictive statements contained herein.



Greystone Capital Group

AGENDA

1. EXECUTIVE SUMMARY
2. MANAGEMENT TEAM
3. THE MARKET
4. THE LOCATION
5. THE PROPERTY
6. BUSINESS PLAN
7. COMPARABLE ANALYSIS
8. FINANCIAL ANALYSIS
9. ACQUISITION TIMELINE
10. NEXT STEPS

EXECUTIVE SUMMARY

Greystone Capital Group, LLC is arranging the acquisition for The Legacy Apartment, which is a value-add multifamily community located in a high growth area of DFW metro area. This apartment is a boutique rental community offering a total of 31 apartment homes in a garden style layout.

We plan to hold the asset for 3-5 years with multiple exit strategies that allow the flexibility to refinance or sell the asset based upon the local market conditions for maximum returns to our investors. At year 3, we may refinance and return capital back and hold asset for long term or sell the asset. Investors will receive 70% of equity, and based upon our projected forecast, we are projecting an average annual return of 19% and average cash on cash return of 6%. There will be 3% acquisition fee and 1.5% asset management fee. We will provide monthly updates and quarterly distributions by the 25th of the following month after each calendar quarter. The first distribution is planned to begin in the month after first quarter is closed.



INVESTMENT HIGHLIGHTS

- ✓ Fast growing submarket in the greater DFW metro area with major employment and job growth
- ✓ Exclusive foreclosure deal with low basis
- ✓ Acquired at \$65K per door, which is significantly lower than the market average of \$105K per door
- ✓ Rents are below market by approx. \$100 per unit
- ✓ Value-add opportunity to continue implementing reserved parking, RUBS, pet fees, late fees, laundromat, and U-Haul income
- ✓ Value-add opportunity to convert office into studio to increase NOI and make it 32 units
- ✓ Stable occupancy at 93% and cash flow from Day 1





**MANAGEMENT
TEAM**

FOUNDER & CEO



GREYSTONE CAPITAL

JONATHAN WEI



Jonathan started his career as tax professional and CPA with Masters in Taxation and worked in corporate America over 20+ years and decided to leave his job to follow his passion. He started his real estate investment journey in residential real estate in 2003 and discovered his passion in real estate. In 2018, he expanded to commercial real estate and founded Greystone Capital Group, which specializes in Multifamily, Industrial and Self Storage. He has over 2,500 units and \$130M+ in real estate portfolio. Jonathan is also an educator and creator of the Greystone X | Mastermind, helping new and experienced investors underwrite, raise capital, scale their portfolio, and leverage AI to grow smarter. Greystone believes in giving back to our community by hosting quarterly charity meetup events and aims to raise capital for philanthropic causes through the JW Foundation.

ACQUISITIONS & ASSET MANAGEMENT



GREYSTONE CAPITAL

CONRAD BOYD

Conrad brings nearly a decade of accounting expertise across public and private sectors, specializing in financial analysis and auditing. Since beginning his real estate investment journey in 2019, he has applied rigorous, conservative underwriting standards to both residential and commercial real estate, emphasizing realistic financial projections and comprehensive risk assessment. After founding Cornerstone Commercial Investment Group in 2024, Conrad transitioned from corporate America in 2025 to pursue real estate investing full-time. He partners with Jonathan Wei at Greystone Capital Group to identify, analyze, and manage high-quality investment opportunities that deliver consistent returns for investors.



THE
MARKET
& LOCATION

THE MARKET

SHERMAN, TX

- ✓ Texas is the #1 ranked business-friendly state in US
- ✓ Sherman's population has grown over 13% since 2020 and is projected to surpass 52,000 by end of 2025
- ✓ City-led infrastructure and tax incentives have attracted global tech leaders and supplier ecosystems
- ✓ Texas Instruments and GlobalWafers are building the largest chip and wafer plants in the U.S., creating 4,500+ high-paying jobs
- ✓ Located 40 miles north of Dallas on U.S. 75, Sherman offers affordability with metro-level growth potential



SHERMAN HIGHLIGHTS

D Magazine: The Great Sherman Land Rush

What happens when \$40 billion pours into a North Texas town so small that half its population could fit into a high school football stadium? Sherman is about to find out.



GlobalWafers announces additional \$4 billion investment in Sherman

GlobalWafers is doubling down on their silicon wafer facility in Sherman, adding \$4 billion in investment, hundreds of new jobs, and cementing Sherman's place as the heart of the Silicon Prairie.

WHY SHERMAN, TX?

35

MEDIAN AGE

45K

POPULATION
(ETJ)

40

MILES TO DFW
METROPLEX

2M+

LABOR FORCE
WITHIN 1 HOUR



DOWNTOWN SHERMAN REDEVELOPMENT

DOWNTOWN SHERMAN STRATEGIC PLAN ILLUSTRATIVE PLAN

IMPACT OF THE PLAN

19.4%

Tree Coverage

69.5%

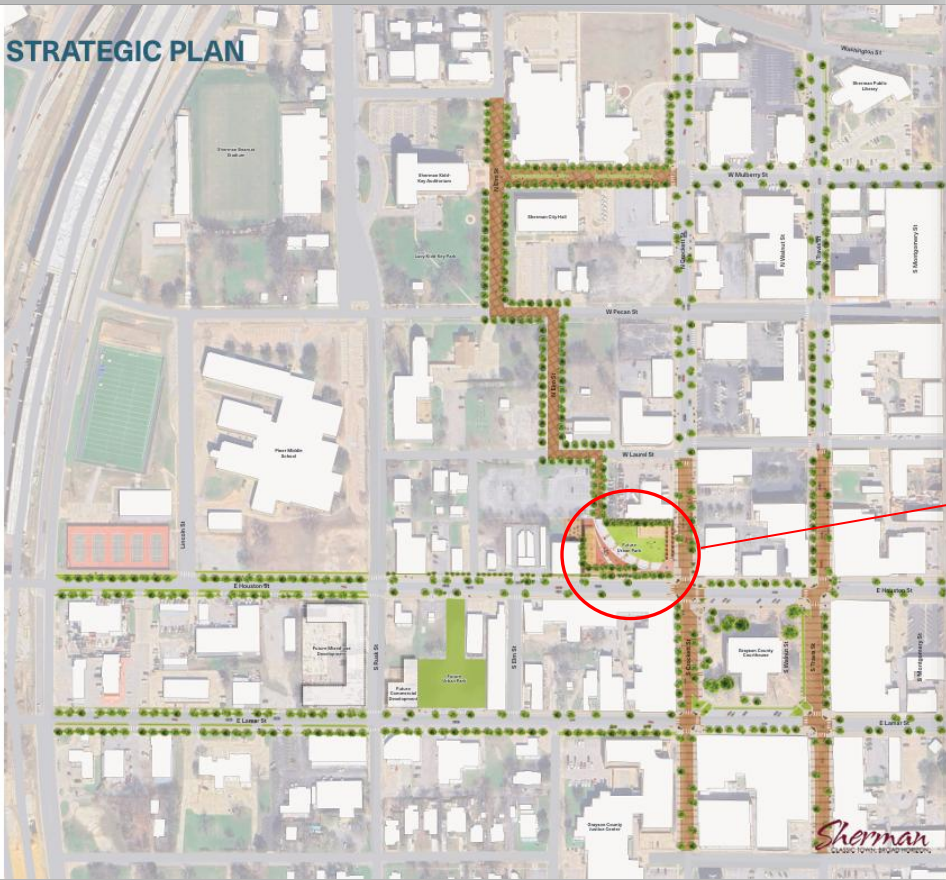
Increased Parking
(From 226 Spaces to 383 Spaces)

1.5 Acres

More Green Space



DESIGNWORKSHOP
July 2025



DOWNTOWN SHERMAN STRATEGIC PLAN URBAN PARK



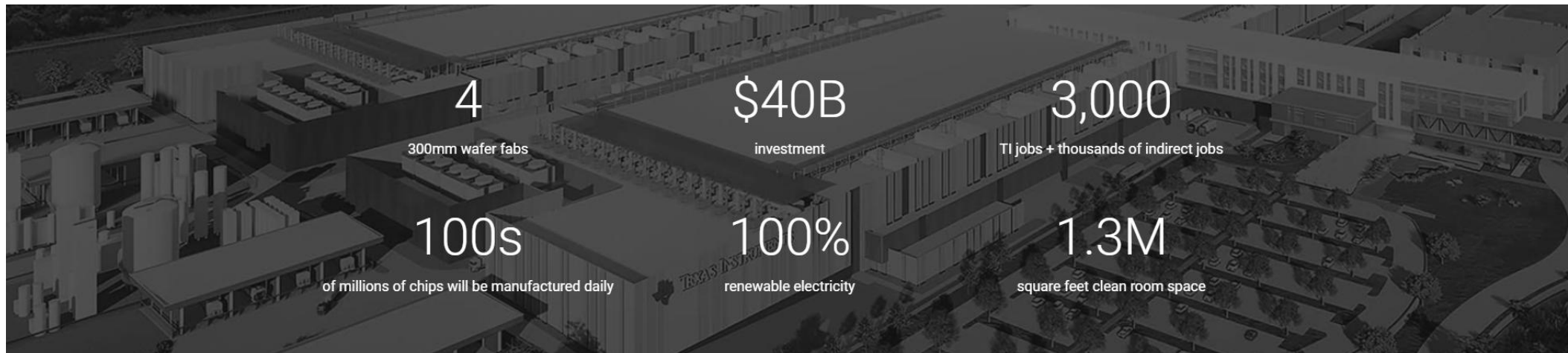
Legacy Apartments – 422 S Crockett St

SHERMAN DEVELOPMENT & JOB GROWTH



Manufacturing in Sherman, Texas

We're building new 300-millimeter semiconductor wafer fabrication plants in Sherman, Texas, that will manufacture millions of analog and embedded processing chips daily that will go into electronics everywhere. Production will begin in 2025. The potential \$40 billion investment includes plans for up to four connected fabs (SM1, SM2, SM3, SM4) that will support our customers' demand for decades to come.



DEMOGRAPHICS

POPULATION



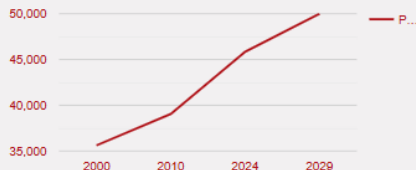
TOTAL POPULATION

45,843



POPULATION
GROWTH RATE

1.74%



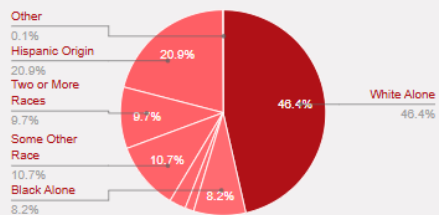
MEDIAN AGE

37



DIVERSITY INDEX

76.200



Source: ESRI, 2024-09-26

HOUSING & INCOME



HOUSEHOLDS

17,611



TOTAL HOUSING UNITS

19,090



OWNER OCCUPIED

9,350



RENTER OCCUPIED

8,261



VACANT

1,479



INCOME
GROWTH RATE

MEDIAN
HOUSEHOLD INCOME
0.00%

PER CAPITA INCOME
3.16%



INCOME PROJECTION

MEDIAN HOUSEHOLD
\$55,758 → \$63,540

AVERAGE HOUSEHOLD
\$83,297 → \$96,272

PER CAPITA
\$32,037 → \$37,431

MEDIAN HOME VALUE
\$237,478

AVERAGE HOME VALUE
\$289,647



Source: ESRI, 2024-09-26

DEMOGRAPHICS

WORKFORCE



TOTAL BUSINESSES

2,203



TOTAL EMPLOYED

27,445



WORKERS 16+

20,971

2024 RETAIL TRADE
BUSINESSES



BUSINESSES
348
EMPLOYED
4,974

2024 HEALTHCARE /
SOCIAL ASSISTANCE



BUSINESSES
300
EMPLOYED
4,253

2024
MANUFACTURING
BUSINESSES



BUSINESSES
68
EMPLOYED
3,034

2024
ACCOMMODATION /
FOOD SERVICE



BUSINESSES
171
EMPLOYED
2,822

2024 FOOD SERVICE /
DRINKING EST.



BUSINESSES
155
EMPLOYED
2,658

2024 EDUCATIONAL
SERVICES -
BUSINESSES



BUSINESSES
44
EMPLOYED
1,938



SOME
HIGH SCHOOL
1,700

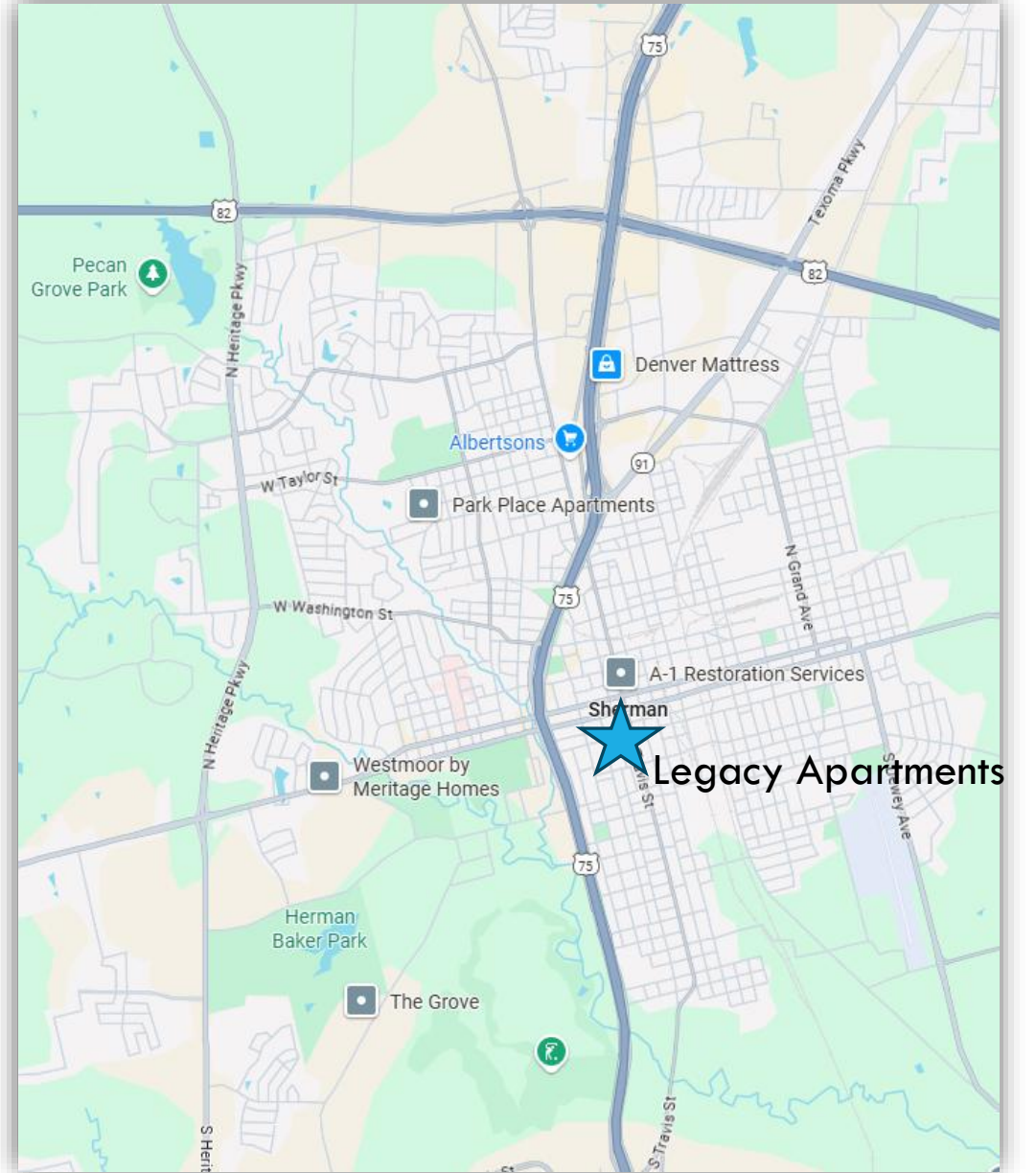
GRADUATED
HIGH SCHOOL
7,680

ASSOCIATES
DEGREE
3,744

BACHELOR'S
DEGREE
4,760

GRADUATE
DEGREE
2,783

LOCATION



A modern office interior featuring a teal sofa, a wooden coffee table, and a glass railing. The space is decorated with orange and blue balloons, a vase of flowers, and abstract art. The image is overlaid with a blue geometric pattern.

THE PROPERTY

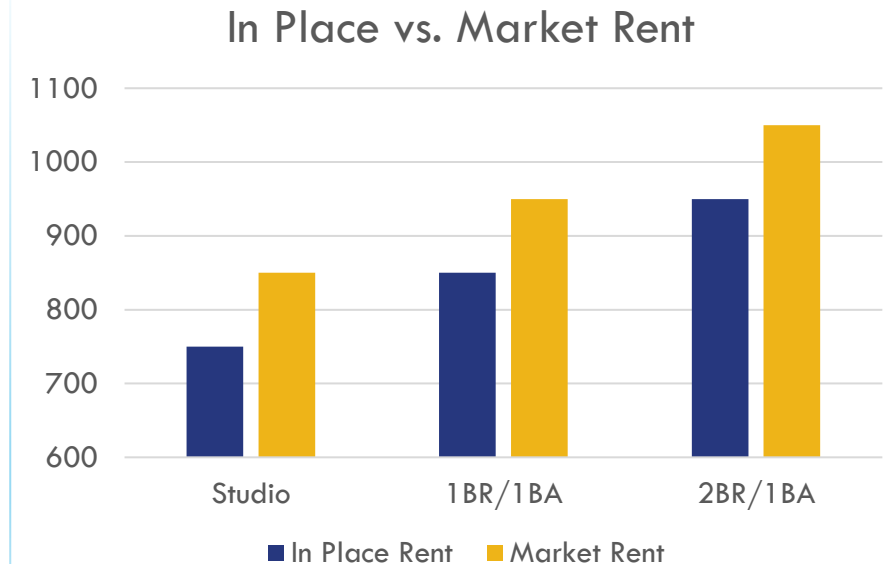
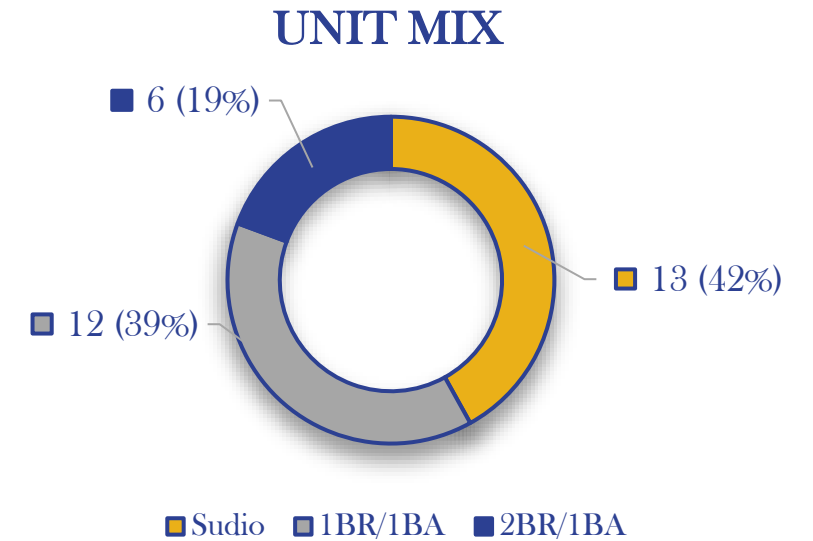
THE PROPERTY

422 South Crockett Street, Sherman, TX 75090	
Purchase Price	\$2,000,000 (\$64,516 / Unit)
Year Built	1967 (Renovated 2023)
Structure	31 Units / 4 Buildings / 2 Stories
Foundation	Slab
Electricity	Copper Wire / Panels and breakers replaced in 2023 / Individual Metered
Gas	No Gas on Property
Plumbing	PVC sewer lines
Flooring	Vinyl wood
Roofing	Roof replaced in 2020
Parking	Concrete, partially covered



UNIT MIX

UNIT MIX		IN PLACE RENT	MARKET RENT
Unit Type	# of Units	Rent	Rent
Studio	13	\$750	\$850
1BR/1BA	12	\$850	\$950
2BR/1BA	6	\$950	\$1,050
Average		\$850	\$950



PROPERTY LAYOUT



FLOORPLANS

FEATURES & AMENITIES

At Legacy Apartments, our commitment is to provide a welcoming community where you feel at home. Our dedicated management team is here to assist you, and our maintenance staff ensures that your living experience is worry-free.



Refrigerator



Covered Parking



Range/Oven



Ratio Utility Billing



Vinyl Flooring



Walkable Neighborhood



FLOOR PLANS

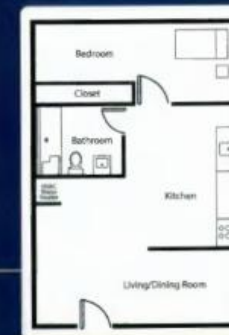
Studio
407 SQ/FT
1 Bed 1 Bath



Studio
770 SQ/FT
2 Bed 1 Bath



Studio
629 SQ/FT
1 Bed 1 Bath



PROPERTY PHOTOS



BUSINESS PLAN (WITHIN 3 MONTHS)

EXTERIOR RENOVATIONS

- ✓ Replace roof (Building 2)
- ✓ Install gutters and drainage system
- ✓ Update signage
- ✓ Install security cameras

INTERIOR RENOVATIONS

- ✓ Convert office space into rentable studio apartment
- ✓ Water conservation fixtures



CAPEX BUDGET

EXTERIOR RENOVATIONS

Roof repair	\$24,000	1
Gutters and drainage	\$10,000	1
Signage	\$7,500	1
Security cameras	\$2,000	1
Total	\$43,500	

INTERIOR RENOVATIONS

Office-to-studio conversion	\$15,000	1
Water conservation	\$10,000	1
Total	\$25,000	

Grand Total	\$68,500	
--------------------	-----------------	--

INTERIOR UNIT RENOVATIONS

OFFICE UNIT



RENOVATED UNIT



WATER CONSERVATION PROGRAM



SAS is a nationwide provider that focuses on water conservation for multifamily complex through installation of ultra-high-efficiency plumbing fixtures that result in superior water and money savings.



STEALTH
0.8 GPF SINGLE
FLUSH, ELONGATED
BOWL, 12" ROUGH-IN



Niagara
1.25 GPM EARTH®
SHOWERHEAD



Niagara
1.0 GPM DUAL
THREAD



Niagara
0.5 GPM DUAL
THREAD [NEEDLE]

EST. ROI: 21.3 MOS EST. GALLONS SAVED: 644,257.50



EST. INVESTMENT: \$ 9,920.00



EST. ANNUAL UTILITY SAVINGS: \$ 5,585.71



EST. PROPERTY VALUE INCREASE: \$ 101,558.41



COST SEGREGATION STUDY

How your Depreciation is Calculated: A 6-year Snapshot

Without Cost Segregation

With the standard method, you claim an even amount of depreciation annually over the depreciable life of the property, offering you just a small benefit yearly.

First year savings: \$13,189

Total 6 year savings: \$329,521

1-6 Year Method

Cost-seg gives you the option to collect your depreciation over a shorter period of time for select assets. Instead of waiting the total depreciable time, you claim it as a deduction over the first 6 years.

First year savings: \$52,415

Total 6 year savings: \$682,238

First-Year 100% Method

BONUS METHOD

For many, the best way to maximize cash flow is to use the first-year Bonus method: claim 100% of your depreciation for select assets in the first year, allowing all unused depreciation to carry forward to following years.

First year savings: \$519,396

Total 6 year savings: \$742,996

Depreciable Basis:

Total Purchase Price		\$2,000,000
Less Land	13.00%	\$260,000
Total Depreciable Basis		\$1,740,000
Placed in Service Date	October 03, 2025	

After Tax Net Present Value Benefit (First Six Years)

With Cost Segregation	\$262,091
Without Cost Segregation	\$123,453
Net Benefit, First Six Years (2025 - 2030)	\$138,638

* Assumed Discount Rate 5% Assumed Tax Rate 43%



COMPARABLE ANALYSIS

RENT COMPS WITHIN 3 MILE RADIUS

Property Name	Address	Yr. Built	Units	Studio	Size (sq. ft.)	1b/1ba	Size (sq. ft.)	2b/1ba	Size (sq. ft.)
Maverick Turtle Creek	3114 Rex Cruse Dr, Sherman, TX 75092	1982	78	N/A	N/A	\$1,000	707	\$1,125	920
Castle Hill	2700 S Travis St, Sherman, TX 75090	1968	86	\$932	211	\$907	750	\$1,890	840
The Parks on Taylor	1200 W Taylor St, Sherman, TX 75092	1979	201	N/A	N/A	\$945	625	\$1,095	850
Archer Village	415 Archer Dr, Sherman, TX 75092	1968	197	\$750	420	\$950	720	N/A	N/A
River Ranch	303 S FM 1417, Sherman, TX 75092	1985	153	N/A	N/A	\$830	500	\$1,144	900
Northridge Villas	3013 Northridge Dr, Sherman, TX 75090	1969	101	N/A	N/A	\$951	725	\$1,031	960
Legacy Apartments (Market)	422 S Crockett St, Sherman, TX 75090	1967	31	\$850	408	\$950	629	\$1,050	770

SALES COMPS WITHIN 5 MILES

Property Sales

Property Asset Class: Low Mid-Range

Property	Sold Unit Count	Completion Date	Rating		Buyer	Seller	Sale Date	Sale Type	Sale Price			Loan Info	
			Impr.	Loc.					Total (MM)	Per Unit	Per SqFt	Maturity Date	Amount (MM)
⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆	⬆
Parks on Taylor, The 1200 West Taylor Street Sherman, TX 75092	201	1/1/1981	B-	B-	LiveNJoy Residential	Genesis Real Estate Group	1/28/2025	Conventional	\$26.06	\$129,651.74	\$161.54	2/1/2035	\$16.90
Heritage Hill 301 North Heritage Pkwy Sherman, TX 75092	200	1/1/1979	B-	C+	CM REI Group	Marcrum Management	5/13/2025	Conventional	\$16.19	\$80,973.33	\$103.28	6/1/2032	\$12.15
Villas of Parkhaven, The 301 South Heritage Pkwy Sherman, TX 75092	256	1/1/1996	B	C	MPG Residential	Marcrum Management	5/28/2025	Conventional	\$26.80	\$104,687.50	\$124.78	6/1/2035	\$20.10

Average Sales Price / Unit

\$105,104

Legacy Apartments
Acquisition Price / Unit

\$64,516



FINANCIAL INFORMATION

ACQUISITION SUMMARY



PURCHASE	%	DETAILS
# Units		31
Asking Price		\$2,000,000
Purchase Price		\$2,000,000
Price Per Unit		\$64,516
Earnest Money Deposit (EMD)	3%	\$60,000
Down Payment	35%	\$700,000
1st Mortgage (for LTC, see "Loans" sheet)		\$1,300,000
Interest Rate		6.20%
Amortization		30
Interest Only (in months)		12
Closing Costs	4.5%	\$90,857
Acquisition Fee	3.0%	\$60,000
CapEx Repairs		\$68,500
Operating Reserves		\$100,000
Total Member Capital Needed to Close		\$1,019,357
Total Capital Raise (rounded up)		\$1,100,000

FINANCIAL PROJECTIONS

FINANCIAL ASSUMPTIONS		Year 1		Year 2		Year 3		Year 4		Year 5	
Annual Rent Escalator		3.00%		4.00%		4.00%		4.00%		4.00%	
Annual Expense Escalator		3.00%		3.00%		3.00%		3.00%		3.00%	
										SALE!	
INCOME		1		2		3		4		5	
Average Monthly Rent		\$906		\$943		\$980		\$1,020		\$1,060	
Gross Potential Rent		\$337,200		\$350,688		\$364,716		\$379,304		\$394,476	
- Vacancy		(\$16,860) 5.00%		(\$17,534) 5.00%		(\$18,236) 5.00%		(\$18,965) 5.00%		(\$19,724) 5.00%	
- Concessions, Loss to Lease, Bad Debt		(\$16,860) 5.00%		(\$17,534) 5.00%		(\$18,236) 5.00%		(\$11,379) 3.00%		(\$11,834) 3.00%	
Gross Potential Income		\$303,480		\$315,619		\$328,244		\$348,960		\$362,918	
Other Income		\$82,424		\$85,721		\$89,150		\$92,716		\$96,424	
Effective Gross Income		\$385,904		\$401,340		\$417,394		\$441,676		\$459,343	
EXPENSES											
Advertising		\$0 0.00%		\$0 0.00%		\$0 0.00%		\$0 0.00%		\$0 0.00%	
Contract Services		\$3,000 0.78%		\$3,090 0.77%		\$3,183 0.76%		\$3,278 0.74%		\$3,377 0.74%	
Electric		\$35,000 9.07%		\$36,050 8.98%		\$37,132 8.90%		\$38,245 8.66%		\$39,393 8.58%	
General/Admin		\$7,500 1.94%		\$7,725 1.92%		\$7,957 1.91%		\$8,195 1.86%		\$8,441 1.84%	
Insurance		\$28,000 7.26%		\$28,840 7.19%		\$29,705 7.12%		\$30,596 6.93%		\$31,514 6.86%	
Bookkeeping & Taxes		\$5,000 1.30%		\$5,150 1.28%		\$5,305 1.27%		\$5,464 1.24%		\$5,628 1.23%	
Real Estate Taxes		\$32,235 8.35%		\$35,390 8.82%		\$38,779 9.29%		\$42,420 9.60%		\$46,327 10.09%	
Trash Removal		\$7,500 1.94%		\$7,725 1.92%		\$7,957 1.91%		\$8,195 1.86%		\$8,441 1.84%	
Management Fee		\$11,577 3.00%		\$12,040 3.00%		\$12,522 3.00%		\$13,250 3.00%		\$13,780 3.00%	
Payroll		\$35,000 9.07%		\$36,050 8.98%		\$37,132 8.90%		\$38,245 8.66%		\$39,393 8.58%	
Repairs and Maintenance		\$10,000 2.59%		\$10,300 2.57%		\$10,609 2.54%		\$10,927 2.47%		\$11,255 2.45%	
Turnover		\$10,000 2.59%		\$10,300 2.57%		\$10,609 2.54%		\$10,927 2.47%		\$11,255 2.45%	
Water and Sewer		\$27,000 7.00%		\$27,810 6.93%		\$28,644 6.86%		\$29,504 6.68%		\$30,389 6.62%	
Deposit to Replacement Reserve		\$5,000 1.30%		\$5,000 1.25%		\$5,000 1.20%		\$5,000 1.13%		\$5,000 1.09%	
Total Expenses		\$216,812 56.18%		\$225,470 56.18%		\$234,532 56.19%		\$244,248 55.30%		\$254,193 55.34%	
Net Operating Income (NOI)		\$169,092		\$175,870		\$182,861		\$197,428		\$205,150	
Debt Service											
Principal		\$0		\$15,377		\$16,358		\$17,402		\$18,512	
Interest		\$80,600		\$80,168		\$79,187		\$78,143		\$77,033	
Total Debt Service		\$80,600		\$95,545		\$95,545		\$95,545		\$95,545	
Cash Flow available for Distribution		\$88,492		\$80,325		\$87,316		\$101,882		\$109,605	

INVESTMENT RETURNS

Member Returns Based On Specific \$ Invested	1	2	3	4	5	Return \$	Return %
Beginning Member Capital Account Balance	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000		
% of Overall Membership Ownership for \$ Invested	9.9%	9.9%	9.9%	9.9%	9.9%		
Member Cashflow	\$5,727	\$5,145	\$5,613	\$6,596	\$7,113	\$30,195	
Cash on Cash Return	5.73%	5.15%	5.61%	6.60%	7.11%		
Average Cash on Cash Return to Date	5.73%	5.44%	5.50%	5.77%	6.04%		
Net Proceeds/Profits from Refinance or Sale					\$65,292	\$65,292	
Average Annual Return to Date	5.73%	5.44%	5.50%	5.77%	19.10%		
Return of Member Capital					\$100,000		
Ending Member Capital Account Balance	\$100,000	\$100,000	\$100,000	\$100,000	\$0		
Total Return in Investment	\$5,727	\$5,145	\$5,613	\$6,596	\$72,405	\$95,487	95.49%
Average Annual Return							19.10%
IRR							15.78%
Average Cash on Cash Return							6.04%

ACQUISITION TIMELINE

July
16th

PSA Effective
Date

July
25th

Due
Diligence
Completed

July
30th

Investment
Webinar

Aug
1st

Investment is
Available for
Subscription
and Funding

Sep
15th

Target
Closing Date



NEXT STEPS

1. Submit your interest by scanning the QR code to the right
2. Complete and sign the legal documents in the investor portal
3. Wire the funds to the bank account shown in the portal
4. Receive confirmation of your investment via email

NOTE

Space is limited. Your participation is only guaranteed after you have signed the legal documents, and the funds have been wired into the account. This is first come, first serve. Once this deal is fully subscribed, we cannot accept additional funds. We will notify you once it is full and you can be added to our waitlist.



For Questions, contact us:

Jonathan Wei – jonathan@greystonecapgroup.com – 214-945-3714
Conrad Boyd – conrad@cornerstonecig.com – 615-686-8987

INVEST

JONATHAN WEI



CONRAD BOYD



Greystone Capital Group