



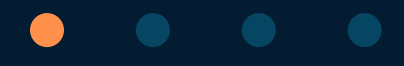
TESORO AT 12

DEEP DIVE

Presented by Juan Vargas, GenWealth Capital Group



June 13 2032



Company Highlights

Houston, TX Based

- **\$120M+ transaction volume**
- **1,680 units since 2016**
- **Houston, Austin, DFW, Phoenix**
- **4 full cycle deals as sponsor or JV**
- **Class B+/C workforce housing assets**



GENWEALTH
CAPITAL GROUP

Our Team



Juan Vargas, Founder
Aquisitions, Strategy
Asset Management



Brian Pownall, Partner
Underwriting, Finance
Asset Management



Ryan Johnson, Partner
Investor Relations
Construction Management



Tesoro At 12

- Dallas, TX (South Dallas)
- 184 Units, 1984 construction
- Redbird Mall Development
- Purchase Price - \$15.25M
- \$84,000/unit - over paying?



June 13 2032

The Debt

- Fannie Mae Assumption
- \$9.03M + \$2.6M supplement
- 72% LTV, 0 yrs IO
- 10 year term, 5.04% blend
- \$1M Capex budget



The Business Plan

Capital Improvement Budget: \$960,000 (\$5,217/unit)

Exterior Rehab	Total
Leasing Office and Clubhouse	\$90,000
Furniture for Office and Clubhouses	\$40,000
Gym Equipment	\$20,000
Pool Furniture	\$15,000
BBQ / Pergola / Fire Pit	\$20,000
New Signage	\$25,000
Bark Park	\$5,000
Maintenance Shop	\$7,250
Private Patios (19)	\$23,750
Total	\$246,000

Interior Rehab	Per / Unit	Total
Appliances	\$1,400	\$238,000
Vinyl Flooring	\$700	\$119,000
Paint	\$350	\$59,500
Light Fixtures	\$400	\$68,000
Plumbing Fixtures	\$155	\$26,350
Resurface Countertops	\$125	\$21,250
Tile Backsplash	\$175	\$29,750
Resurface Tub/ Surround	\$260	\$44,200
Hardware	\$95	\$16,150
Cabinet Doors	\$400	\$68,000
Bath Accessories	\$45	\$7,650
Other	\$95	\$16,150
Total	\$4,200	\$714,000



Challenges

- **Covid 19**
- **Increased Delinquency**
- **Increased Bad Debt**
- **Increased Material Costs**
- **Increased Labor Costs**



Before and After



Before and After



Before and After



Before and After



Before and After



Forced Appreciation

Purchase Numbers

Other Income:	\$231,000
Total Income:	\$ 1,182,000
Expenses:	\$ 974,000
NOI:	\$ \$878,000
Purchased:	\$ 15.25M

Sale Numbers

\$368,000
\$ 2,538,000
\$ 1,200,000
\$ 1,338,000
Sales price shared verbally to protect buyers tax basis



Projected Vs Actual Returns

Projected Returns

- 5 Yr Hold
- 96% Total Return
- 15.9% LP IRR
- 7.4% Reversion Cap

Actual Returns*

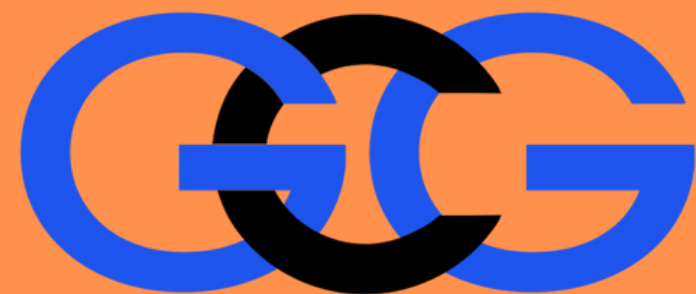
- 2.8 Yr Hold
- 165% Total Return
- 41% IRR
- 3.8% Reversion Cap

A \$100k investment returned a total of \$265K



*past performance does not guarantee future performance

Thank You



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