



PREFERRED EQUITY INVESTMENT OPPORTUNITY

12.5% Annual Return | Immediate Cash Distributions



Club Capital is pleased to present a Preferred Equity investment opportunity offering accredited investors a **12.5% annual return**, with 7.5% paid quarterly and 5% deferred to be paid upon exit. Our Preferred Equity investment of \$4.3M receives priority distribution rights ahead of the \$16.0M common equity invested.

Investment Details

INVESTMENT	\$4.3M
INVESTMENT PERIOD	2-3 YEARS
ANNUAL RETURN	12.5% PER ANNUM
QUARTERLY DISTRIBUTION	7.5% PER ANNUM
ACCRUED DISTRIBUTION	5.0% PER ANNUM

Capital Stack

SENIOR DEBT	\$45.6M	69%
PREFERRED EQUITY	\$4.3M	7%
COMMON EQUITY	\$16.0M	24%
TOTAL	\$65.9M	100%

Project Details

Legacy @ Denton Crossing Apartments is a Class A garden-style multifamily community of 264 units in Denton, TX. With **construction being 36% complete**, the project is on track to deliver by April 2025. Additionally, the asset is **property-tax exempt**. With proximity to major thoroughfares including I-35, Loop 288, and US-380, the Denton area receives extensive job growth and hosts a strong workforce population. Notably, the developer is a repeat partner with an accomplished 30+ year track record.



Affordable Housing (PFC)
Property Tax Exemption



4th Fastest Growing County
In the US in 2022



Repeat Partner
One Successful Investment Exit



36% Complete
In Construction Progress



Scan To Learn More About This

**PREFERRED EQUITY
OPPORTUNITY**



PREFERRED EQUITY

12.5% ANNUAL RETURN



Why Invest In This Opportunity?

Preferred Equity represents a form of investment that provides additional advantages to investors, including immediate cash distributions and a more senior position in the capital stack. This opportunity offers investors a two-year minimum return.



Immediate Cash Distributions



Capital Stack Seniority



Short-Term Investment



Opportunistic Timing

Contact Us

Contact us today to secure your investment position in this Preferred Equity opportunity.

This investment opportunity is open to accredited investors and is pursuant to Reg D, 506(c).



DARIN DAVIS
PRINCIPAL
Darin@ClubCapital.co



ROBYN MASSEY
SR. DIRECTOR, INVESTOR RELATIONS
Robyn@ClubCapital.co

This investment summary is for informational purposes and to gauge potential investor interest. This investment summary is not intended to be a general solicitation or a securities offering of any kind. Prior to making any decision to contribute capital, all investors must review and execute all private offering documents, including the Private Placement Memorandum and its exhibits, which contain the relevant information about this investment opportunity. The information contained herein is from sources believed to be reliable, however no representation by Sponsors, either expressed or implied, is made as to the accuracy of any information on this investment and all investors should conduct their own research to determine the accuracy of any statements made.



3821 Juniper Trace, Ste 207 | Austin, TX 78738
(512) 433-6325 | info@ClubCapital.co | www.ClubCapital.co

