



PREFERRED EQUITY INVESTMENT OPPORTUNITY

15.0% Annual Return | DFW Metroplex



Club Capital is pleased to present a Preferred Equity investment opportunity offering accredited investors a **15.0% annual return**, with 8.0% paid quarterly and 7.0% deferred to be paid upon exit with a minimum \$100,000 investment. Our Preferred Equity investment of \$4.3M receives priority distribution rights to the \$16.0M Common Equity invested.

(Investments of less than \$100,000 receive 12.5%: 7.5% paid quarterly & 5.0% deferred to be paid upon exit)

Investment Details

INVESTMENT	\$4.3M
INVESTMENT PERIOD	17-41 MONTHS
ANNUAL RETURN	15.0% PER ANNUM
QUARTERLY DISTRIBUTION	8.0% PER ANNUM
ACCRUED DISTRIBUTION	7.0% 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 over 50% 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.



Return Protection
24 Months of Interest Reserved



6th Fastest Growing County
In the US in 2023



Repeat Partner
One Successful Investment Exit



Affordable Housing (PFC)
Property Tax Exemption



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**PREFERRED EQUITY
OPPORTUNITY**



PREFERRED EQUITY

15.0% ANNUAL RETURN



Why Invest In This Opportunity?

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



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).



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