



CAVALRY AT LIBERTY HILL | GEORGETOWN, TX

PROPERTY TAX EXEMPT INVESTMENT OPPORTUNITY



Investment Summary

Club Capital is proud to present a **100% property tax exempt** investment opportunity with the Cavalry at Liberty Hill, a Class A multifamily asset located in an **HEB-anchored** community in the north Austin MSA, and is adjacent to the newly announced **Costco and Target**.

This exceptional investment opportunity is being acquired at a combined purchase price of \$61.2M, plus reserves and closing costs, for a total capitalization of \$66.9M. This acquisition consists of both a newly constructed 270-unit Phase I asset, and a **fully entitled 6.55-acre land parcel for a future Phase II** of an additional 168 units. Club Capital has received equity commitments of \$17M, and is raising the remaining \$5.9M equity.

Target Return Matrix

Est. INVESTMENT PERIOD	60 MONTHS
TARGET ANNUALIZED RETURN	17%
TARGET MULTIPLE	1.9x
DISTRIBUTIONS	QUARTERLY



Sources & Uses

Capital Stack

SENIOR DEBT	\$44.0M	66%
EQUITY	\$22.9M	34%
Equity Committed	\$17.0M	
Equity Available	\$5.9M	
TOTAL	\$66.9M	100%

Acquisition Details

PURCHASE PRICE	\$61.2M
RESERVES	\$3.2M
CLOSING COSTS	\$2.5M
TOTAL	\$66.9M

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



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CAVALRY AT LIBERTY HILL](#)



Investment Thesis

Cavalry at Liberty Hill represents an unparalleled investment opportunity, offering 270 fully delivered units acquired below replacement cost and benefits from a 100% property tax exemption — a uniquely advantageous structure to optimize cash flow and asset appreciation. It also features a superior amenity package, including a first-of-its-kind Club Cowork community coworking space. Conveniently positioned across from a new HEB and proximate to the newly announced Costco and Target, the property provides seamless connectivity to Austin’s primary economic corridors, including I-35, HWY 183, and Ronald Reagan Pkwy/Parmer Ln.

In a market poised for sustained growth, the demand for housing will outpace supply for the next several years beginning in Q4 2025. This asset enables investors to capture outsized returns through post-stabilization cash flow and long-term value creation.

#1 **HIGHEST ABSORPTION**
Of all 25 Austin Submarkets

8.7% **ANNUAL POPULATION GROWTH**
Population Grew 82% since 2000

#5 **FASTEST GROWING**
Metro Nationwide in 2023

\$152K **AREA MEDIAN INCOME**
Within a 1-Mile Radius



Next Steps: Contact Us

Reach out directly via phone or email to connect with us, our team is ready to guide you through the details and explore how this opportunity aligns with your goals.

Reserve Your Position

- Lock in your spot today by filling out the soft commitment form. [Submit Now](#)
- Schedule a call to discuss your participation or so we can answer any questions for you. [Schedule Here](#)



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