



Preferred Equity Investment Opportunity

CLASS A MULTIFAMILY

TAVERNA AT THE FORUM | FORT MYERS, FL



CLUB CAPITAL

EXECUTIVE SUMMARY 15% ANNUAL RETURN

Club Capital is pleased to present a Preferred Equity investment opportunity in Taverna at the Forum, located in Fort Myers, Florida. Directly off I-75, this 251 units Class A multifamily development is nearing completion, with construction progress at 80%.

Club Capital is seeking \$8.6M in Preferred Equity investments from accredited investors through a 506 (c) offering. Investors are expected to receive a return of 15% per annum, structured as a 7% current pay distributed quarterly, with an additional 8% per annum deferred pay upon exit. In the Preferred Equity position, investors will enjoy priority distribution, securing their investment ahead of the \$18.8M common equity and member loans.

(Investments of less than \$100k will receive 12% per annum: 7% current pay and 5% deferred pay).

KEY TERMS

- Immediate cash distributions paid quarterly.
- Shorter investment period of 14-26 months.
- Redemption mechanisms designed to protect investor interests.

PROJECT SUMMARY

Name	Taverna at the Forum
Address	3246 Champion Ring Rd, Fort Myers, FL
Product Type	Class A, Multifamily, Wrap-Style
Unit Count	251
Land	11.29 Acres



INVESTMENT HIGHLIGHTS



PREFERRED EQUITY ADVANTAGE

Preferred Equity investments offer investors a variety of advantages, including immediate cash distributions, capital stack seniority, and a more defined holding period, altogether providing a balanced commercial real estate investment alternative.

CONSTRUCTION NEARING COMPLETION

Taverna at the Forum has already gone vertical and is well into construction, at approximately 80% complete. The first building is expected to deliver in August 2024, with entire project on track for delivery in September 2024.

GROWING WORKFORCE & AFFORDABILITY

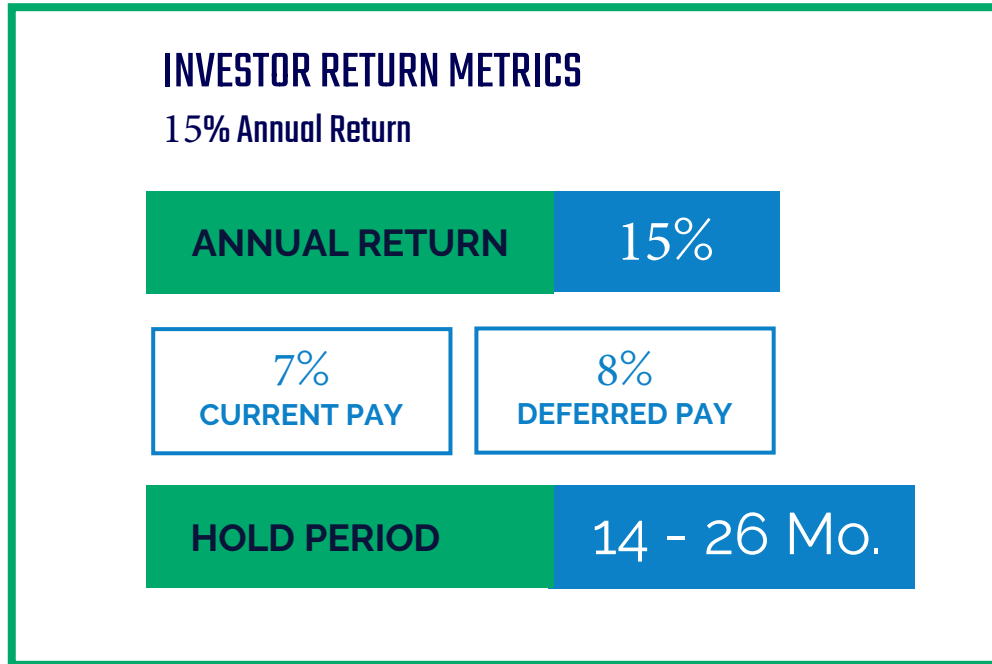
Named the 3rd fastest growing city in the nation in 2023, Fort Myers has recorded year-over-year employment gains in nearly every sector, with office-using sectors leading the market. Fort Myers' professional/business services sectors had the fastest annual job growth compared to all other Florida metro areas, an increase of nearly 10% from last year. Additionally, the asset is qualified for Florida's recently approved "Live Local Act" awarding property tax reduction benefits.

REPEAT PARTNERSHIP

The developer is highly respected in the industry, and we have successfully executed two full-cycle investments together, The Stanton and Exeter Place.

PREFERRED EQUITY

15% ANNUAL RETURN



CURRENT PAY

Current Pay represents the portion of the Preferred Equity return that is distributed to investors on a quarterly basis, which begins immediately after the Preferred Equity is funded to the project.

DEFERRED PAY

Deferred Pay represents the portion of the Preferred Equity return that is not distributed during the holding period but is accrued and paid out upon a capital event or exit, such as the sale or refinancing of the property.

PROJECT CAPITAL STACK



SENIOR DEBT	\$39.0M	56.4%
PREFERRED EQUITY	\$ 8.6M	12.5%
MEMBER LOAN	\$7.9M	11.4%
COMMON EQUITY	\$10.9M	15.7%
INSURANCE PROCEEDS	\$2.8M	4.0%
TOTAL	\$ 69.2M	100.0%

PAYMENT PRIORITY

HIGH



LOW

Preferred Equity is Pouring into Multifamily

Preferred Equity, a once-sidelined mode of financing, is attracting new investors due to the higher-than-average returns it offers them ~ [Multi-Housing News](#)



**Real Estate
Capital USA**

Preferred Equity Becomes the Preferred Lifeline

The structure is becoming the place more lenders want to be in the capital stack. ~ [Real Estate Capital USA](#)

Preferred Equity Takes Center Stage

Regarding solutions for refinancing floating rate debt issues, panelists agreed that “Preferred Equity is the go-to strategy.” ~ [Globest.com](#)

GlobeSt.com™

 CommercialSearch

Preferred Equity and Private Credit Appear to be Here to Stay

“From an investor’s point of view, preferred equity returns today are perceived to be closer to standard equity joint venture returns without the risk.” ~ [CommercialSearch.com](#)

PREFERRED EQUITY

Preferred Equity in commercial real estate refers to a type of financial tool between common equity and senior debt in the capital stack of a real estate project. It represents a form of financing that offers certain advantages to investors in comparison to common equity investments.



Capital Stack Seniority: Preferred Equity ranks higher in the capital structure and is typically entitled to receive distributions before common equity investors. In situations of financial distress or liquidation, Preferred Equity investors are more likely to recover given their priority status.



Immediate Cash Distributions: Preferred Equity often provides predictable and consistent income stream in the form of regular distributions. Investors seeking reliable cash distributions as well as meaningful returns may find this attractive.



Short-Term Investment: A short-term investment provides investors with the advantage of quickly capitalizing on market trends and taking advantage of immediate profit potential. It offers flexibility, allowing investors to adjust their investment strategy and reallocate funds to emerging opportunities.



Opportunistic Timing: Investors can capitalize on the market conditions, potentially maximizing returns. By strategically entering the market during opportune moments, investors can take advantage of temporary market inefficiencies to enhance their investment portfolios.

LOCATION



TAVERNA APARTMENTS AT THE FORUM



ROSS
DRESS FOR LESS



The Forum Shopping Center



Walmart



Lowes

Orangetheory

CONSTRUCTION PROGRESS PHOTOS

Taverna at the Forum is located directly off I-75, one of Florida's most high-traffic thoroughfares. This prime location offers residents easy access to the highway and quicker commutes in all directions. Taverna at the Forum is located within 'The Forum', a 706-acre master-planned community, providing residents with a variety of popular shopping and eating destinations.



FORT MYERS, FL

Once thought of as a retirement town, Fort Myers has attracted a large number of families, professionals, and students attending Florida Gulf Coast University.

Nicknamed "The City of Palms", Fort Myers is a playground for outdoor enthusiasts, offering miles of freshwater and saltwater channels for snorkeling, fishing, and swimming, in addition to hiking and biking trails, golf, and a variety of other activities.

After sunset, residents and visitors alike can enjoy the vibrant downtown, known as the River District, which offers a variety of bars, restaurants, music and entertainment venues, and beautiful views from the many rooftop lounges.

Rich in history, Fort Myers also draws tourists to its historical landmarks, which include the Edison & Ford Winter Estates, where visitors can see Thomas Edison's laboratories and Henry Ford's workshops.



#3

FASTEST GROWING PLACES '23-'24
U.S. NEWS & WORLD REPORT



FORT MYERS, FLORIDA

Fort Myers was named the Third Fastest Growing Place in the United States according to recent rankings from U.S. News & World Report. With a population growth of over 85% since 2000 and 660k+ jobs, Fort Myers has continued to attract large employers, with the likes of Hertz vehicle rental, and Chico's FAS apparel employing over 1,500 individuals. Growth within Fort Myers has also been complimented by the growing student population attending Florida Gulf Coast University, Hodges University, and a variety of other educational institutions.



#3 **FASTEST GROWING**
Places Nationwide in 2023

2.5% **ANNUAL GROWING**
Population Grew 85% since 2000

29% **RENTER OCCUPIED**
Housing

420K **LABOR FORCE**
In Lee County






PROJECTED INVESTOR RETURNS

INVESTMENT EXAMPLE \$100K

15% ANNUAL RETURN \$32,500 TOTAL PROFIT	7% CURRENT PAY <small>QTR PAYMENTS</small>		8% DEFERRED PAY <small>PAID AT EXIT</small>	
		12 Mo.	24 Mo.	26 Mo.
INITIAL CONTRIBUTION	(\$100,000)	\$0	\$0	\$100,000
CURRENT PAY		\$7,000	\$7,000	\$1,167
DEFERRED PAY		\$0	\$0	\$17,333
TOTAL		\$7,000	\$7,000	\$118,500

The chart represents a projection of potential distributions for an investor making a \$100,000 initial contribution. The financial projections contained herein are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary from such projections. A prospective investor must make independent investigations, projections, and conclusions regarding the investment without reliance on this Memorandum or any other Confidential Information.

INVESTMENT PROCESS

-  Review Offering Materials
-  Investor Commitment
-  Complete Investor Subscription Package
-  Execute Membership in LLC (LIMITED LIABILITY COMPANY)
-  Wire Funds
-  Close on Property/Fund the Investment
-  Receive Quarterly Performance Updates
-  Receive Distributions

ELIGIBILITY: Open to Accredited Investors

MINIMUM INVESTMENT: \$50,000



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**SPONSOR
PROFILE**



DARIN DAVIS
PRINCIPAL



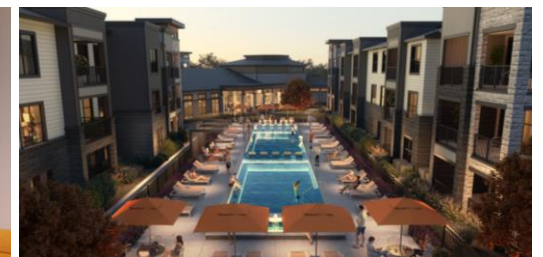
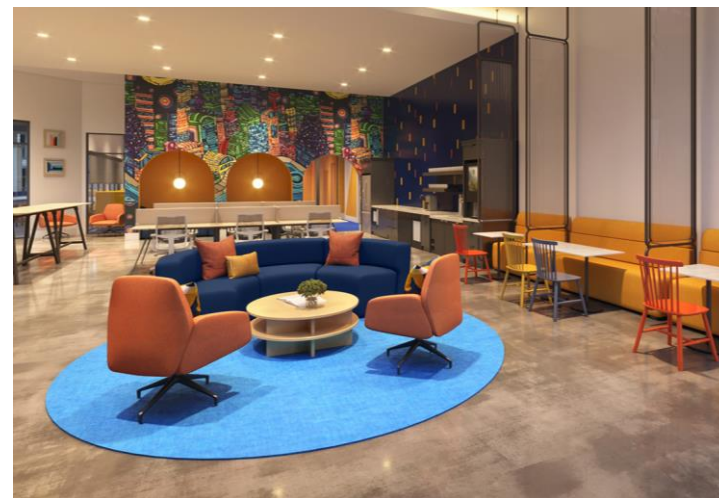
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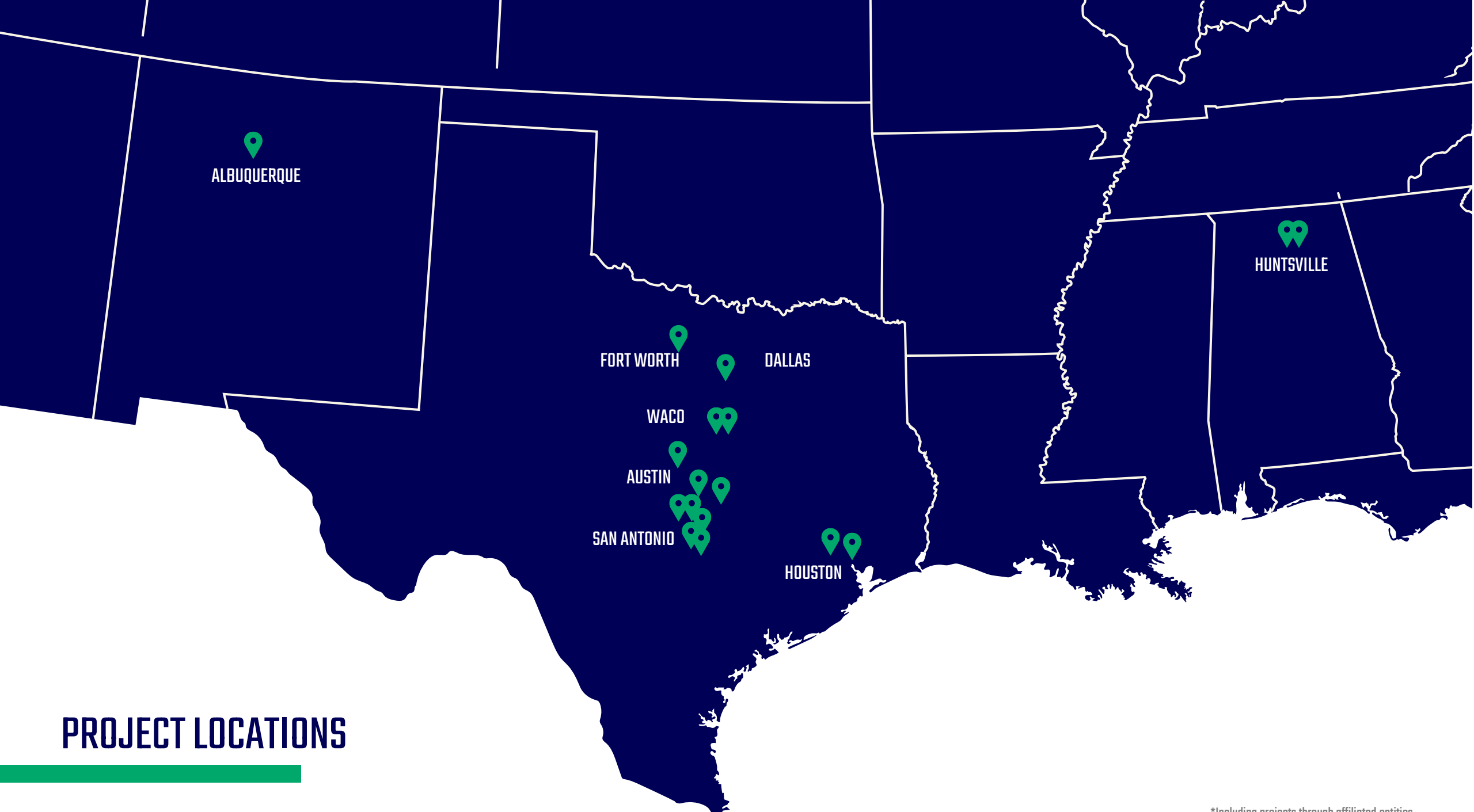


CLUB CAPITAL

Club Capital is an Austin-based commercial real estate owner-sponsor specializing in multifamily acquisitions, development, private equity investments, asset management, and public-private partnerships. Combining over three decades of experience from its principals, Club Capital inherits rigorous practices in all facets of commercial real estate investment and launches with a new aim where vision meets value.

Club Capital partners with reputable sponsors nationwide and provides Preferred Equity investment solutions to various asset types and situations. Driven by programmatic relationships, Club Capital continues to serve institutional investors, family offices, private equity partners, and accredited investors.





ALBUQUERQUE

HUNTSVILLE

FORT WORTH

DALLAS

WACO

AUSTIN

SAN ANTONIO

HOUSTON

PROJECT LOCATIONS

*Including projects through affiliated entities.

**CURRENT
COMMERCIAL
PORTFOLIO**



EXTENDED-STAY PORTFOLIO

TX (4) AL (2)

**652 KEYS
PROJECTED DELIVERY 2024**



VISTA AT RAYZOR RANCH

DENTON, TX

**212 UNITS
BUILT 2022**



PRESERVE AT WOODRIDGE

PORTER, TX

**131 UNITS
BUILT 2022**



ARDEN AT KOHLERS CROSSING

KYLE, TX

**263 UNITS
PROJECTED DELIVERY Q1 2024**



CAVALRY AT LIBERTY HILL

LIBERTY HILL, TX

**270 UNITS
PROJECTED DELIVERY Q3 2024**



HAVEN AT TREELINE

TOMBALL, TX

**231 UNITS
PROJECTED DELIVERY Q4 2024**

*Including projects through affiliated entities.

SOLD
COMMERCIAL
PORTFOLIO



DEBBIE LANE FLATS
331 UNITS
BUILT 2022

MANSFIELD, TX



RETREAT AT NORTH BLUFF
240 UNITS
BUILT 2011

AUSTIN, TX



THE CURRENT
188 UNITS
BUILT 2021

NEW BRAUNFELS, TX



THE STANTON
140 UNITS
BUILT 2019

LOCKHART, TX



EXETER PLACE
248 UNITS
BUILT 2020

SAN ANTONIO, TX



CASA TIERRA
122 UNITS
BUILT 1974

ALBUQUERQUE, NM

*Including projects through affiliated entities.

TRACK RECORD

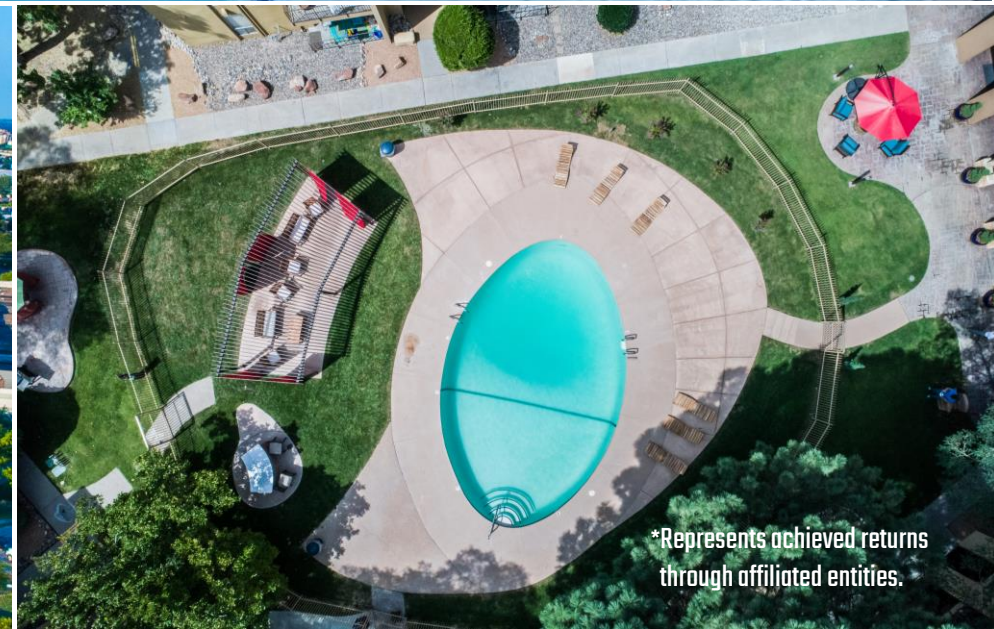
AVERAGE
INVESTOR RETURN

2.6X

MULTIPLE

4 YRS 3 MOS

HOLD TERM



*Represents achieved returns through affiliated entities.

Preferred Equity Opportunity

TAVERNA AT THE FORUM



CLASS A, MULTIFAMILY, AFFORDABLE, PROPERTY TAX-REDUCTION



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DISCLAIMER:

This Confidential Offering Memorandum ("Memorandum") is being given to you for the sole purpose of evaluating the possible investment in Taverna at the Forum ("Project") and is not to be used for any other purpose or made available to any other party without the prior written consent of Club Capital.

This Memorandum was prepared by Club Capital and contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review. These summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, Club Capital does not guarantee its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective investor's investigation, must make its independent investigations, projections, and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information.

The enclosed proforma information regarding the Project is based on assumptions concerning future events over which the Partnership may have only partial or no control. The selection of assumptions underlying the proforma information is based on Club Capital's judgment and is subject to considerable uncertainty due to general economic and financial changes that may result from future events. To the extent that assumed events or trends do not occur, actual results may differ materially from those set forth in the proforma projections. There can be no assurance that the projections will be realized, and actual results may be higher or lower than the projections. Consequently, the inclusion of projections herein should not be regarded as a representation by Club Capital or the Partnership or any other person that the projected results will be achieved. Club Capital does not intend to update or otherwise revise these projections to reflect circumstances existing after the date hereof or to reflect the occurrence of future events, even in the event the assumptions or estimates underlying the projections are shown to be in error. Prospective investors should not rely on, and will be deemed not to have relied on, the projections in making an investment decision.