

CHISHOLM POINTE

BUILD-TO-RENT COMMUNITY



CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT RATIONALE

executive summary

investment highlights



EXECUTIVE SUMMARY

Capstone Companies is pleased to present **Chisholm Pointe**, a 216-unit under construction build-to-rent community located in the Chisholm Creek area of Oklahoma City, Oklahoma. The property offers a rare unit mix of one-bedroom, two-bedroom, and three-bedroom units, as well as featuring luxury Class A finishes and curated amenities. This property caters to the growing rent-by-choice crowd seeking an alternative to traditional apartments and urban areas. Nestled between Broadway Extension Lake Hefner Parkway and the John Kilpatrick Turnpike, residents benefit from the convenient access to an abundance of job opportunities and economic demand drivers throughout the Oklahoma City MSA. The favorable location, proven concept, and some of the top finishes in the market position Chisholm Pointe as an excellent investment opportunity.



INVESTMENT HIGHLIGHTS:

- New Construction
- Proven Concept
- Superior Location



1800 NW 115th St
ADDRESS



Oklahoma City, OK 73120
CITY/STATE/ZIP



**Build-to-Rent
Community**
TYPE



216
UNITS



Under Construction
YEAR BUILT*



22.33
ACREAGE

* The first certificate of occupancy is expect to be issued by June 30th, then 10 units every month until completion.

NEW CONSTRUCTION

Chisholm Pointe offers new ownership the advantages of high quality new construction. The property boasts noteworthy spacious floorplans and intentional interior finishes that the submarket's renter pool demands. New ownership will benefit from minimum maintenance due to the age of the asset, the community's remarkable construction quality, and use of high-caliber materials. The developer has recently delivered multiple build-to-rent communities in the immediate submarket and has a proven track record as a premier multi-family developer. Their site selection, building materials, and community amenities are unrivaled by competitors.

NEW CONSTRUCTION FURNISHINGS & COMMUNITY AMENITIES

Interior Finishes	Exterior Finishes	Community Amenities
Quartz Kitchen Countertops	Composite Roof Shingles	Community Clubhouse
Stainless Steel GE Refrigerator	Painted Fiber Cement Siding	Pickleball Court
Stainless Steel GE Electric Range	Brick Veneer	Gym
Stainless Steel GE Refrigerator	Gutters	Outdoor Living Areas
Stainless Steel Kitchen Faucets	Double Pane Windows	Fire Pit
Stainless Steel GE Microwave	Fenced Yards	Putting Green
Painted White Cabinetry	Garage Doors	Gated Community
Modern Kitchen Hardware	Sodded Yards	
Subway-Style Backsplash in Kitchen		
Stainless Steel Bathroom Faucets		
Quartz Bathroom Countertops		
Tiled Shower Walls		
Low Flow Toilets		
Luxury Vinyl Plank Flooring		
Electric GE W/D		
Modern Bathroom Hardware		
Built-in Closet Shelving		



Example images of finishes by same builder

PROVEN CONCEPT

Build-to-rent communities are one of the hottest rental options in the country, especially in suburban areas located directly outside of major downtowns such as Oklahoma City. Working professionals between the age of 20 to 34 make up more than 21.5% of Oklahoma County's demographic. This renter demographic gravitates towards suburban rental housing, as opposed to the options available in the denser urban core or other for sale options.

In suburban areas surrounding Oklahoma City, build-to-rent communities have been highly successful, evident by their constant lease-up, sustained occupancy, and continual rent increases. Oklahoma City is considered one of the most attractive markets for the build-to-rent product type; this is proven by the successful comparable developments in the submarket such as the Western Townhomes, Del Norte Duplexes, Camino Del Plaza, and the Chisholm Creek Duplexes. Trulo Homes was a recently delivered build-to-rent community in Jenks, OK achieving unprecedented lease up rental rates. Rents of \$1,460, \$1,850 and \$2,275 for 1BR, 2BR and 3BR respectively prove the strong demand. These new construction developments have proven the demand for townhome and duplex build-to-rent communities by leasing up quickly at asking rental prices. Chisholm Pointe is poised to capitalize on this momentum by offering higher quality construction, superior finishes, two car garages, spacious yard sizes, unmatched community amenities, and comparable lease-up prices to that of the developments mentioned.

Build-to-Rent Community Advantages:

- Strong Lease-Up
- Sustained Occupancy
- Continual Rent Increases

SUPERIOR LOCATION

Chisholm Pointe offer a superior location within an area seeing forward momentum. With access to new and exciting amenities, great connectivity to major thoroughfares, and growing employment, these homes will see a solid tenant base throughout ownership. Chisholm Pointe is strategically located in an employment rich part of Oklahoma City. With a combination of higher education, medical centers, governmental, and technology jobs, Oklahoma City has outpaced most of the country, as well as other regional MSAs, when it comes to employment growth. Employment in the Oklahoma City MSA boasts the third lowest unemployment rate in the United States. (*Bureau of Labor Statistics as of July 16th, 2021*)

EMPLOYMENT

In close proximity to the property, there is an abundance of employment opportunities with exceptional employers surrounding Quail Springs Mall, Loves Travel Stops Headquarters, as well as many other retail opportunities in the immediate area.



SURROUNDING AREA

The Chisholm Creek Area, which is only a four-minute drive from the duplexes, boasts national brands such as Cabela's, Top Golf and Cycle Bar, Fuzzy's Tacos, Chalk Sports Bar, Chicken Foot, Starbucks, and Torchy's Tacos. In addition to the large fan favorites, Chisholm Pointe offers local hot spots such as Bandee's Barbecue, Yokozuna Sushi, The Surf Bar, Uncle Julio's Mexican, Side Car & Wine Bar, Hatch Early Mood Food and Birra Birra Craft Pizzeria. This truly unique development also offers indoor skydiving, Driving Range Golfing, and the state's only Solo's Park and Pub. This up-and-coming district has multiple multi-family projects planned which Chisholm Pointe will beat to market.

Quail Springs Mall is within a six-minute drive of Chisholm Pointe and boasts over 93 stores comprised of retail shopping, dining, and entertainment vendors. This thriving mall has announced nine new store openings for 2022-2023. The Quail Springs Mall area includes multiple flagship dining options as well as Life Time Athletics, a luxury gym and spa.

Chisholm Pointe is only a short distance to Nichols Hills, one of the highest earning neighborhoods in Oklahoma. The amenities in the Nichols Hills area are able to accommodate a variety of needs, with establishments such as Whole Foods, Trader Joes, Lululemon, Athleta, BC Clark Jewelers and many other high-end retailers. The Nichols Hills Shopping amenities are an 11-minute drive from Chisholm Pointe.

DINING	DISTANCE (MIN)	SHOPPING	DISTANCE (MIN)	ENTERTAINMENT	DISTANCE (MIN)
Fuzzy's Tacos	5	Cabela's	5	Top Golf	4
Chalk Sports Bar	6	Metro Shoe Warehouse	5	Cycle Bar	4
Chicken Foot	6	Costco	4	iFly Indoor Skydiving	6
Starbucks	8	Target	7	Solo's Park and Pub	4
Torchy's Tacos	4	Dicks Sporting Goods	7	AMC Theater	7
Bandee's BBQ	5	Old Navy	5	Main Event	4
Yokozuna Sushi	5	Lowes	6	Round 1 Entertainment	7
The Surf Bar	5	Walmart	5	Blue Zoo	7
Uncle Julio's	5	Sam's Club	5		
Sidecar Bar & Wine Lounge	5	At-Home	7		
Hatch Early Mood Food	5	Best Buy	6		
Birra Birra Craft Pizzeria	6	Marshalls	5		
RK- Ramsey's Kitchen by Gordan Ramsey	5				

QUAIL SPRINGS MALL (6 MINUTES)

American Eagle	Champs	Dillard's	Pacsun	Vans
H&M	Hot Topic	Lucca	The Fix	Zale's
Bath & Body Works	City Gear	Earthbound	Pink	Victoria Secret
Helzberg	JC Penny	Trading Co.	Footlocker	Zumies
Diamonds	Claire's	Lids	Rue21	Visionworks
Buckle	Journeys	Express	Franchesca's	
Hibbet Sports	CNS Jewelers	Maurice's	Sunglass Hut	
	Life Time Athletic	Finish Line	Von Maur	



PROPERTY DESCRIPTION

property details

parcel view

site plan

floor plans



PROPERTY DETAILS



1800 NW 115th St
ADDRESS



Oklahoma City, OK
CITY/STATE



Under Construction
YEAR BUILT*



216
OF UNITS



22.33
ACREAGE

* The first certificate of occupancy is expect to be issued by June 30th, then 10 units every month until completion.

RENTAL RATES & UNIT MIX SUMMARY

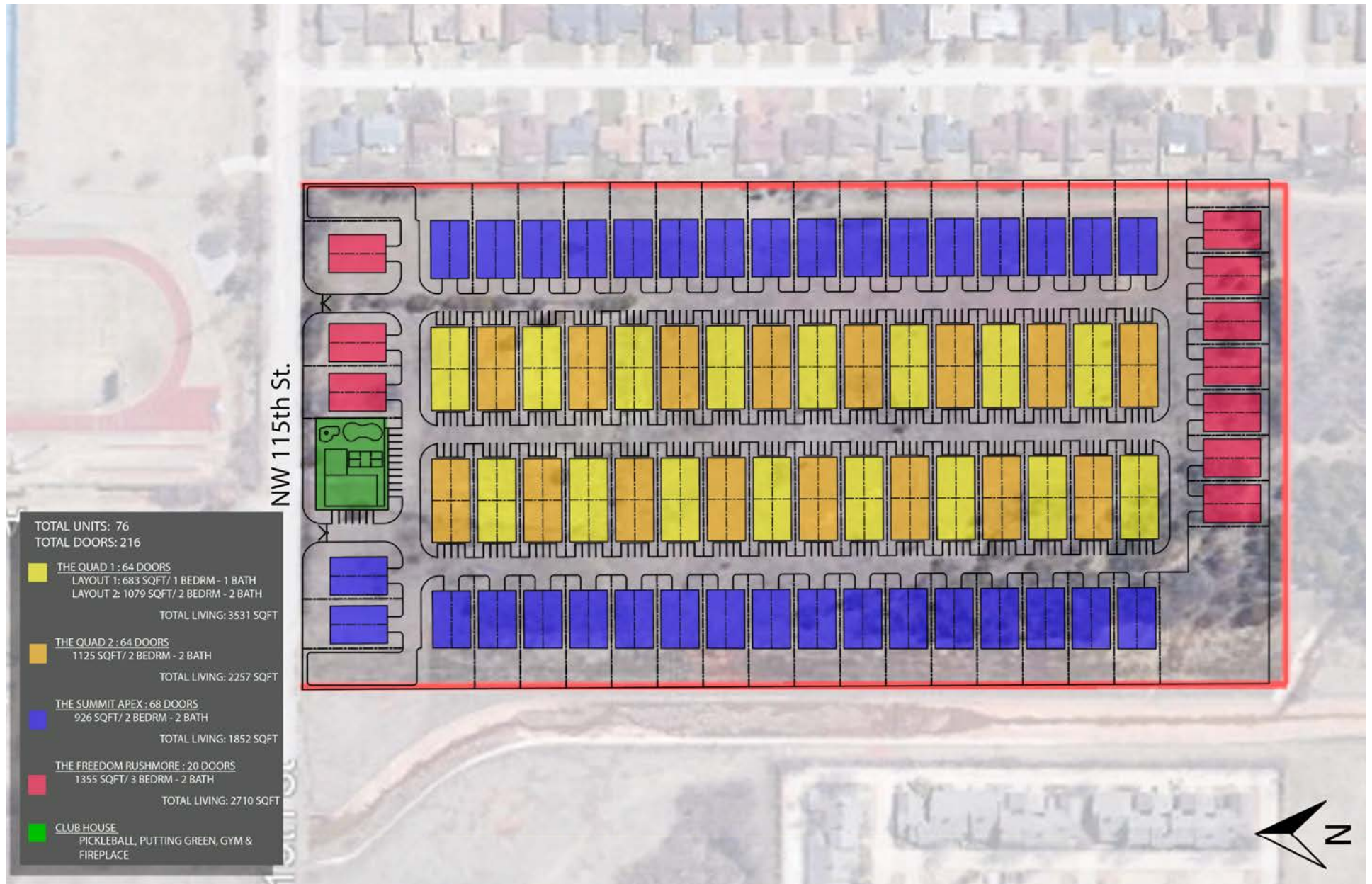
UNIT TYPE	UNITS	SF/UNIT	TOTAL SF	RENT/UNIT	RENT/SF
1 BR/1 BA	32	683	21,856	\$1,150	\$1.68
2 BR/2 BA (One-Car Garage)	68	926	62,968	\$1,500	\$1.62
2 BR/2 BA	64	1,079	69,056	\$1,450	\$1.34
2 BR/2 BA	32	1,125	36,000	\$1,525	\$1.36
3 BR/2 BA (Two-Car Garage)	20	1,355	27,100	\$1,700	\$1.25
TOTALS/AVERAGES	216	1,005	216,980	\$1,456	\$1.45



PARCEL VIEW



SITE PLAN



SITE PLAN

THE QUAD 1



THE QUAD 2



THE SUMMIT APEX



THE FREEDOM RUSHMORE

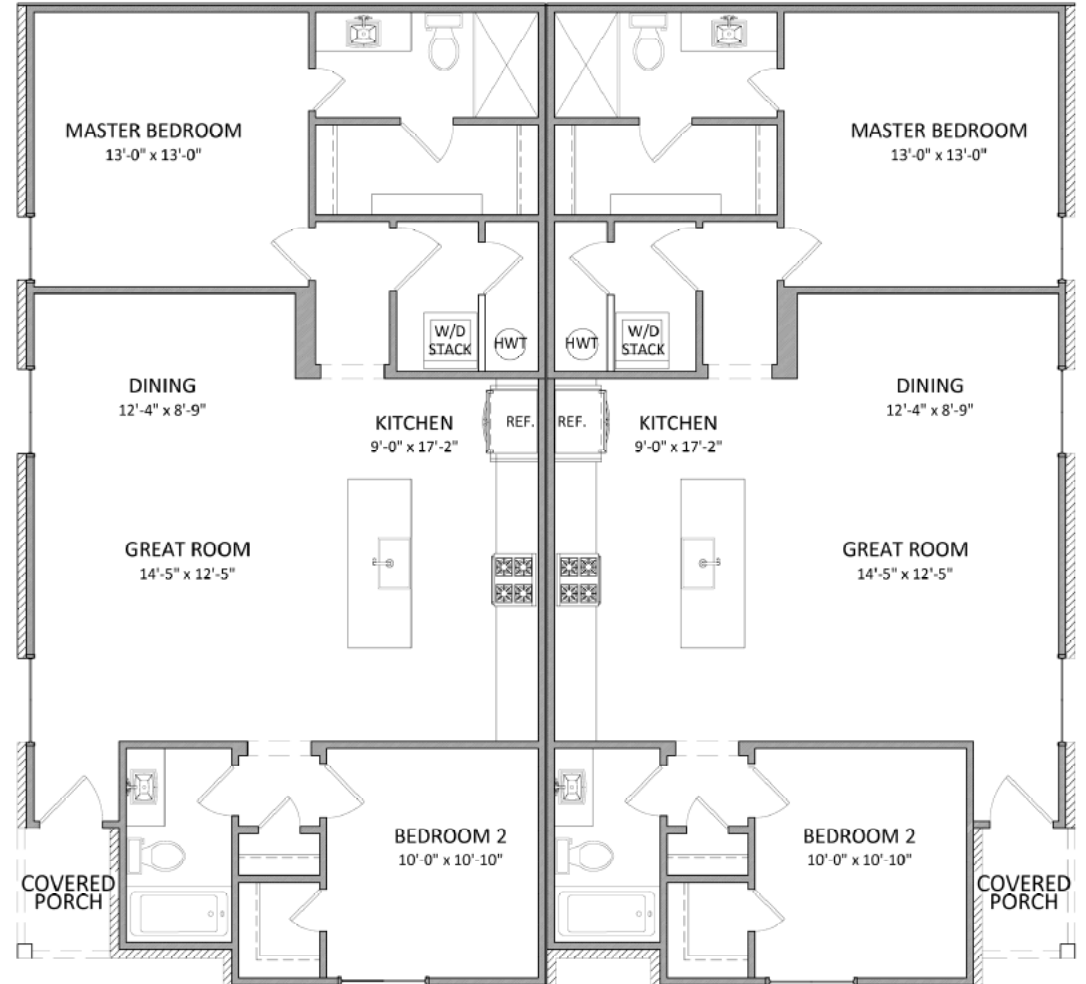


FLOOR PLANS

THE QUAD 1

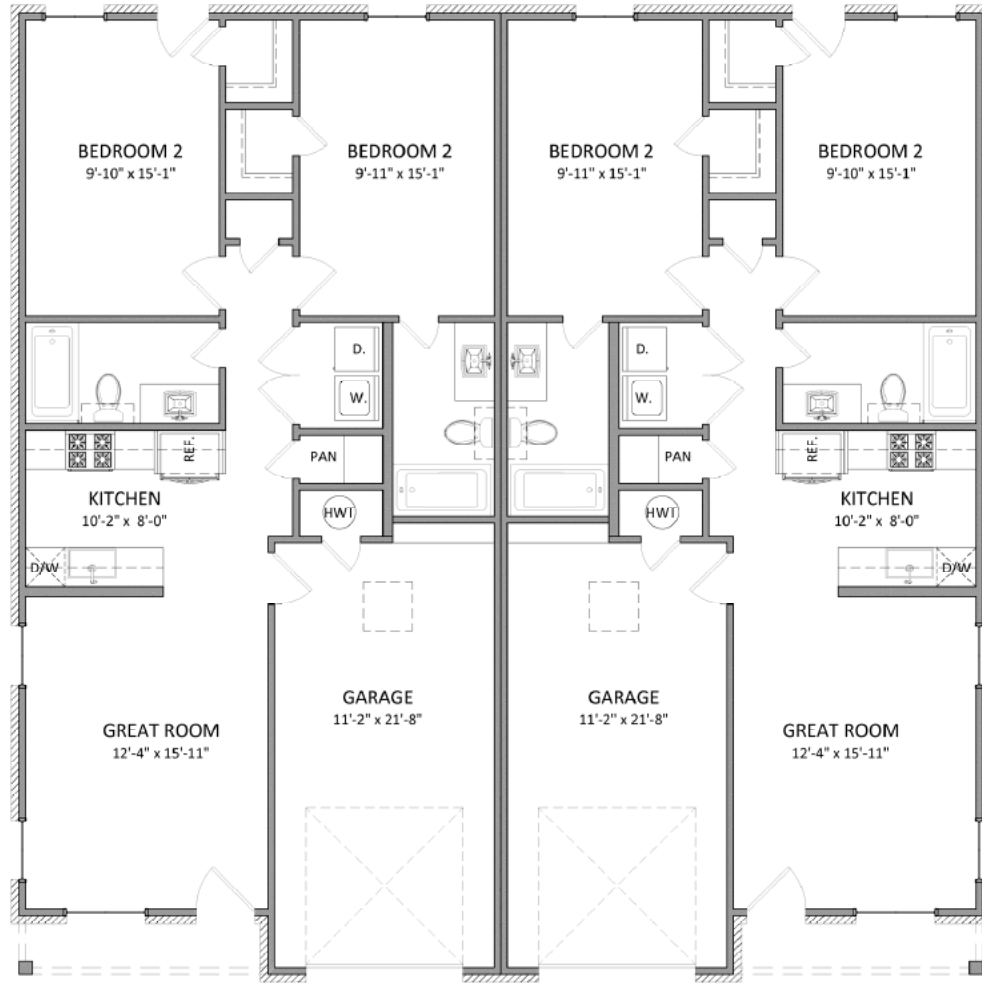


THE QUAD 2

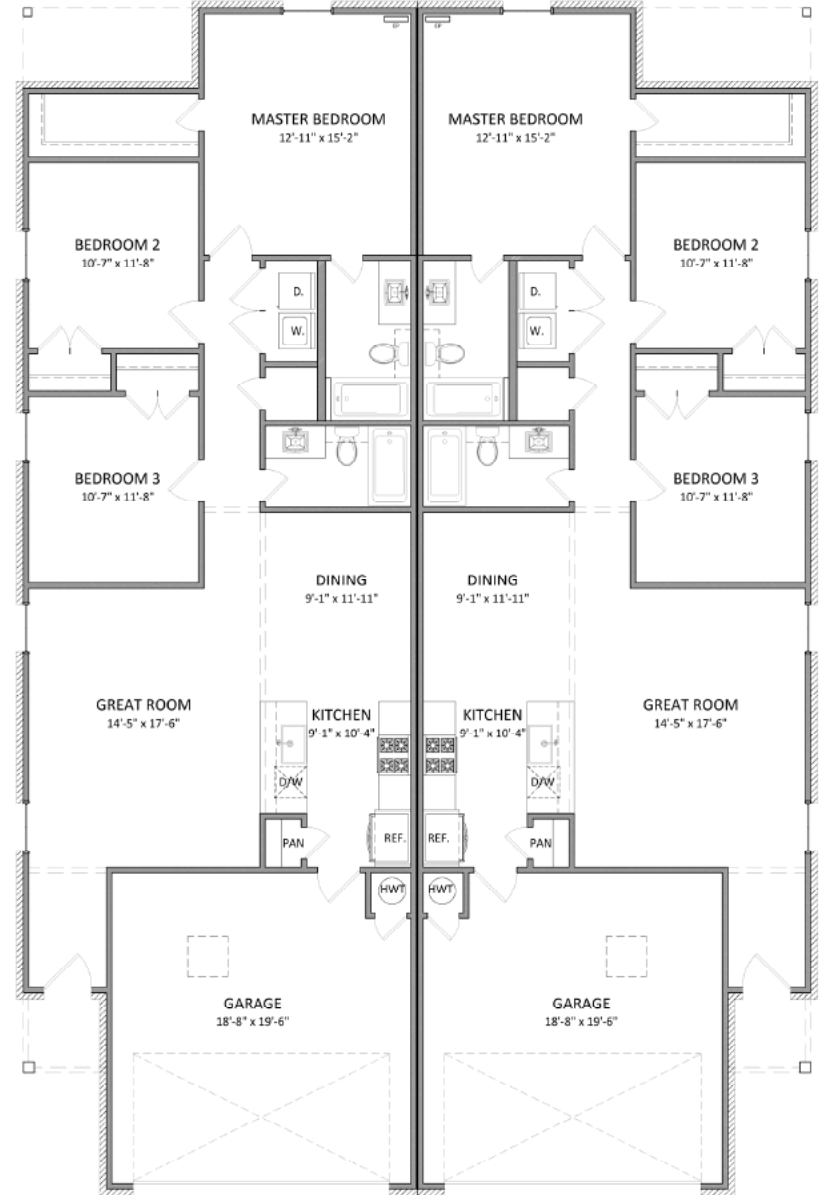


FLOOR PLANS

THE SUMMIT APEX



THE FREEDOM RUSHMORE





MARKET OVERVIEW

area overview

market fundamentals

economy & population

nearby amenities



AREA OVERVIEW

Oklahoma City (OKC), the state capital of Oklahoma, is the largest city within the state and the 25th-largest metro in the U.S. Known as the Modern Frontier, the city is rooted in Native American and Western culture and continues to embody this as it grows and revitalizes. Many distinct neighborhoods and districts offer unique areas throughout OKC. With thriving restaurants, craft breweries, sports, outdoor recreation, family entertainment, and contemporary art, the area has something for everyone.

Much of Oklahoma City's recent success is attributed to the urban renaissance taking place within the city through a series of projects over the past decade. MAPS 3, a \$777 million capital improvement program, was designed to improve the quality of life within the city and was completed in late 2020. Significant improvements to the area through infrastructure, transportation, parks, and greenspaces has transformed the future of OKC and sparked positive growth for years to come.

MARKET FUNDAMENTALS

Thanks to a surge in demand from renters, the Oklahoma City multi-family market is performing well, leading to record-setting low vacancy rates and rent growth. Meanwhile, as the multi-family market has outperformed, investment has also trended higher this year. As a result, vacancy rates have compressed to their lowest point on record.

Demand in downtown Oklahoma City has returned as well, after reporting some move-outs last year. The continued revitalization through MAPS has helped stimulate growth for downtown Oklahoma City. Investment in the urban core will further improve infrastructure and has attracted more businesses and people to downtown, increasing the likelihood of multi-family demand here for years to come.

Oklahoma City has continued to attract more non-energy employers to the area, helping to diversify the tenant base and adding more stability to the economy. As a result, more people have begun to flock to the city, and the employment rate has steadily increased.



ECONOMY OVERVIEW

THRIVING ECONOMY AND JOBS

Oklahoma City is home to three of the nation's largest energy producers, and the energy sector accounts for roughly 3% of total employment and 10% of overall earnings in the region. The metro's exposure to the energy industry is nearly 10 times higher than the national average, second only to Houston. Late last year, Oklahoma City's Devon Energy and Tulsa-based WPX announced it would become one company, making it one of the largest oil producers in the United States, worth an estimated \$12 billion. The combined company will keep the Devon Energy name with headquarters in Oklahoma City.

The region is also becoming a draw for tech firms. The expansion of Heartland Payment Systems is a positive sign for the diversification of the Oklahoma City economy. In mid-2020, Heartland completed its new \$40 million headquarters at NW Fifth and Broadway. The seven-story, 100,000-SF office will house 550 employees, and the company is adding another 400 jobs to the recently renovated Mideke building in Bricktown.

OKANA RESORT

In October 2022, the Chickasaw Nation broke ground on a \$300 million resort that will feature a hotel, indoor-outdoor water park, retail, dining, and conference facilities. The resort will be located next to the First Americans Museum, which honors Oklahoma's 39 tribal nations and is home to the National Native American Hall of Fame. OKANA will be a massive entertainment complex and tourism draw for Oklahoma City due to its scale and unique features. Initial projections have the resort employing more than 400 people with an annual economic impact of almost \$100 million in its first year alone.

POPULATION

	2016	2017	2018	2019	2020
Oklahoma City (City)	639,924	642,822	647,912	655,057	681,054
Oklahoma City (MSA)	1,372,985	1,381,492	1,393,605	1,408,950	1,425,695
Oklahoma (State)	3,926,331	3,931,316	3,940,235	3,956,971	3,959,353

TOP 25

**MOST LIVABLE
CITY IN THE U.S.**
-SMARTASSET-

#1

**BEST PLACE FOR
STARTUPS TO EXPAND**
-ZILLOW-

#4

**BEST CITY TO WORK
FOR A SMALL BUSINESS**
-JUSTBUSINESS-

#9

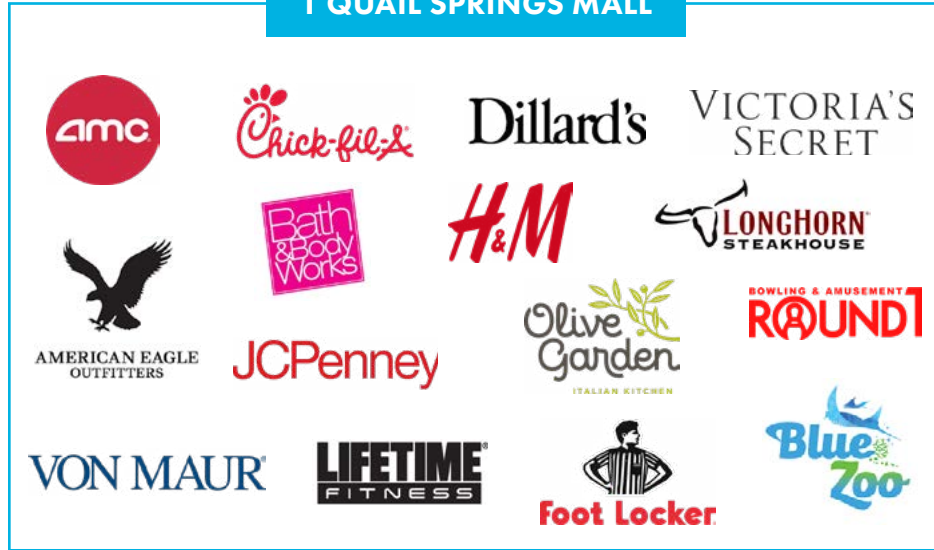
**BEST CITY TO
START YOUR CAREER**
-ZIPPIA-

#20

**BEST RUN CITY
IN THE U.S.**
-WALLETHUB-

NEARBY AMENITIES AND ATTRACTIONS

1 QUAIL SPRINGS MALL



2 MEMORIAL SQUARE



3 QUAIL SPRINGS MARKETPLACE



TIME FROM CHISHOLM POINT DUPLEXES

Chisholm Creek (TopGolf, Costco, Etc.): 5-Minute Drive

Quail Springs Marketplace: 5-Minute Drive

Quail Springs Mall: 6-Minute Drive

Memorial Square: 7-Minute Drive

Downtown OKC: 14-Minute Drive



22

1

2

3

COSTCO WHOLESALE **Cabela's**
 WORLD'S FOREMOST OUTFITTER

FIREBIRDS WOOD FIRED GRILL **TOPGOLF**

Baker Hughes



77

planet fitness **HOPSCOTCH**
 KITCHEN & BAR

HERITAGE HALL HIGH SCHOOL

BLUFF CREEK PARK

CHISHOLM
 POINTE DUPLEXES

CASADY SCHOOL

UPTOWN GROCERY co. **SMITTY'S GARAGE**
 burgers & beer

HOMELAND. **RANCH**
 a fresh experience STEAKHOUSE

Tuesday Morning **CATO**

Walmart
 Neighborhood Market



LAKE HEFNER

22

77

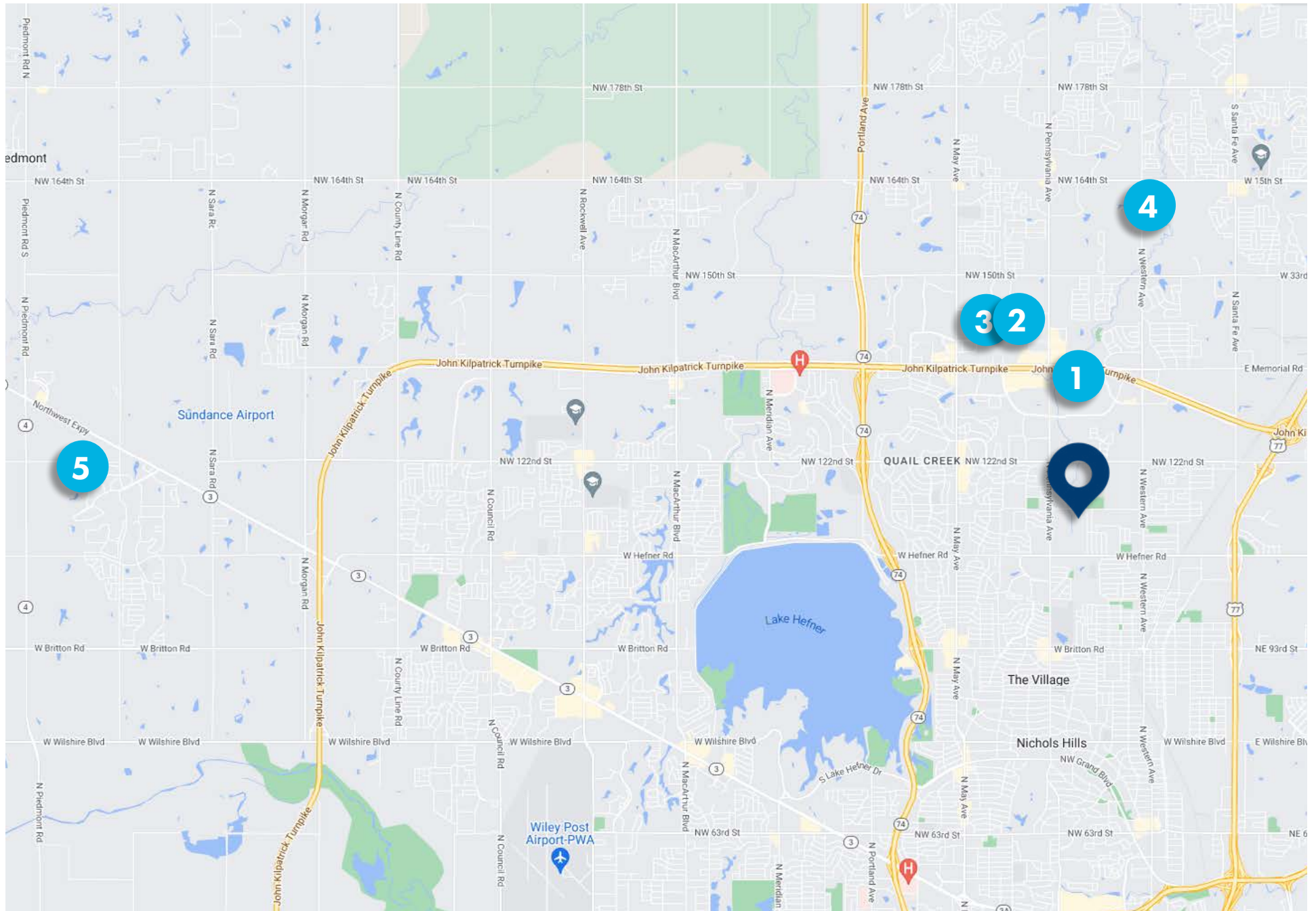


APARTMENT MARKET


rental competitors



RENTAL COMPETITORS



RENTAL COMPETITORS

	PROPERTY	ADDRESS	CITY, STATE	YOC	UNITS	OCCUPANCY	RENT/UNIT	RENT/SF
	Chisholm Pointe	1800 NW 115th St	Oklahoma City, OK	UC	216	N/A	\$1,456	\$1.46
1	Argon Apartments	13600 N Blackwelder Ave	Oklahoma City, OK	2018	287	91.8%	\$1,501	\$1.87
2	Stonehorse Crossing	2600 Watermark Blvd	Oklahoma City, OK	2019	300	95.3%	\$1,380	\$1.42
3	The Reserve at Quail North	2600 Watermark Blvd	Oklahoma City, OK	2016	280	94.3%	\$1,392	\$1.25
4	Western Townhomes	16116 N Western Ave	Edmond, OK	2018	42	100.0%	\$2,185	\$1.00
5	The Del Norte Duplexes	12221 Angeles Way	Yukon, OK	2017	82	93.7%	\$1,650- \$1,850	\$0.99
Averages				2018	198	95.0%	\$1,615	\$1.31



FINANCIAL ANALYSIS

cash flow analysis
underwriting assumptions



CASH FLOW ANALYSIS

	YEAR 1 PRO FORMA		YEAR 2 PRO FORMA	YEAR 3 PRO FORMA
	TOTAL	PER UNIT	TOTAL	TOTAL
INCOME				
1 Market Rent	3,772,800	17,467	3,904,848	4,041,518
2 Loss-to-Lease	(37,728)	(175)	(39,048)	(40,415)
GROSS POTENTIAL RENT	\$3,735,072	\$17,292	\$3,865,800	\$4,001,103
3 Vacancy Loss	(224,104)	(1,038)	(193,290)	(200,055)
4 Concession	(18,675)	(86)	(19,329)	(20,006)
5 Bad Debt	(9,338)	(43)	(9,664)	(10,003)
EFFECTIVE RENTAL INCOME	\$3,482,955	\$16,125	\$3,643,516	\$3,771,039
6 Other Income	102,714	476	106,309	110,030
EFFECTIVE GROSS INCOME	\$3,585,669	\$16,600	\$3,749,826	\$3,881,069
Annual EGI Increase			4.6%	3.5%
EXPENSES				
7 Repairs & Maintenance	48,600	225	49,572	50,563
8 Turnover/Make-Ready	27,000	125	27,540	28,091
9 Salaries and Payroll	218,906	1,013	223,284	227,750
10 General & Admin	27,000	125	27,540	28,091
11 Marketing	16,200	75	16,524	16,854
12 Contractor Services	48,600	225	49,572	50,563
13 Utilities	45,000	208	45,900	46,818
14 Management Fee	143,427	664	149,993	155,243
15 Insurance	145,800	675	145,800	145,800
16 Real Estate Taxes	393,355	1,821	401,222	409,246
TOTAL OPERATING EXPENSE	\$1,113,888	\$5,157	\$1,136,947	\$1,159,020
Expense % of EGI	31.1%		30.3%	29.9%
NET OPERATING INCOME	\$2,471,781	\$11,443	\$2,612,878	\$2,722,049

UNDERWRITING ASSUMPTIONS

Market Rent is based on proforma rents at Chisholm Pointe, as provided by management.

	UNIT TYPE	UNITS	SF/UNIT	RENT/UNIT	RENT/SF	MONTHLY	ANNUAL
1 MARKET RENT	1 BR/1 BA	32	683	\$1,150	\$1.68	\$36,800	\$441,600
	2 BR/2 BA (One-Car Garage)	68	926	\$1,500	\$1.62	\$102,000	\$1,224,000
	2 BR/2 BA	64	1,079	\$1,450	\$1.34	\$92,800	\$1,113,600
	2 BR/2 BA	32	1,125	\$1,525	\$1.36	\$48,800	\$585,600
	3 BR/2 BA (Two-Car Garage)	20	1,355	\$1,700	\$1.25	\$34,000	\$408,000
	Totals/Averages		216	1,005	\$1,456	\$1.45	\$314,400

2 LOSS-TO-LEASE

The Pro Forma assumed Loss-to-Lease to be 1.0% of Scheduled Market Rent in Year One.

3 VACANCY LOSS

The Pro Forma Year One Vacancy Loss is projected to be 6.0% of the Gross Potential Rent, comparable with historical trends and the market average in the submarket.

4 CONCESSION

Concessions were projected to be 0.5% in the Pro Forma Year One based on current specials and discounts.

5 BAD DEBT

Bad Debt is projected to be 0.25% of Gross Potential Rent in Pro Forma Year One based on current credit standards and tenant screening.

6 OTHER INCOME

The Other Income category includes all other sources of revenue not accounted for in the previous categories. Such items normally include income from application fees, late charges, termination fees, pet fees and rent, and other such sources. Other Income in Pro Forma Year One is projected to be 2.75% of Gross Potential Rent.

7 REPAIRS & MAINTENANCE

Repairs & Maintenance expenses are projected to be \$225 per unit, which are consistent with market averages for product of this quality and vintage in the Oklahoma City market.

UNDERWRITING ASSUMPTIONS

8 TURNOVER/MAKE-READY

Turnover/Make-Ready expenses are assumed to be \$125 per unit, which is consistent with market averages for recently renovated product of this quality and vintage in the Oklahoma City market.

9 SALARIES AND PAYROLL

Salary and Payroll projections outlined in the following table are based on appropriate staffing levels and market average compensation standards in the Oklahoma City Market Leasing Bonuses are projected to be 15% of Salaries, while Benefits/Taxes are assumed to be 25% of Total Payroll.

POSITION	# OF EACH	SALARY	TOTAL
Administration			
FT Property Manager	1	\$52,500	\$52,500
FT Assistant Manager	1	\$45,000	\$45,000
Bonus at approx. 15% of Salaries			\$14,625
<i>Administrative Subtotal</i>	2		\$112,125
Burden (Benefits/Taxes) at 25% of Total Payroll			\$28,031
Total Administrative Salaries/Benefits/Taxes			\$140,156
Maintenance & Repairs			
FT Maintenance Supervisor	1	\$43,000	\$43,000
Maintenance Tech	0.5	\$40,000	\$20,000
<i>Maintenance Subtotal</i>	1.5		\$63,000
Burden (Benefits/Taxes) at 25% of Total Payroll			\$15,750
Total Maintenance Salaries/Benefits/Taxes			\$78,750
Total Payroll	3.5		\$218,906

10 GENERAL & ADMIN

The Pro Forma Year One projected General & Administrative expenses to be \$125 per unit.

11 MARKETING

Marketing expenses are assumed to be \$75 per unit for Pro Forma Year One.

12 CONTRACTOR SERVICES

Contractor Services are assumed to consist of landscaping, snow removal, and exterminating. Pro Forma Year One is projected to be \$225 per unit.

UNDERWRITING ASSUMPTIONS

13 UTILITIES

Utility expenses typically include water, sewer, trash, and electricity for common area and vacant units. Utility expenses are project to be \$45,000 annually, or \$208 per unit, trended by 2.0% for inflation.

14 MANAGEMENT FEE

Management Fee is assumed to be 3.5% of Effective Gross Income which is consistent with industry norms for an asset of this vintage and quality.

15 INSURANCE

The Pro Forma Year One assumed an annual Insurance expense of \$675 per unit.

16 REAL ESTATE TAXES

Per Tax Assessor's office, Oklahoma County conducts a property revaluation every year in order to keep pace with changing market values. Oklahoma County's last reappraisal of all real property was effective on January 1, 2023. For all Oklahoma counties, tax assessment values are based on comparable properties and any value placed on a property must be equitable as compared to other properties' tax value per unit.

Estimated ProForma Tax Value at 117.63 Millage \$393,354.72

CAPSTONE EXPERIENCE

Capstone sits atop the specialized sector of multi-housing investment sales for multiple reasons. Our deliberate and concentrated focus and expertise in not just primary markets, but the secondary and tertiary markets within our regions of coverage as well, identifies us as the ideal candidate for such assignments. Our track record of success can be attributed to our comprehensive coverage and expertise among these markets, as well as our relationships with the owners and investors who remain active in this environment.

SOUTHEAST

800.746.3175 ext. 0

CHARLOTTE—HQ

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Charlotte, NC 28203

RALEIGH

16 W Martin St., Suite 401
Raleigh, NC 27601

ATLANTA

3414 Peachtree Rd. NE, Suite 475
Atlanta, GA 30326

JACKSONVILLE

10752 Deerwood Park Blvd., Suite 100
Jacksonville, FL 32256

TAMPA

1120 E Kennedy Blvd., Suite 235
Tampa, FL 33602

ORLANDO

485 N Keller Rd., Suite 444
Maitland, FL 32751

MID-ATLANTIC

800.746.3175 ext. 2

RICHMOND

2920 W Broad St., Suite 17
Richmond, VA 23230

MIDWEST

800.746.3175 ext. 1

NASHVILLE

1200 Clinton St., Suite 219
Nashville, TN 37023

CINCINNATI

1132 Main St.
Cincinnati, OH 45202

COLUMBUS

1491 Polaris Pkwy., Suite 367
Columbus, OH 43240

INDIANAPOLIS

1300 E 86th St., Suite 14 #203
Indianapolis, IN 46240

SOUTHWEST

800.746.3175 ext. 3

OKLAHOMA CITY

16354 Muirfield Pl., Suite A
Edmond, OK 73013

TULSA

1709 Utica Sq., Suite 250
Tulsa, OK 74114

WEST

800.746.3175 ext. 4

DENVER

1031 Santa Fe Dr., Suite 200
Denver, CO 80204

COLORADO SPRINGS

29 E Moreno Ave.
Colorado Springs, CO 80903

SALT LAKE CITY

6975 Union Park Ave., Suite 600
Cottonwood Heights, UT 84047

DALLAS

Coming Soon!
Dallas, TX

AUSTIN

Coming Soon!
Austin, TX

SEATTLE

Coming Soon!
Seattle, WA

#1 Privately Owned Multi-Family
Brokerage Nationwide

#10 Nationwide Apartments Sales
RCA Analytics Q3 2022

\$11B Total Sales Volume
Capstone has sold more than
150,000 units.

OFFERING DETAILS

Capstone Companies has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or Capstone Companies.

Neither Capstone Companies nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY TOURS

TBD

CALL FOR OFFERS DEADLINE

TBD

ASKING PRICE & TERMS

TBD, Property to be sold upon completion.

SOURCES

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A decorative graphic on the left side of the page, consisting of three overlapping curved shapes in dark blue, light blue, and orange.

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