



CAPITALIZE

Austin Round Rock

Multi-Family / BTR
Coming Soon!



Accredited investors have the opportunity to be part of Commercial and Residential development on University Blvd. in Round Rock, TX

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Why Austin?

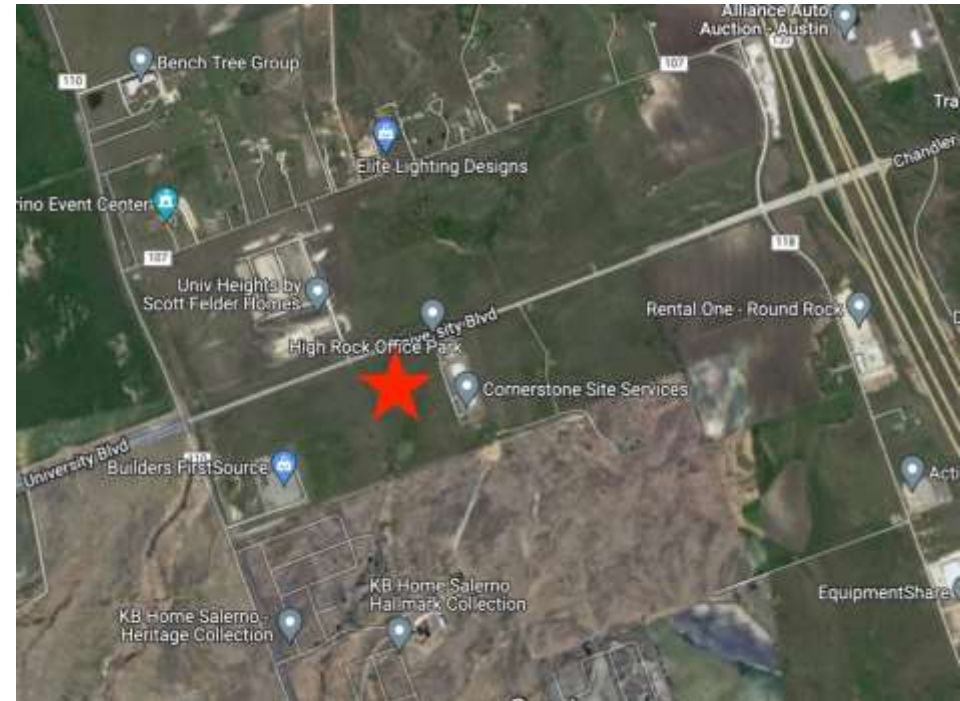


Austin is the one of the most happening cities in the nation with rapid growth and relocation of tech industries from the west coast

Recession proof investments and industries that are rapidly expanding and adding new jobs; creating demand for residential and commercial real estate

Property on University Blvd. close to I-35 and 130 in Round Rock

- Close to the Intersection of 130 and University Blvd. with multiple developments including KB Homes near by
- Existing commercial development to east side of property
- Round Rock is the HQ for Dell with multiple tech companies and employers as catchment area
- Hospitals (including Baylor Scott), Schools, close to property with Dining & Entertainment options on University Blvd.



[Google Maps Location](#)

19.81 Acres of a prime University Blvd. frontage close to 130

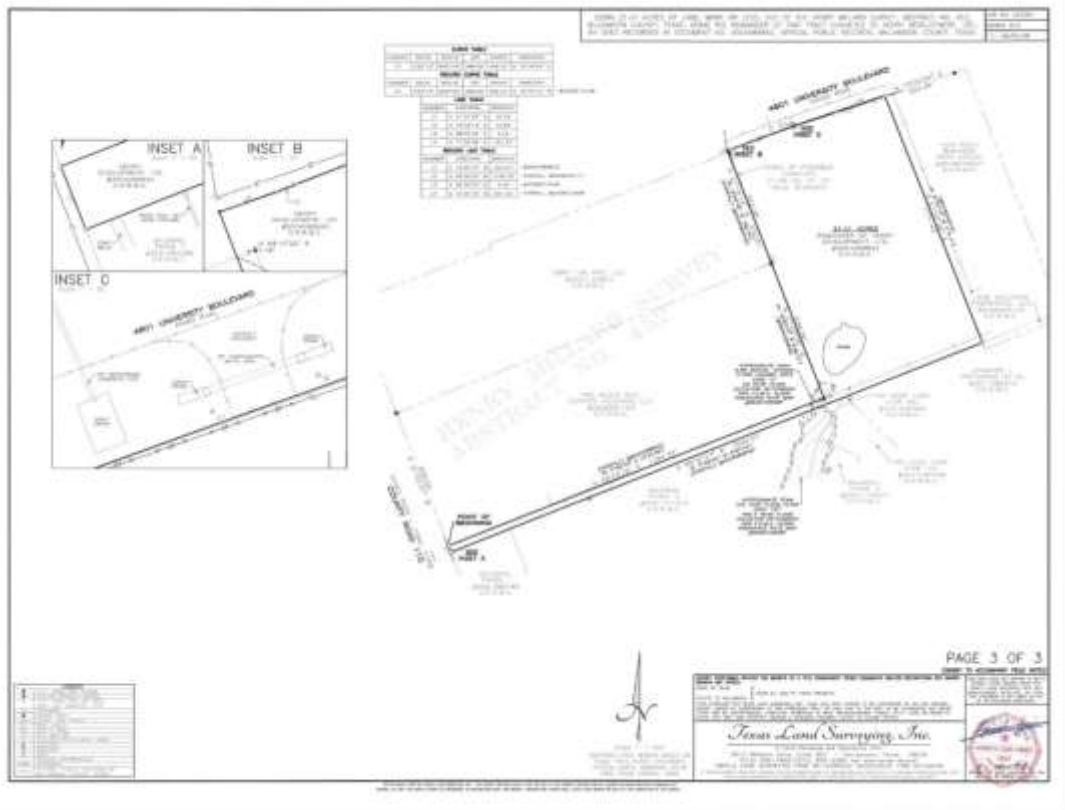


- Property under contract with a closing date of April 29, 2022
- Water and Sewer close by with multiple residential and commercial developments surrounding the property (red lines are sewer and blue water)
- Round Rock is one of the fastest growing areas of North Austin

Major Employers in commuting distance



Property Survey



Initial Concept Layout – Will be updated

- 1.6 Acre commercial pad is not included as part of the investment
- Total area is 21.41 minus 1.6 Acre for approx. 19.81 Acres
- Ability to build Multi Family or Built to Rent townhomes or Duplexes based on the market demand
- Local partner experienced in horizontal development and vertical build out is already engaged



Project Dynamics

- Acquisition price of **\$8.855M for 19.81 Acres** (Includes approx. closing cost of \$8.6M and third-party realtor finding fee of \$255K)
- Cash Contribution from investors will **\$4.555M for acquisition cost** and \$200K for engineering reserve for a total of **\$4.755M cash contribution**
- Transaction close date is **April 29, 2022**. Closing documents will be shared with investors/partners.
- Demand Drivers: New tech companies in North Austin driving **demand for residential** (rental and own) and commercial facilities on University Blvd.
- **Value Add Strategy**: Horizontal development for commercial and build out for Multi-Family resulting in superior returns for investors in any market conditions

Investment Opportunity

- Taking cash investment from 10 Groups or Individuals at a **per share price of \$475,500**. This includes the actual closing cost and the initial engineering expenses
- The 10 shares will own **50% of the project** and will have the opportunity to take part in future development and exit plans for the project
- No other investment** expected from investors for development. Capitalize will raise debt for any funds needed for development activities

Purchase Summary	
Purchase Price	\$ 8,600,000
Third Party Finders Fee	\$ 255,000
Engineering Reserve	\$ 200,000
Total	\$ 9,055,000
Promoters Loan	\$ 4,300,000
Investors Cash	\$ 4,755,000
Investor Shares	\$ 10
Per Share Cash Contribution	\$ 475,500
All in Acquisition per sft	\$ 10.26

Final numbers will be adjusted for any minor differences in the closing documents.

Ownership Structure



Potential Exit Plans

Exit Option with Entitlements

- Entitlements and holding will increase the value of the property to **\$15 Per Sft**
- Frontage Commercial 2.6 Acre can be sold at **\$18-20 Per Sft**
- Potential to make **>50% ROI** in Year if the market dynamics continue

Exit Option with Value- Add development activities

- This is a horizontal **development project** with options to build multi-family housing
- Zoning will be commercial and **multi family** residential
- Ability to build **165 Units** of 3 BR 2.5 Bath with market comps showing a sale price of \$425-450K, resulting in **ROI of 99-133%** in 2 Years
- Ability to exit as **Rental Community** and sell the property after leasing it out at a good **cap rate of 5%** creating **ROI of 164-234%** in 3 years

Above is illustrative purpose only for return on Cash invested. Target amounts are with respect to potential exit plan. The target amounts may vary and could differ from these amounts. No representation is made that performance of any managed account will be comparable to accounts target amounts. There is no guarantee of an exit or return..

Illustrative Profit Potential: 24-30 Months – Sale of Units

Austin Round Rock		Min ROI	Max ROI
Cash Invested		\$ 4,755,000	\$ 4,755,000
Property Closing Price		\$ 8,855,000	\$ 8,855,000
Horizontal Development	Estimate	\$ 3,500,000	\$ 3,800,000
165 Units of 1500 sft Build Cos	\$150-140 per Sft	\$ 37,125,000	\$ 34,650,000
Soft Costs	5% of Costs	\$ 1,856,250	\$ 1,732,500
Total Dev Cost		\$ 42,481,250	\$ 40,182,500
Dev Finance / Carry Costs	5-6% per annum 1.5 Yrs	\$ 2,676,319	\$ 2,109,581
Contingency	2% of Dev Cost	\$ 849,625	\$ 803,650
Total Land+Dev+Carry		\$ 54,862,194	\$ 51,950,731
Sales of Units	\$425-430k per unit	\$ 70,125,000	\$ 70,950,000
Development Fee	4%	\$ 2,194,488	\$ 2,078,029
Selling and Marketing Expense	4% of selling price	\$ 2,805,000	\$ 3,192,750
Net Profit		\$ 10,263,319	\$ 13,728,490
Promoters	50% of profit	\$ 5,131,659	\$ 6,864,245
Investors (Net of Mgmtn Fee)	46% of profit	\$ 4,721,127	\$ 6,315,105
Investor Cash ROI	24-30 Months	99%	133%

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Illustrative Profit Potential: 36-42 Months – Rental Cap Rate

Austin Round Rock - BTR / MF Rental		Min ROI	Max ROI
Cash Invested		\$ 4,755,000	\$ 4,755,000
Property Purchase Price		\$ 8,855,000	\$ 8,855,000
Horizontal Development	Estimate	\$ 3,500,000	\$ 3,800,000
165 Units of 1500 sft Build Cos	\$150-140 per Sft	\$ 37,125,000	\$ 34,650,000
Soft Costs	5% of Costs	\$ 1,856,250	\$ 1,732,500
Total Dev Cost		\$ 42,481,250	\$ 40,182,500
Dev Finance / Carry Costs	5-6% per annum 1.5 Yrs	\$ 2,676,319	\$ 2,109,581
Contingency	2% of Dev Cost	\$ 849,625	\$ 803,650
Total Land+Dev+Carry		\$ 54,862,194	\$ 51,950,731
Net Annual Rental	\$1.30 - 1.40 Per Sft	\$ 3,861,000	\$ 4,158,000
Sell at Cap Rate	5%	\$ 77,220,000	\$ 83,160,000
Selling Commission	4-6%	\$ 3,088,800	\$ 4,989,600
Development Fee	4%	\$ 2,194,488	\$ 2,078,029
Net Profit		\$ 17,074,519	\$ 24,141,640
Promoters	50% of profit	\$ 8,537,259	\$ 12,070,820
Investors (Net of Mgmt Fee)	46% of profit	\$ 7,854,279	\$ 11,105,154
Investor Cash ROI	36-42 Months	165%	234%
Leasing and rent stabilization 12 Months after completion			

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Exit Comps and Assumptions



\$2,595/mo 3 bd | 2 ba | 1,969 sqft

2609 Enza Dr, Round Rock, TX 78665

● House for rent | Rent Zestimate®: **\$2,195/mo**



\$2,300/mo 3 bd | 2.5 ba | 1,629 sqft

5160 N Aw Grimes Blvd #186, Round Rock, TX 78665

● Apartment for rent



\$439,140 3 bd | 3 ba | 1,689 sqft

2105 Tiger Trl #401, Round Rock, TX 78664

● Active under contract | Zestimate®: None ↕

Est. payment: \$3,038/mo  [Get pre-qualified](#)

Current rental are \$13- 14 per sft and rentals expected to go up 3- 5% a year.

Units being sold upwards of \$400K

[Zillow Link](#)

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Capitalize Differentiators

Tech Enabled & Data Driven

Data driven decisions and online portal to enable transactions, manage portfolio, and provide seamless information exchange

Investor Liquidity

Provide liquidity to investors to sell their shares in any of our projects. Option for investors to enter an existing project/fund
(Marketplace in progress)

Diverse Portfolio

Choice of investment options across DFW and Austin ranging from Residential, Retail, Industrial, to Multifamily and Commercial

Team & Approach

Seasoned investment and development team that leverages Data as the foundation for innovating and creating new opportunities

Capitalize Numbers

>34% IRR

UNREALIZED IRR ACROSS
ALL INVESTMENTS

>360 Acres

COMMERCIAL, INDUSTRIAL, AND
RESIDENTIAL PROPERTIES

>\$140 Million

CURRENT MARKET VALUE
OF PORTFOLIO

200+

ACTIVE INVESTORS ON
OUR PLATFORM

\$22+ Million

INVESTOR MONEY
DEPLOYED

\$100+ Million

VALUE OF NEW
PROJECTS CONTRACTED & UNDER LOI

> 200 Acres

COMMERCIAL AND RESIDENTIAL LAND
THAT WILL BE DEVELOPED

Next Steps



Tarak Brahmhatt is a business builder and executive at one of the largest Asset Management firms in the USA located in Westlake, TX. Tarak has a very successful retail business in DFW and is the owner of multiple commercial and residential properties.

His dream is to ensure even the smallest investors can invest in commercial real estate projects and make better returns than regular means. Tarak has a Bachelor of IT Degree from India and has several professional certifications in the US.



Krunal Thakkar is the Owner and CEO of SilverXis. Krunal has reached personal and career milestones, securing a healthy and advantageous balance that epitomizes success.

As a holder of a Marketing and Finance Degree from DePaul University Krunal upholds the basic tenets of project development in order to produce tangible results based on planning realistic goals and action plans. Krunal has a passion for real estate and has helped investors Rise Up their investments.

Let's Rise Up

Thank You!

For Any Queries Please Write At

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