

CAPITALIZE



GOLDEN RANCHES CELINA

Exciting Investment Opportunity in 169 Acres

Accredited investors have the opportunity to be part of a gated 1 - Acre residential development in one of the fastest growing suburbs of Dallas – Celina

Confidential Draft



Life Connected.

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Fastest Growing Cities in Texas

DALLAS BUSINESS JOURNAL

NOVEMBER 12, 2021

DALLAS BUSINESS JOURNAL

THELIST

FASTEST-GROWING CITIES

RANKED BY FIVE-YEAR POPULATION GROWTH, 2016-2020

City	Address	Population Growth Rate 2016-2020	City Executive(s)
1 Celina celina-tx.gov	142 N. Ohio St. Celina, TX 75809 972-382-2682	128.2%	Sean Terry, Mayor
2 Princeton princeton-tx.gov	123 W. Princeton Dr. Princeton, TX 75407 972-736-2416	78%	Brianna Chacón, Mayor
3 Melissa cityofmelissa.com	8411 Barber Ave. Melissa, TX 75454 972-838-2338	56.2%	Reed Greer, Mayor
4 Forney forneytx.gov	101 E. Main St. Forney, TX 75126 972-564-7300	50.5%	Amanda Lewis, Mayor
5 Fate cityoffate.com	1500 GJ Barnes Pkwy. Fate, TX 75887 972-771-4601	48.2%	David Billings, Mayor
6 Midlothian midlothian.tx.us	104 W. Ave. E Midlothian, TX 76065 972-775-5881	46.8%	Richard Reno, Mayor
7 Prosper prosper-tx.gov	250 W. 1st St. Prosper, TX 75076 972-346-2640	43.6%	Ray Smith, Mayor
8 Farmers Branch farmersbranchtx.gov	13000 William Dodson Pkwy. Farmers Branch, TX 75234 972-243-7331	42.1%	Robert C. Dye, Mayor
9 Anna annatexas.gov	111 N. Powell Pkwy. Anna, TX 75409 972-924-3325	36.4%	Nate Pike, Mayor
10 Little Elm littleelm.org	100 W. Eldorado Pkwy. Little Elm, TX 75068 214-978-0601	33.2%	Curtis Cornelious, Mayor
11 Royse City roysecity.com	305 N. Arch St. Royse City, TX 75189 972-658-2550	28.3%	Clay Ellis, Mayor
12 Frisco friscotexas.gov	6101 Frisco Sq. Blvd. Frisco, TX 75034 972-590-5000	27%	Jeff Cheney, Mayor
13 Waxahachie waxahachie.com	401 S. Roger St. Waxahachie, TX 75165 469-399-4000	26.4%	Doug Barnes, Mayor

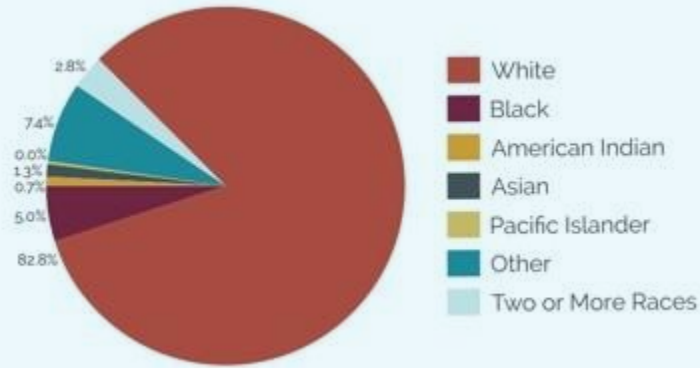
Celina is the fastest growing city in Texas for three years in a row ranked by 5-year population growth from 2016-2020

The population is expected to almost double by 2026. Close to Dallas, Frisco, Prosper, & McKinney



[Click here for source: Celina EDC](#)

Celina Demographics



Population

	City Limits	Service Area
Population 2021	22,793	28,413
Population 2026	53,706	64,652

2021 Trade Area: 36,385
 2021 Single Family Permits: 2,433
 Buildout Population: 380,000

Demographics

Median Age: 37

Education

48% Bachelor's/Grad/Prof Degree
 28% Some College
 20% High School Graduate



Median Household Income: \$124,375
 Average Home Value: \$480,540

Transportation

Airports

Dallas Love Field Airport – 38.6 Miles/45 Min
 DFW Airport – 37.4 Miles/45 Min

Major Highways

N/S: Dallas North Tollway, US 289, FM 1385, FM 2478
 E/W: FM 428, FM 455, Outer Loop (Est. comp. 2021-22)

Celina Projects and Developments In The News

Celina In The News

- » Methodist Hospital Coming to Celina
- » Huge Celina community will bring thousands of homes near historic downtown
- » Celina has solid lead in housing permits halfway through the year
- » Frisco no longer leads North Texas in residential building permits
- » \$15 billion community on the way in Celina will bring 2400 homes
- » Huge project near Celina will be the largest new housing community in Dallas' north suburbs
- » Celina prepares 'for The tsunami' as Dallas North Tollway stretches even farther



[Click Here for City of Celina Strategic Plan](#)

\$456,538

Average New
Home Value

3,573

Average Square Feet

2,516

New Homes
Permitted in 2021

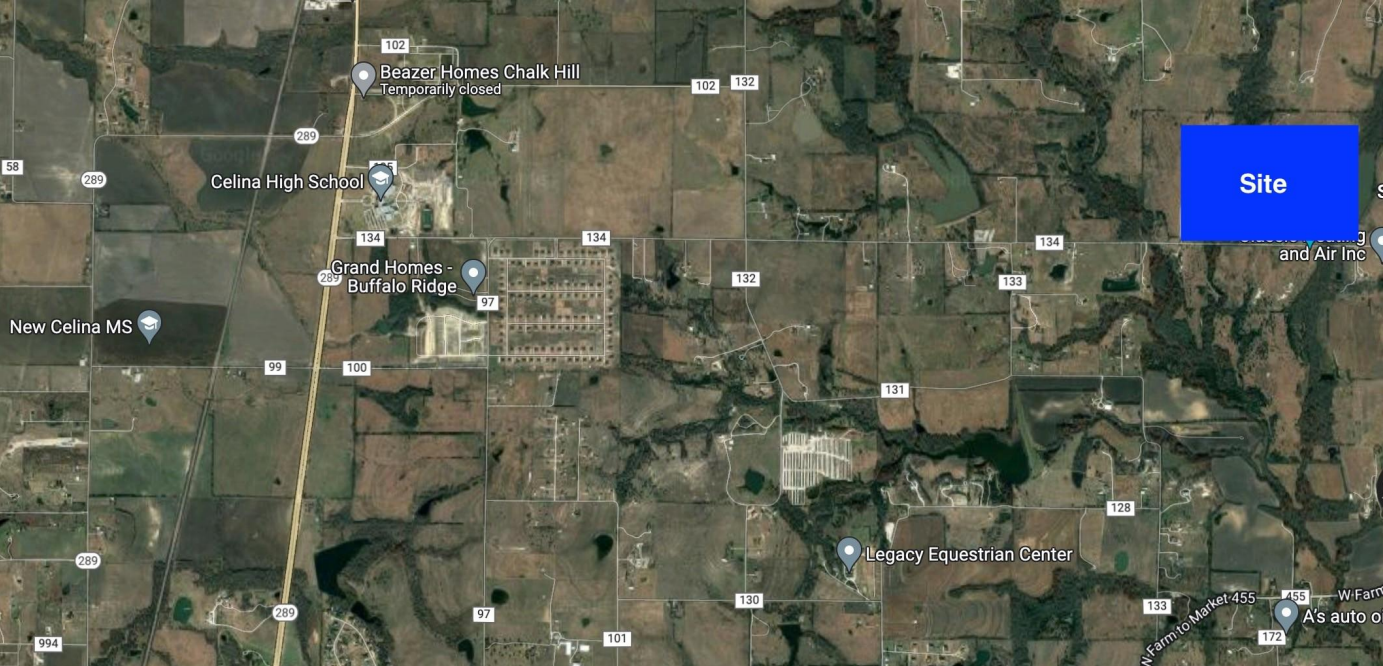
36,213

Population

Project Location – 169 Acres Close to Preston Rd. & Celina High School



Project Location – 169 Acres Close to Preston Rd. & Celina High School



[VIEW ON GOOGLE MAPS](#)

CAPITALIZE

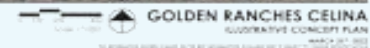


169
ACRES



CELINA

Concept Layout with 1Acre Lots



[VIEW ON GOOGLE MAPS](#)

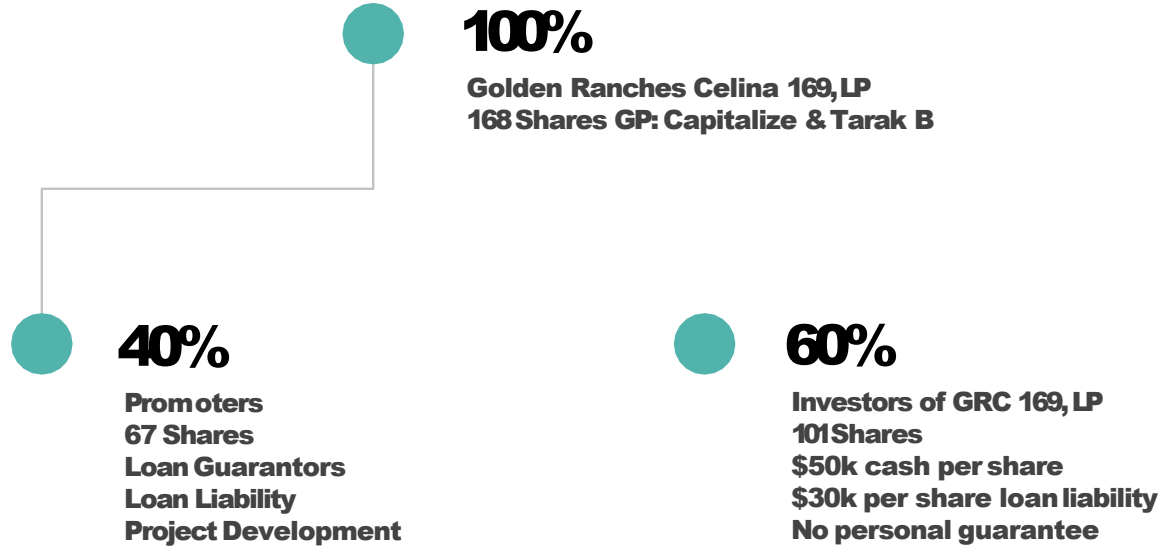
- **168 Shares in 168.4 Acres project - each share is approximately 1-acre undivided raw land offered at \$80k per share per acre**
- **101 Shares are offered for investors on a first come first serve basis and promoters retain 67 shares**
- **First right for investors to acquire developed lots. Anyone with 2 shares or more is guaranteed a lot of reservations in the final layout**
- **\$80k per share broken into cash investment of \$50k and bank financing of \$30k with interest-only for 2 years (development and exit time period)**
- **Promoters are guaranteeing the loan, with no personal guarantee from investors. Investors liable for interest payments and loan amount per share**

Property Highlights – Golden Ranches Celina (GRC)

- **Scenic and gated community with large lakes and walking trails. One lot will be reserved for the common clubhouse**
- **Property under Celina ISD and close to Celina High School with easy access from CR 134 to Preston Road and future Tollway or I-75**
- **Comparable properties in the surrounding area going for \$90-120K per acre**



Property and Shareholder Ownership Structure



Promoters intend to retain substantial equity. Shareholding pattern could change but at any given time promoters share of ownership will not fall below 30% of GRC

Illustrative Potential ROI (24 Month Holding Period)

	Comments	Min	Max
Total Area	Number of Acres	169	169
Total Shares	Each share ~1 Acre	168	168
Shares of Promoters	40%	67	67
Shares of Investors	60%	101	101
Price per Share	Total Price for Share	\$ 80,000	\$ 80,000
Cash Per Share	Cash Contribution	\$ 50,000	\$ 50,000
Loan Per Share	Loan Liability	\$ 30,000	\$ 30,000
Per Share Exit	Exit in 2 years	\$ 109,507	\$ 120,527
Per Share Int Exp	2 Years @ 5% per annu	\$ 3,000	\$ 3,000
Loan Repayment	Per Share	\$ 30,000	\$ 30,000
Management Fee	6% of profit made	\$ 1,590	\$ 2,252
Cash Return per Share	50k Invested	\$ 74,916	\$ 85,275
Profit per Share		\$ 24,916	\$ 35,275
Investors Cash ROI	2 years	50%	71%

- **Investors have the first right for the finished lots as per their order of investment in the project**
- **Expected return is 50-70% after project completion**
- **Per Share exit price calculated in a subsequent slide**

Above is illustrative purpose only. 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.

Illustrative Project Expenses and Exit Value Per Share

- **Selling price is based on current market price and very conservative. Price is expected to be close to \$300,000 by the time of completion**
- **Development will be done by the promoters and there is no additional contribution expected from investors**

	Comments	Min	Max
No. of lots		84	90
Avg. Retail Selling Price		\$ 270,000	\$ 280,000
Total Revenue		\$ 22,680,000	\$ 25,200,000
Infra Expense	32-35k per lot	\$ 2,688,000	\$ 3,150,000
Eng. MEP etc	Approx	\$ 175,000	\$ 250,000
Backtaxes		\$ 450,000	\$ 450,000
Dev Loan Interest Costs	4-6% of Infra	\$ 180,000	\$ 225,000
Other Expenses	3% of Revenue	\$ 680,400	\$ 756,000
Total Expenses		\$ 4,173,400	\$ 4,831,000
Net Receivables		\$ 18,506,600	\$ 20,369,000
Per Share		\$ 110,158	\$ 121,244

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169

ACRES

Celina

CR 134
FRONTAGE

**Residential
1Acre
ZONING**

\$13.5M

PROPERTY
VALUE

24 months

LOCK- IN

~44 - 65%

RETURN ON
INVESTMENT

\$50K

CASH PER
SHARE

\$30K

LOAN
NO PERSONAL
GUARANTEE

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..

GRC – Timelines and Next Steps

April 11, 2022 – Private Placement Offer Opened for 101 shares

April 20, 2022 – Early Bird, Advansoft Group, and Best

***Brains Discount Ends May 6, 2022 – Last date for
receiving funds and closing offer***

Rise Up Investment Founding Team & Sponsor



Tarak Brahmabhatt 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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