

LH Tri-Phase Project

Liberty Hill, TX

Investor Webinar Aug 23rd, 2021

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Agenda

- TechTown Keynote
- Offering Synopsis
- Business Plan
- Investor Highlights
- Important Dates
- Q & A



- 2021 has been a year of growth, all around!
- Steady deal flow & execution. Exciting opportunities for portfolio diversification.
- Tools & Technology to support and stay connected with our investor base.
- Growing the team to deliver investor value.
- **Thank You for your support & trust.**



- Investment is a 245-acre tract with improvements located in Liberty Hill off Hwy29
 - Acquisition price: ~\$8.0 MM
 - TechTown LH Tri-phase Series offering: \$2.0 MM
 - Minimum Investment: \$25 K
 - Class A Membership units: \$1 / MU
- Offering made through “TechTown Equity LLC LH Tri-Phase Series”
 - Series entity of TechTown Equity LLC managed by Senthil Rangaswamy & Ashwin Balakrishnan
 - Private Placement Memorandum (PPM): Available now (investor portal)
 - Subscription Agreement: Available now (investor portal)
 - **Offering material made available to Reservation holders ONLY**
 - **If you don't have a reservation: Contact Managers (Senthil or Ashwin) for assistance**



Operating Unit #1 - RV & Glamping Park

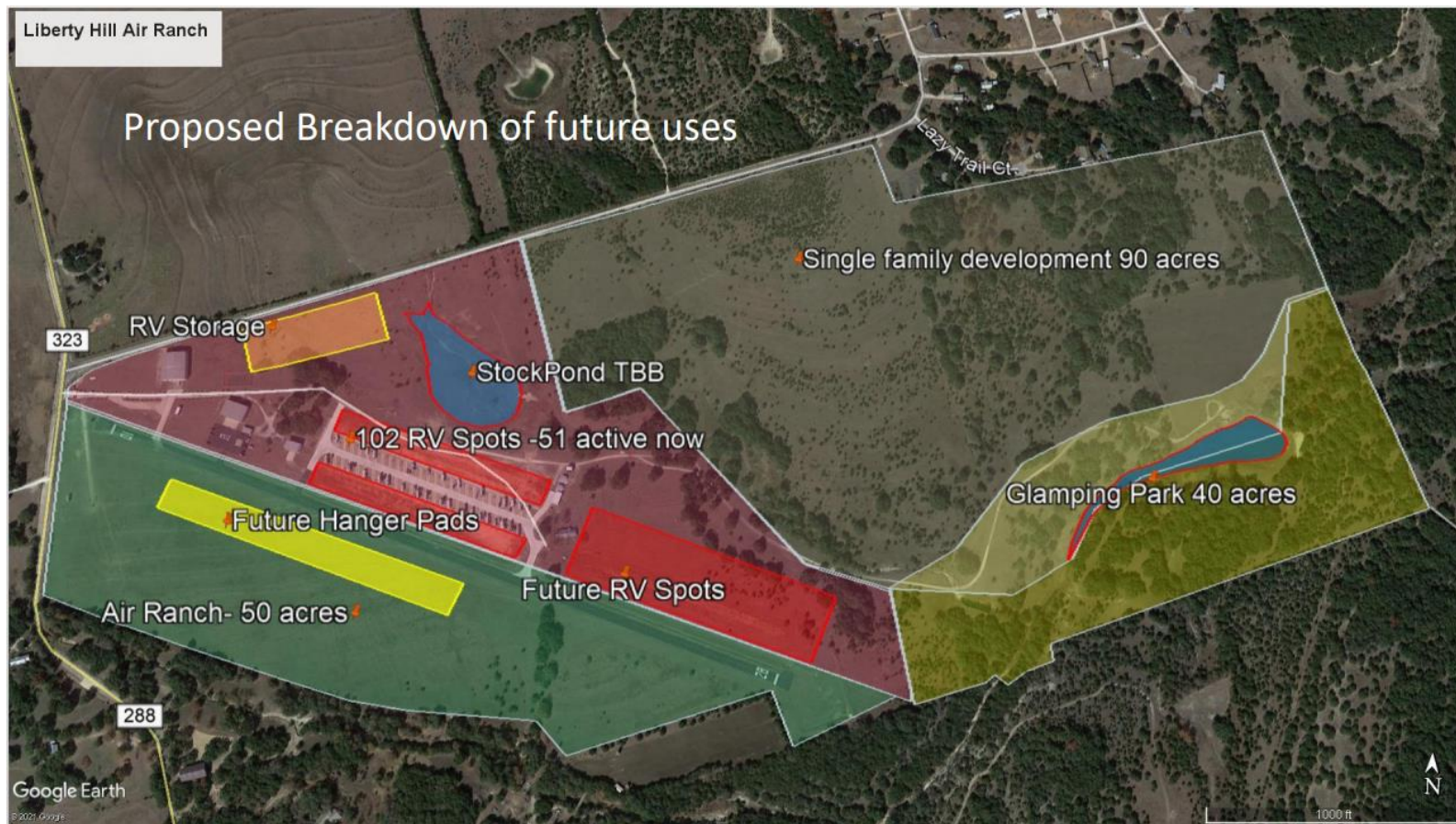
- Currently 51 operational rental pads, 230 rental pads at full build-out, 75 RV storage units
- “Glamping” income from an adjacent wooded, park-like area along an existing creek and pond

Operating Unit #2 – Air Park

- 3200 ft lighted and paved runway for small private aircraft
- 18-19 single-family homesites with golf-cart access to the airport and their own personal hangar
- An additional 60 hangar pads to be sold to provide additional sales income

Operating Unit #3 – SF Housing Subdivision

- Residential development on 90 acres
- Conservatively, 80 one-acre single family home sites
- Optionally, can build on-site utilities to support higher density lots (1/4 acre)





Operational Infrastructure

- Currently 51 operational rental pads, near full occupancy
- Additional ~52 pads under construction
- 230 rental pads at full build-out (already permitted), 75 RV storage units
- Future Glamping income from wooded, park-like area along an existing creek and pond
- Guest Amenities: Arrival Office, Laundry/Bathhouse, Party Barn, Tennis Court, Dog Park, Fire Pit, Pond
- Site Facility: Controlled Access Gate, CCTV Cameras, Mesh WiFi towers, Water wells & storage tanks

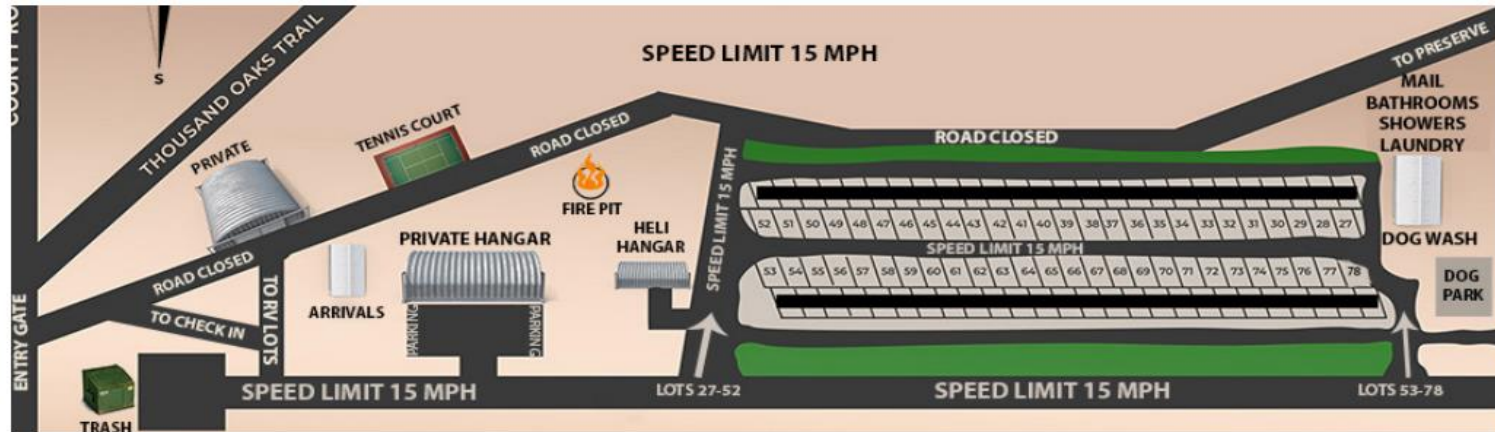
Business Highlights

- Cashflow from current RV rental pads. Predictable revenue expansion from permitted pads
- GP has in-depth knowledge of RV industry, prior experience from Class-A RV Park
- RV Industry seeing strong growth trend & favorable demographic expansion, especially post-Covid
- Target Institutional buyers (REITs) looking for stabilized assets

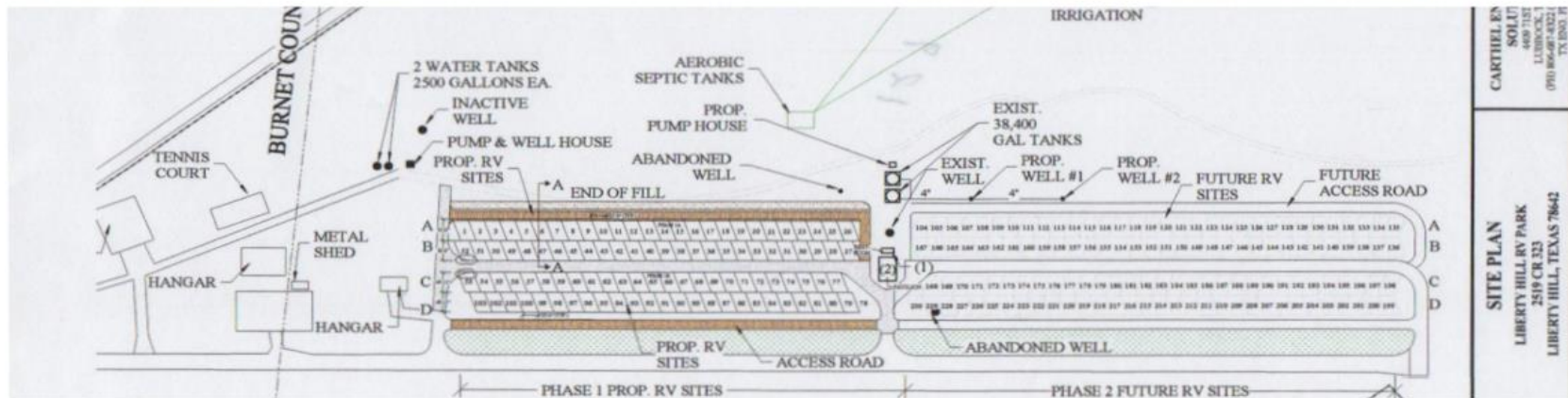
LH Tri-Phase: RV & Glamping Park



LH Tri-Phase: RV & Glamping Park Sketch



**TO
PRESERVE
&
LAKE**





Operational Infrastructure

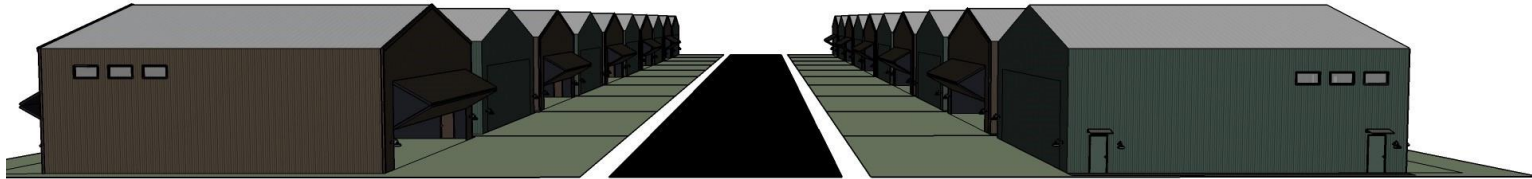
- 3200 feet Lighted Runway
- 8500 SF Hangar space with Office
- Protected by 8 foot game fence all around
- State of the art fire suppression and safety systems

Business Highlights

- Small Airports surrounding Austin operating at capacity driving the need for private hangar space
- Healthy demand for buildable/rentable hangar facility
- Opportunity to build Hangar pads, Air Park homes on acreage lots for private aircraft owners
- Existing infrastructure and predictable path to site plan approvals from the city



Hangar pads with Taxi-way (rendering)



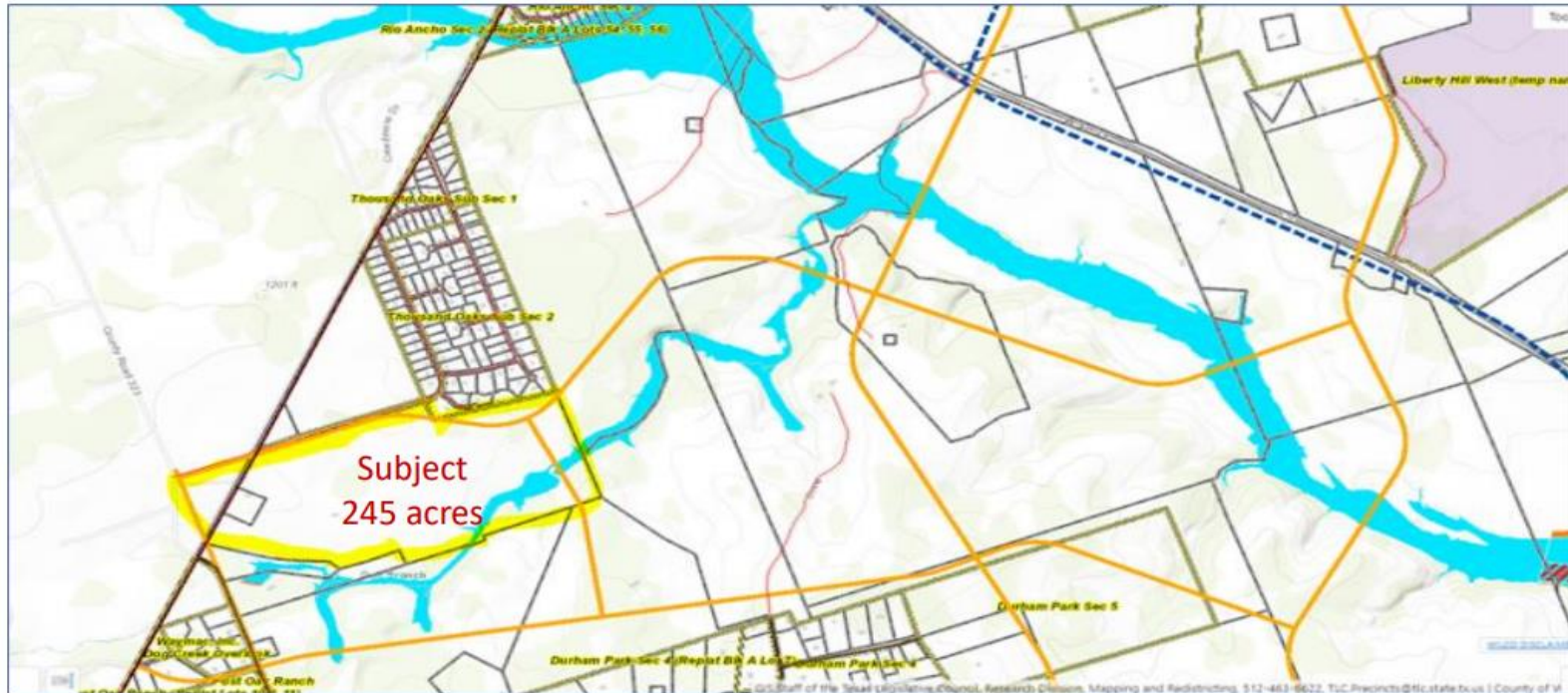


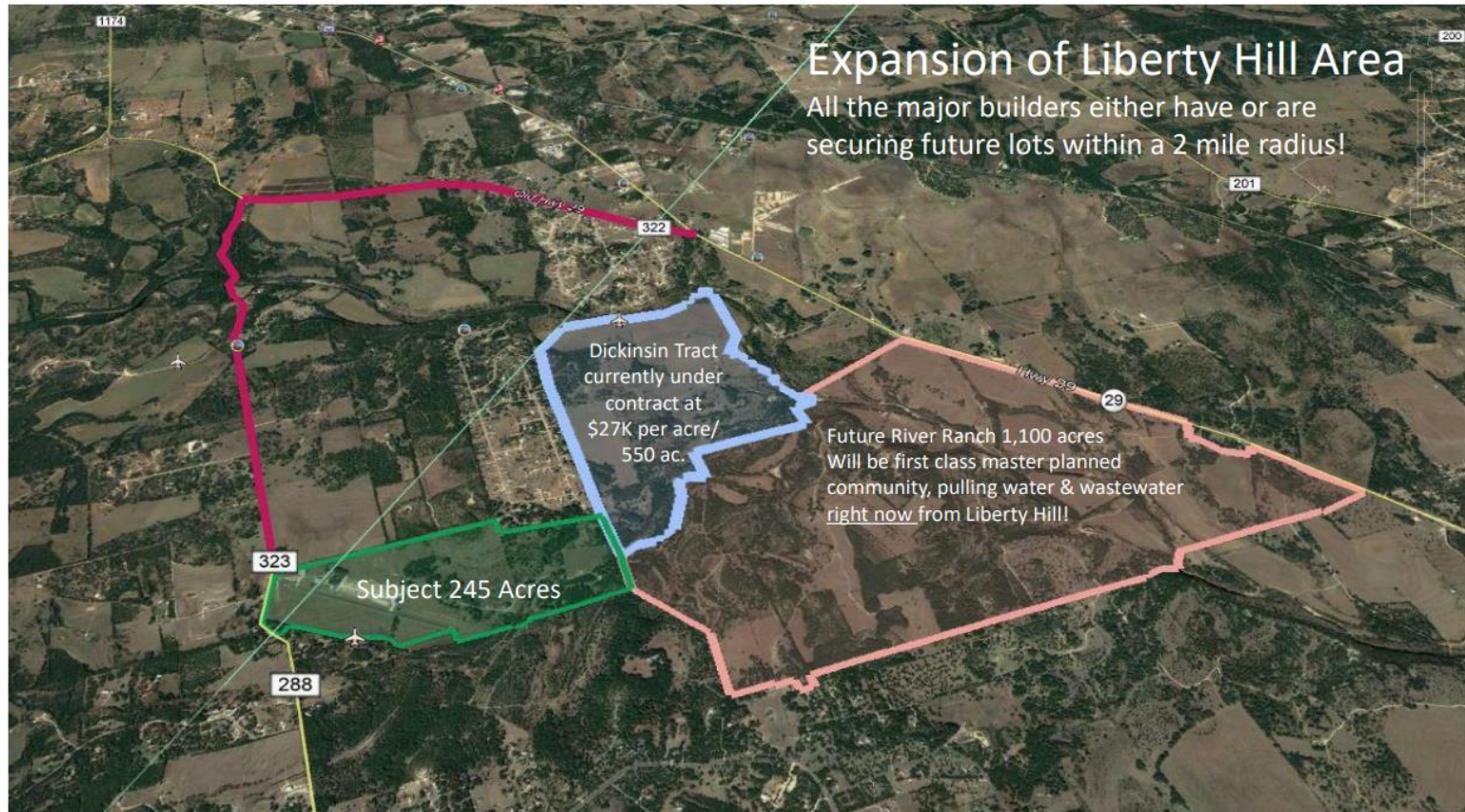
Business Highlights

- Heavy demand for acreage as well as affordable housing lots in Austin MSA
- Approximately 90 acres of gentle sloping land with views suitable for housing sub-division development
- Multiple options for lot sizing based on infrastructure development (water & sewer)
- Two county roads already in plan
- Adjacent to future 1000 acre+ master planned community with major infrastructure development
- Liberty Hill seeing robust growth following Leander due to job growth and population influx



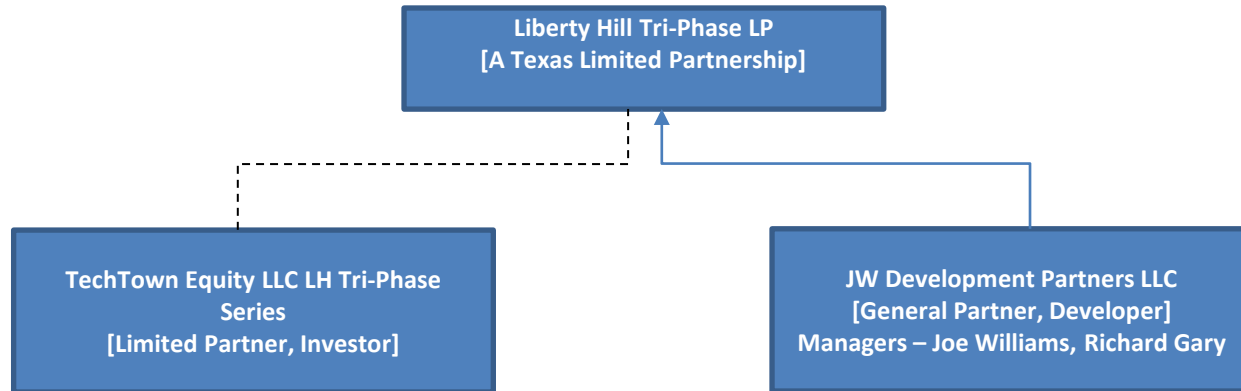
Williamson County Future Roadway Plan







- Asset held under Liberty Hill Tri-Phase LP (A Texas Limited Partnership)
- JW Development Partners LLC are the General Partners & Managers of Liberty Hill Tri-Phase LP
- TechTown LH Tri-phase Series is an LP investor (Limited Partner)
- Funds Disbursement
 - 6% preferred rate of interest (simple interest) accrues on any Limited Partner capital balances
 - After all capital and accrued interest has been paid to the Limited Partners, the LPs and GPs will split remaining profits 50/50





Financial Projections – Most Likely Scenario

Capital Expenditures	2021	2022	2023	2024
Land acquisition	\$3,840,000			
Capital Improvements	\$4,260,000	\$ 5,864,788	\$ 1,138,038	\$ -
Final Payment to Note from Seller		<u>\$ 4,000,000</u>		
Expenditures Covered by <u>Limited Partners</u>	\$8,100,000			
Capital Expenditures Covered by <u>General Partner</u>		\$ 9,864,788	\$ 1,138,038	\$ -
 Net Proceeds Summary	 2021	 2022	 2023	 2024
RV Park Operating Income	\$ 349,028	\$ 1,603,705	\$ 1,692,635	\$ -
Sales – Air Park Project	\$ 573,930	\$ 2,015,737	\$ 1,274,381	\$ 488,528
Sales – Single Family Acre Lots	\$	\$ 3,341,850	\$ 4,299,008	\$ 2,421,713
RV Park Sales Exit	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$28,713,145</u>
Total Net Proceeds	\$ 922,958	\$ 6,961,292	\$ 7,266,024	\$31,623,386
 Distributions to Limited Partners	 2021	 2022	 2023	 2024
Preferred 6% Interest Distributed	\$	\$ 243,000	\$ 486,000	\$ 331,776
Return of Capital	\$	\$ 2,570,406	\$ 5,529,594	\$ -
Profit Distributions (50%)	<u>\$</u>	<u>\$</u>	<u>\$ 367,231</u>	<u>\$10,508,173</u>
Total Distributions to Limited Partners	\$	\$ 2,813,406	\$ 6,382,826	\$10,839,949

Limited Partners Return Parameters: Internal Rate of Return - 31% Gross Profit Made - \$11,936,180 Return on Capital – 147%



Why We Like this Deal

- Balanced Cashflow + Equity growth opportunity with attractive cost basis
- Preferred interest offered at 6% accrued on LP capital balances on the books
- Property is operational with cash flow generation and ground infrastructure to support and scale Tri-Phase plan
- Major development on the surrounding area with Master-planned residential community and county roads in planning

Investor Returns & Fees

- Targeted IRR : 25% - 31% (“Most Likely” scenario)
- Targeted Equity Multiple : 2x – 2.5x
- Targeted Timeline : 3 - 5 years
- Preferred Annual Return : 6%
- TechTown Success Fee: 5% of profits delivered to Limited Partners (Investors)
 - Hypothetical case based on “most likely” scenario of 2.5x EM:
 - \$100,000 Investment, Yields \$150,000 in profits
 - Success Fee @ 5%: $\$150,000 * 0.05 = \$7,500$



- PPM Open on Investor Portal: Aug 23rd, 2021 (Now)
- Subscriptions open: Aug 23rd, 2021 (Now)
- Funding Start: Aug 24th, 2021 (Tuesday)
- Funding Close (received in LLC bank account): Aug 27th, 2021 (Friday)
- Last day to complete e-signed Subscription and send Wire confirmation (email): Aug 26th, 2021 (Thursday)
- Wire Information will pop up at the end of e-sign flow on the Investor Portal

- Note:
 - Offering material made available to Reservation holders ONLY
 - If you don't have a reservation: Contact Managers (Senthil or Ashwin) for assistance



Q&A

Thank You!