

Project Majestic Meadows Investment Opportunity



MajesticMeadows@kcoltex.com
MM@kcoltex.com

Investment Portal

<https://kcolt.myinvst.com>



Property Highlights- Why Dallas METRO



Major Headquarter Relocations

Sample of Headquarter Relocations to Dallas-Fort Worth, 2010-2020

The Dallas-Fort Worth region is regularly identified as one of the nation's top markets for new and expanded corporate facilities. Dallas-Fort Worth attracts a broad spectrum of companies. Past relocations to the region include headquarters moves for Fortune 500 and Forbes Top Private companies such as Golden Living, Fluor, Comerica, and AT&T. These companies are more recently joined by well-known industry leaders like Toyota, McKesson, NTT Data, Jacobs, and CBRE. During the same period, companies including Amazon; Bed, Bath & Beyond; BMW; Galderma; and General Motors have expanded into distribution, logistics, and manufacturing centers. Meanwhile, corporations including 7-Eleven, American Airlines, Liberty Mutual, State Farm, FedEx, and Mr. Cooper (formerly Nationstar Mortgage) have expanded into new corporate office space.

California

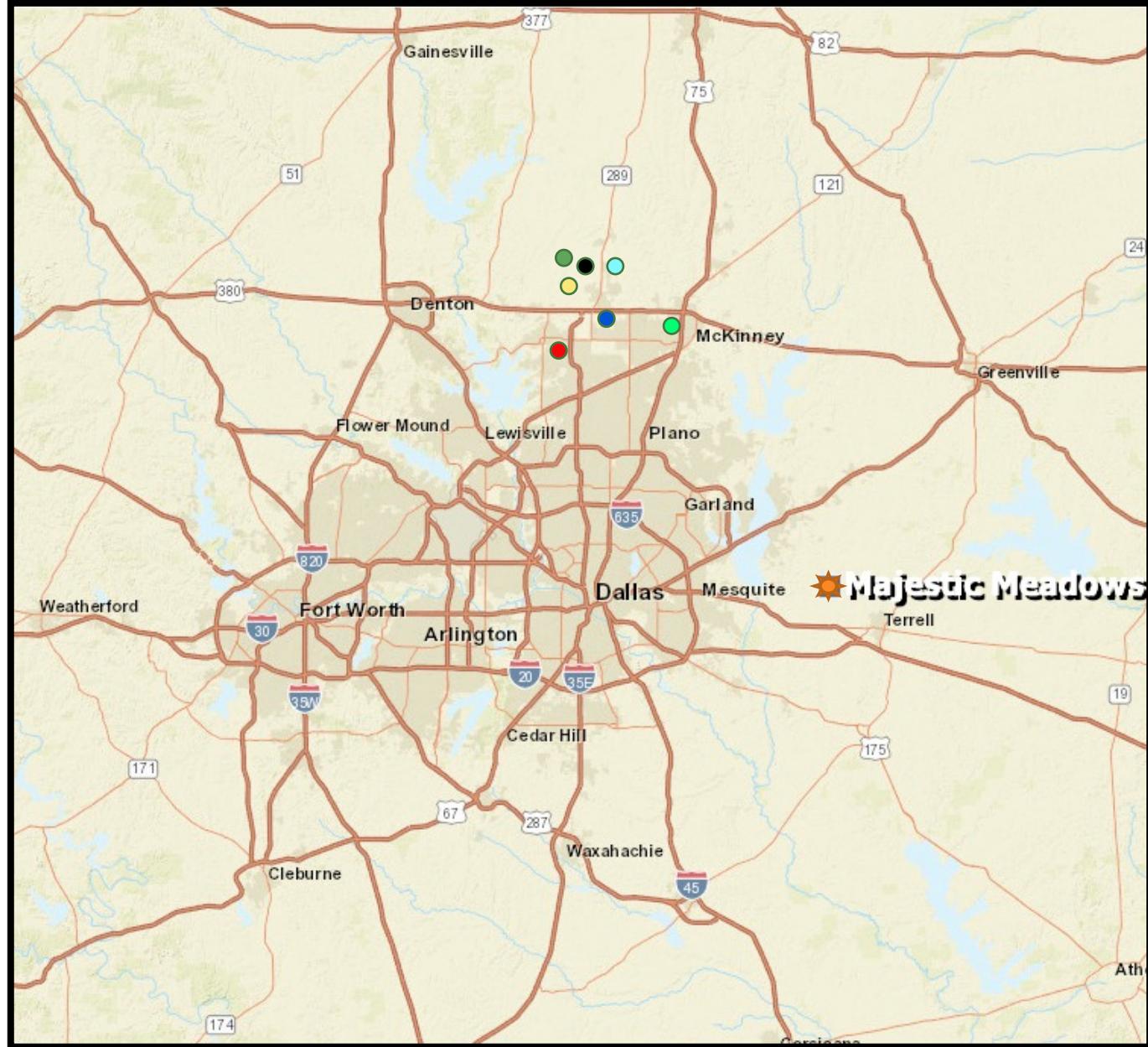
Acacia Research Group LLC
Active Network, LLC
Ameriflight, LLC
Ariat
Astura Medical
C & S Propeller LLC
Caliber Bodyworks Psa of Texas, Inc.
CBRE Group
Channel Commercial Corp
Charles Schwab Corp
Ciao Telecom, Inc.
Consolidated Electrical Distributors, Inc.
Copart, Inc.
Core-Mark International, Inc.
Daegis Inc.
Dealersocket, Inc.
DJO Global, Inc.
Farmer Bros. Co.
Finical, Inc.
Fonality, Inc.



- The Dallas Regional Chamber, or DRC, works closely with many companies that decide to locate major corporate facilities here, particularly headquarters. Our team knows how important these decisions are for both companies and their employees.
- DALLAS DRC continue to work with companies—and particularly employees—that decide to move here. Corporate moves often impact hundreds, even thousands, of employees and families.
- For all major corporate relocations, the DRC offers to meet with employees and families that suddenly have the opportunity to become new Texans.

- The number of Dallas finance jobs has surged 33% in the past decade, more than double the national average
- In 2021, a record year for the state, 62 corporations relocated to Texas, with 27 of those being to the Dallas-Fort Worth area. These companies relocated from 17 states and three countries.
- Over 100 Companies Moved To Texas Since 2020 40% of the companies are from California.

Property Highlights- Location Proximity



- Projected 2.8% employment increase in 2023
- Projected population increase to 9M by 2030
- Exponential growth propelled by migration.
- Next strategic growth potential is *East* of Dallas due to saturation in North Dallas

Distance from Dallas Downtown

| | |
|----------|--------------------------|
| 42 Miles | ● Green Meadows, Celina |
| 41 Miles | ● Light Farms, Celina |
| 40 Miles | ● Lilyana, Prosper |
| 37 Miles | ● Star Trial, Prosper |
| 36 Miles | ● Dove Creek, Frisco |
| 34 Miles | ● Fields, Frisco |
| 34 Miles | ● Painted Tree, McKinney |

29 Miles ★ Majestic Meadows



Property Highlights-Location

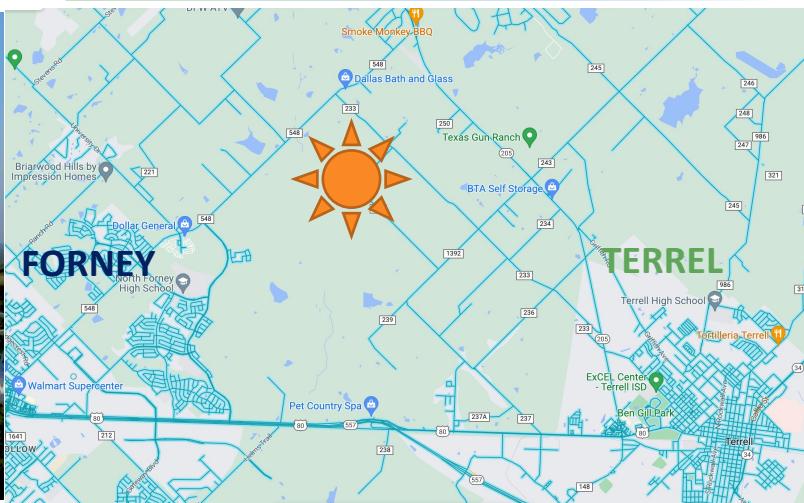
Forney

Conveniently located in the eastern corridor of the Dallas-Fort Worth Metroplex along US Highway 80, Forney has the sites, land, and infrastructure needed for strong growth and development, now and into the future.



Investment Property

- FM548 and Future Kaufman County Outer Loop intersection
- Dallas downtown minutes away
- 25,000+ Planned homes in Kaufman County



Terrel

Terrel ideal location, ~ 25 miles EAST of Dallas at crossing US Highway provides easy access to the DFW and its surrounding cities, Love Field and DFW International Airports, along with big-city amenities.



Kaufman County is growing faster than any other county in the nation, according to 1-year estimates from the U.S. Census Bureau



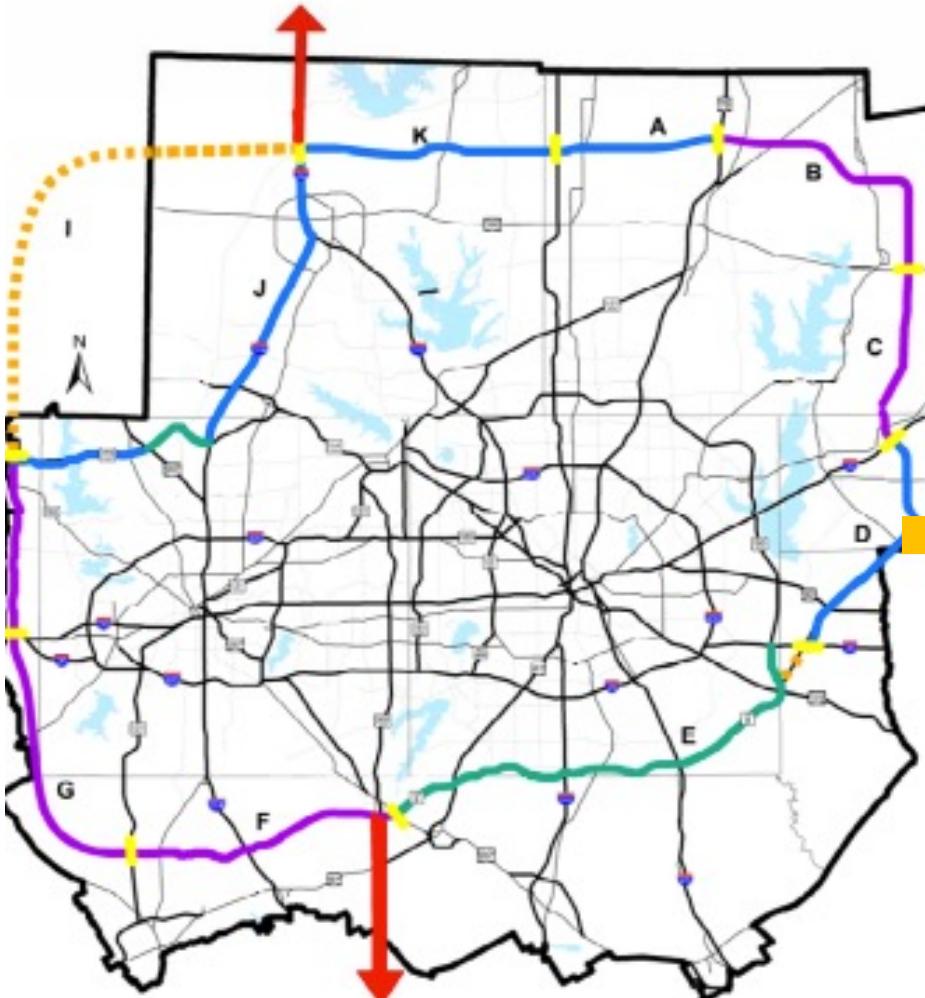
The largest mixed-use development in Kaufman history, South Pointe Park, broke ground in October 2022



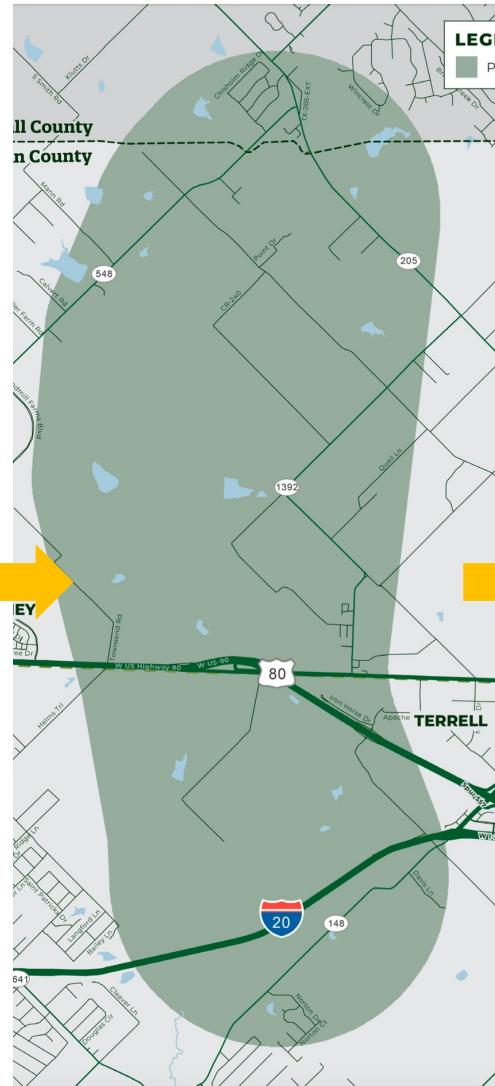


Property Highlights- Outer Loop Options

Regional Outer loop



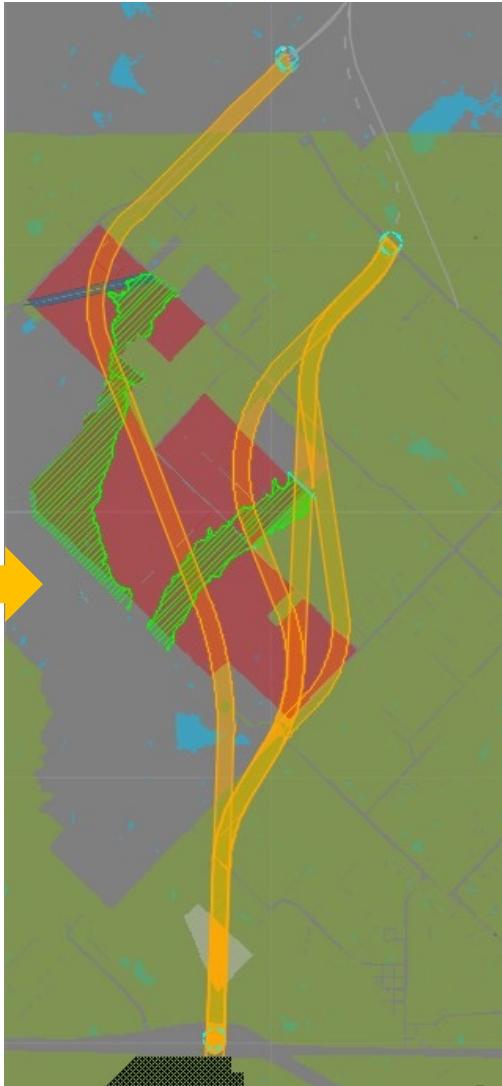
Kaufman County



Location



Subject



Property Highlights - Property Surrounding Developments



This slide provides the glimpse about property surrounding on going and planned developments.

Ongoing Developments

Windmill Farms
3819 Acres

Travis Ranch
2019 Acres

Devonshire
916 Acres

Meadows Ridge
644 Acres

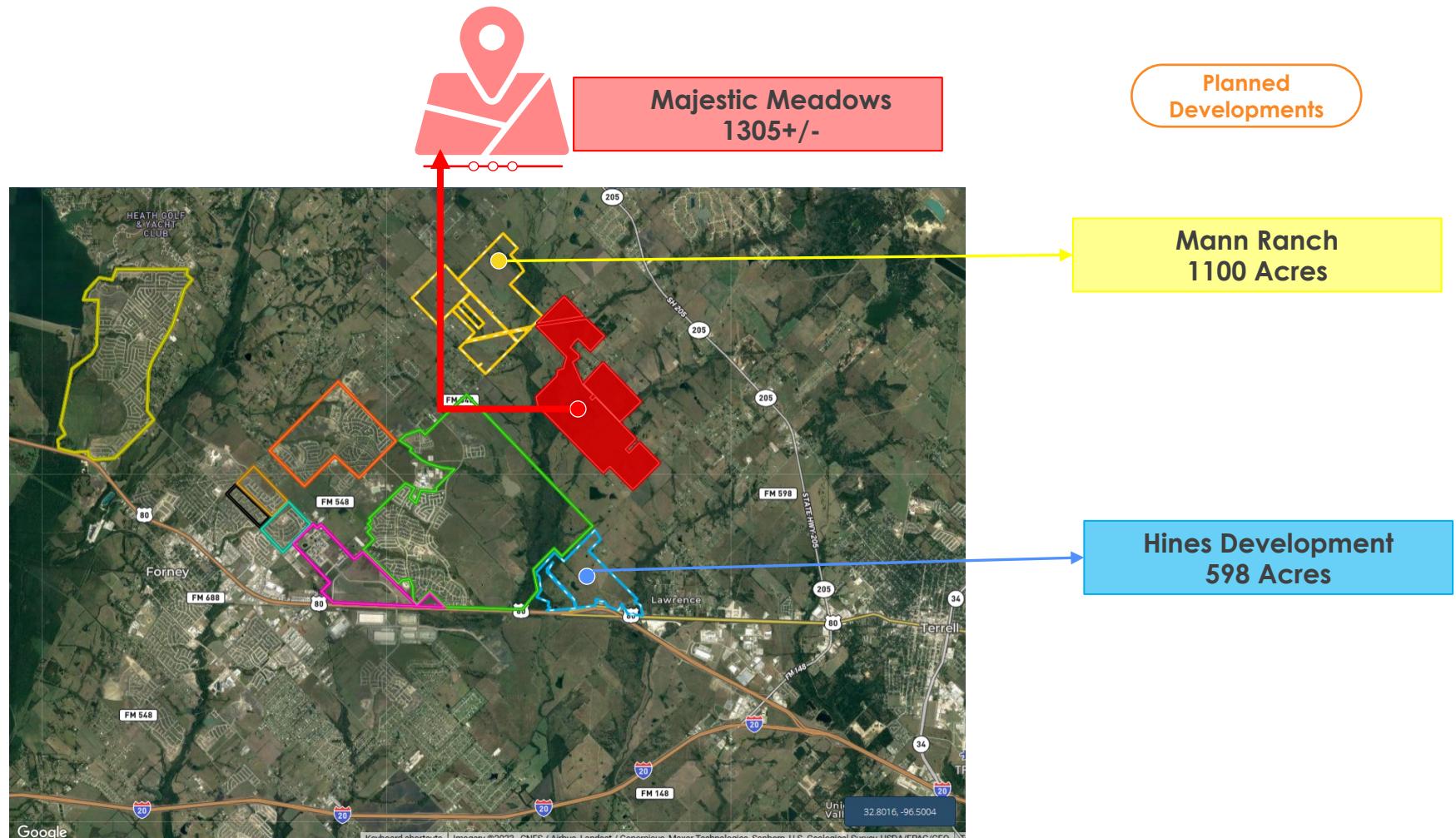
Diamond Creek
170 Acres

Park Trail
152 Acres

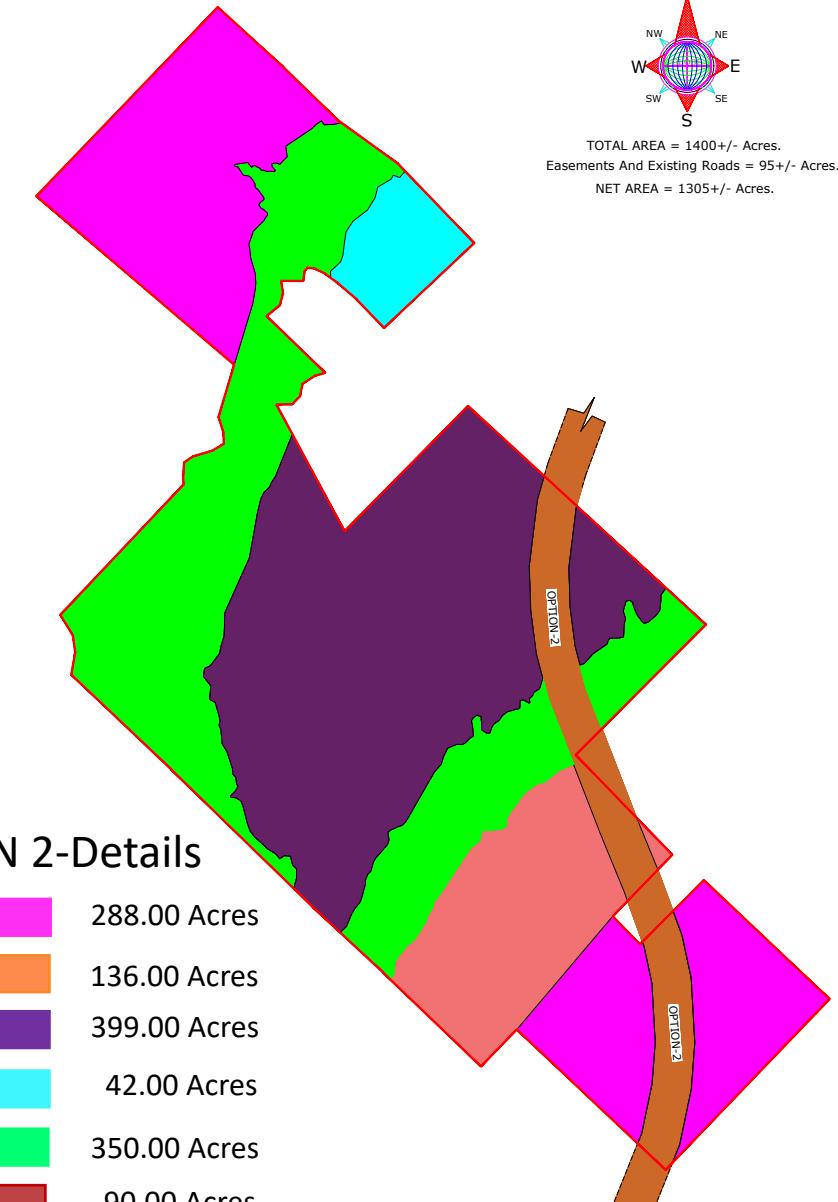
Planned Developments

Mann Ranch
1100 Acres

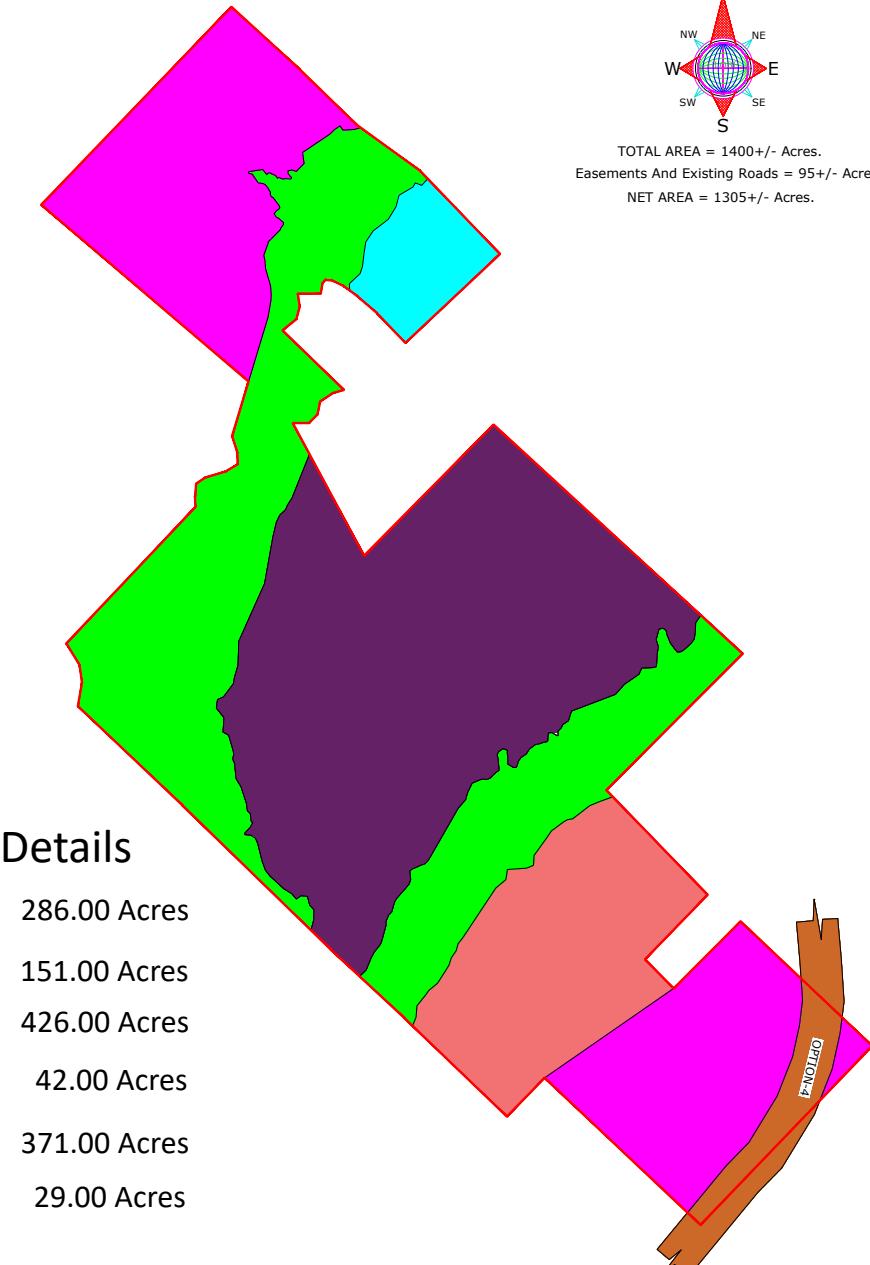
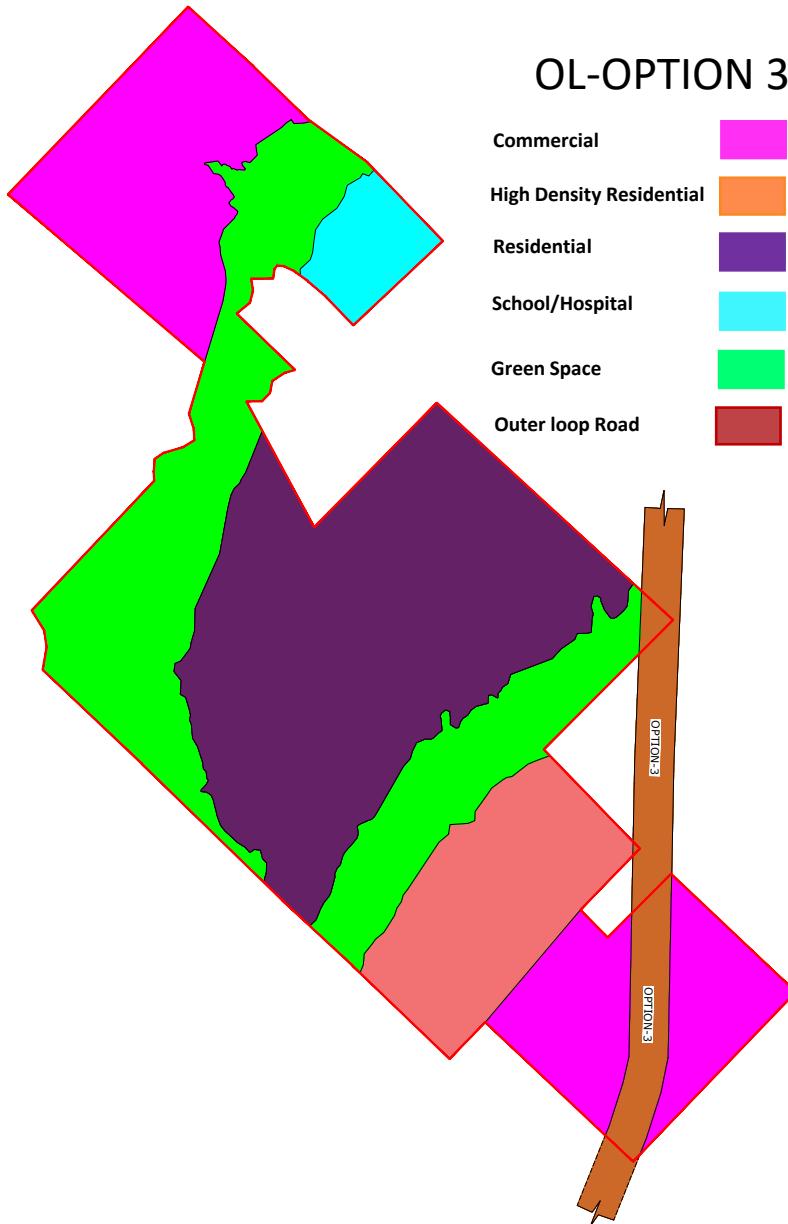
Hines Development
598 Acres



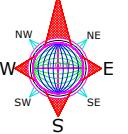
Property Highlights - Outer loop Options 1 and 2



Property Highlights - Outer loop Options 3 and 4



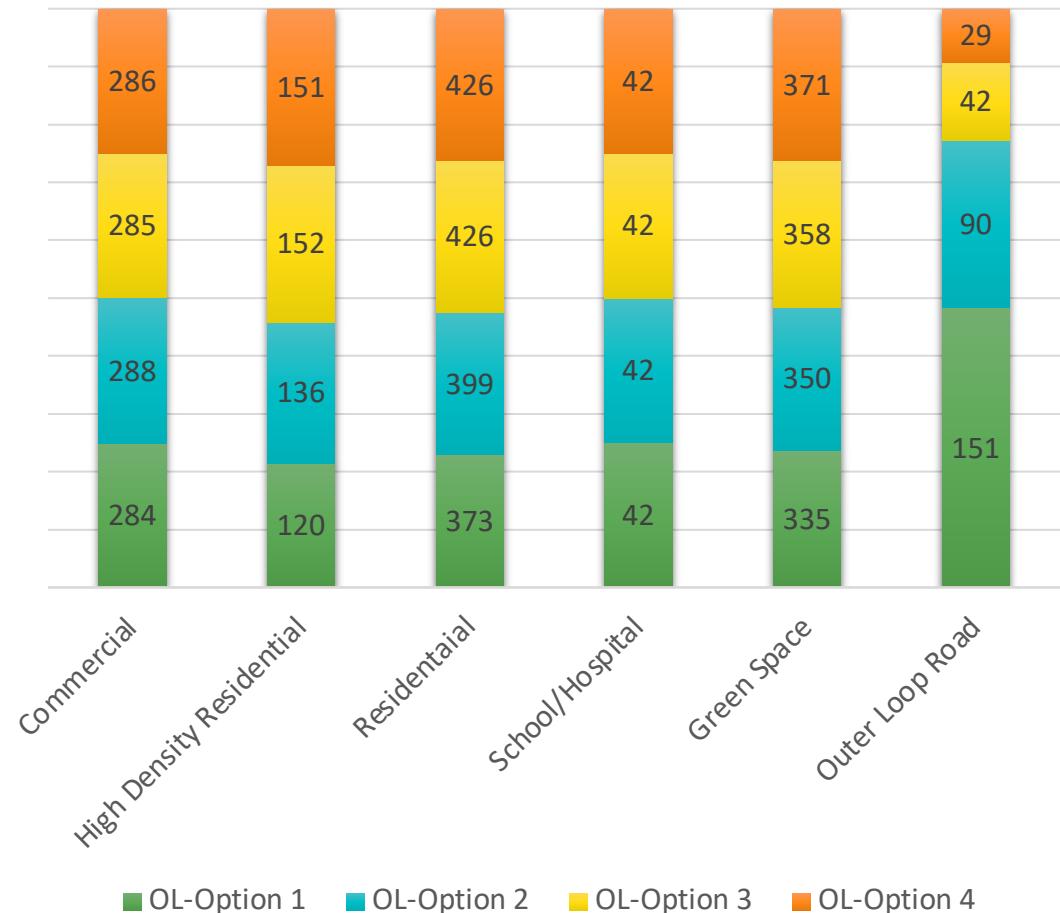
TOTAL AREA = 1400+/- Acres.
Easements And Existing Roads = 95+/- Acres.
NET AREA = 1305+/- Acres.



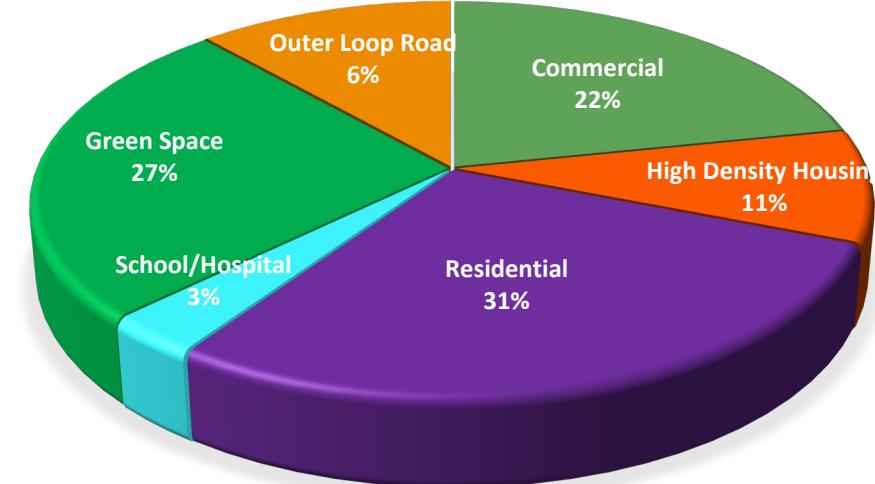
Property Highlights-Outer loop Options- Summary

Options Comparison of the Property

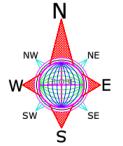
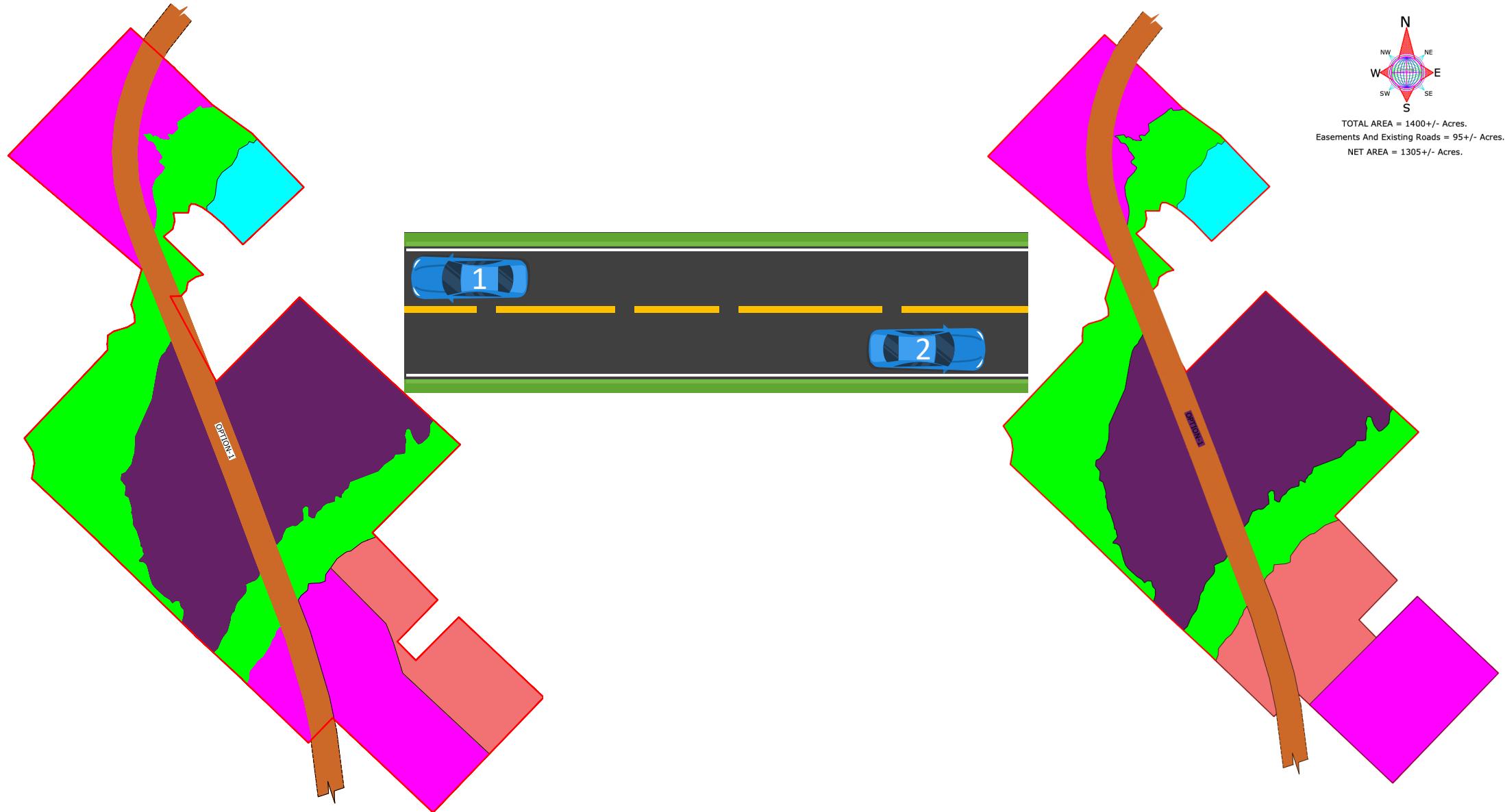
Subject Property Area Statement



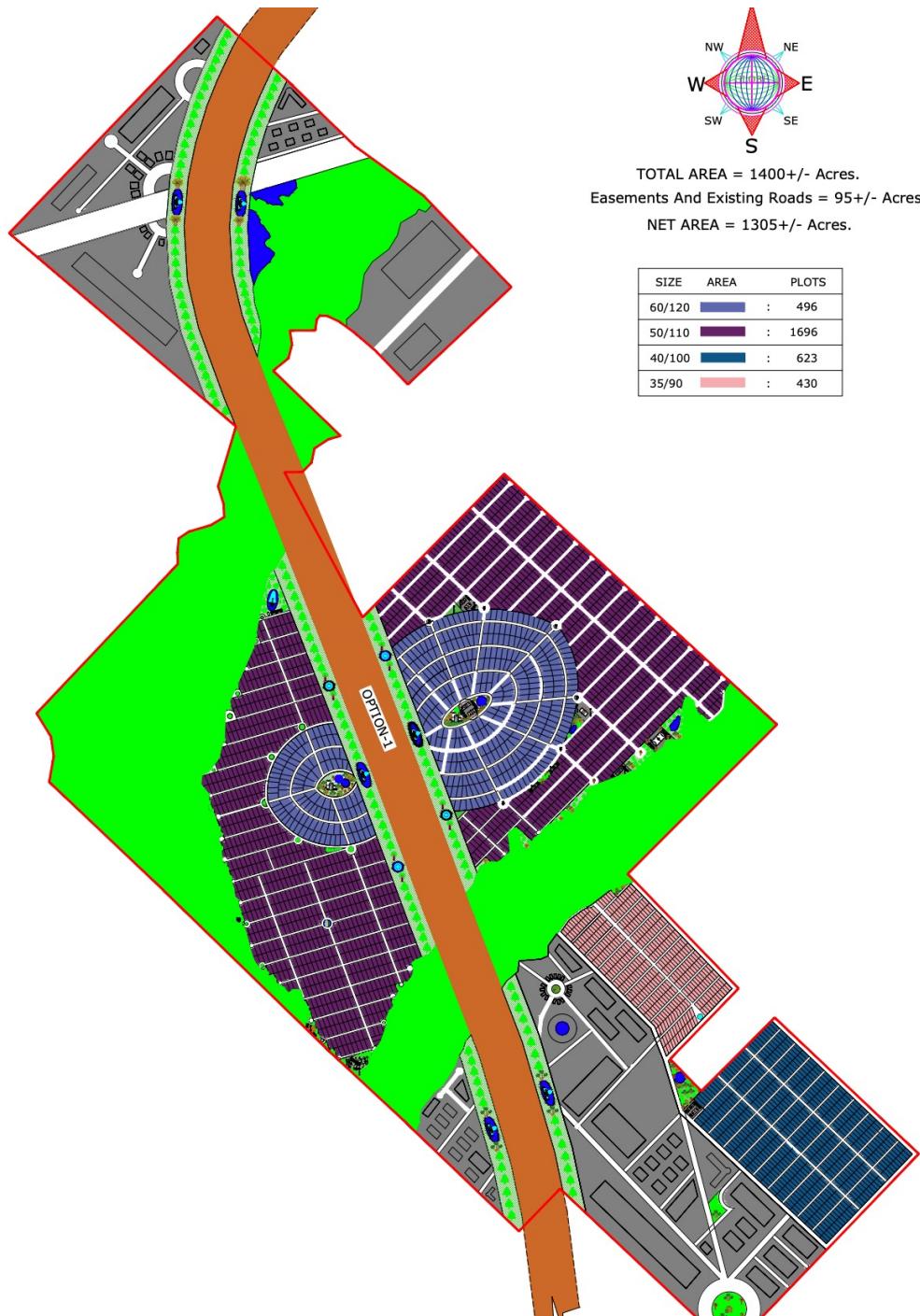
Average Breakdown Distribution of the Property



Property Highlights - Outer loop Option 1 – Plan 1 and 2



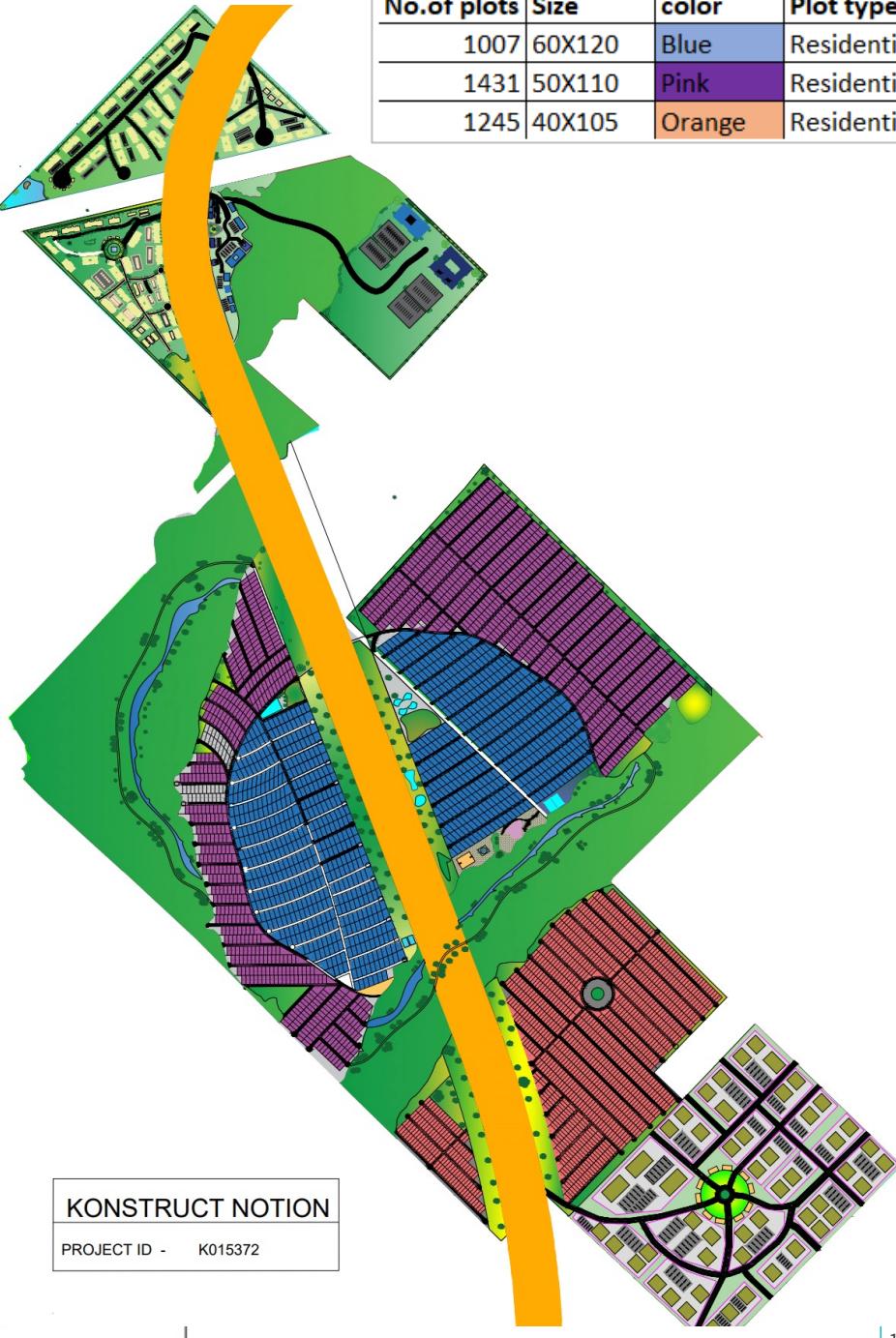
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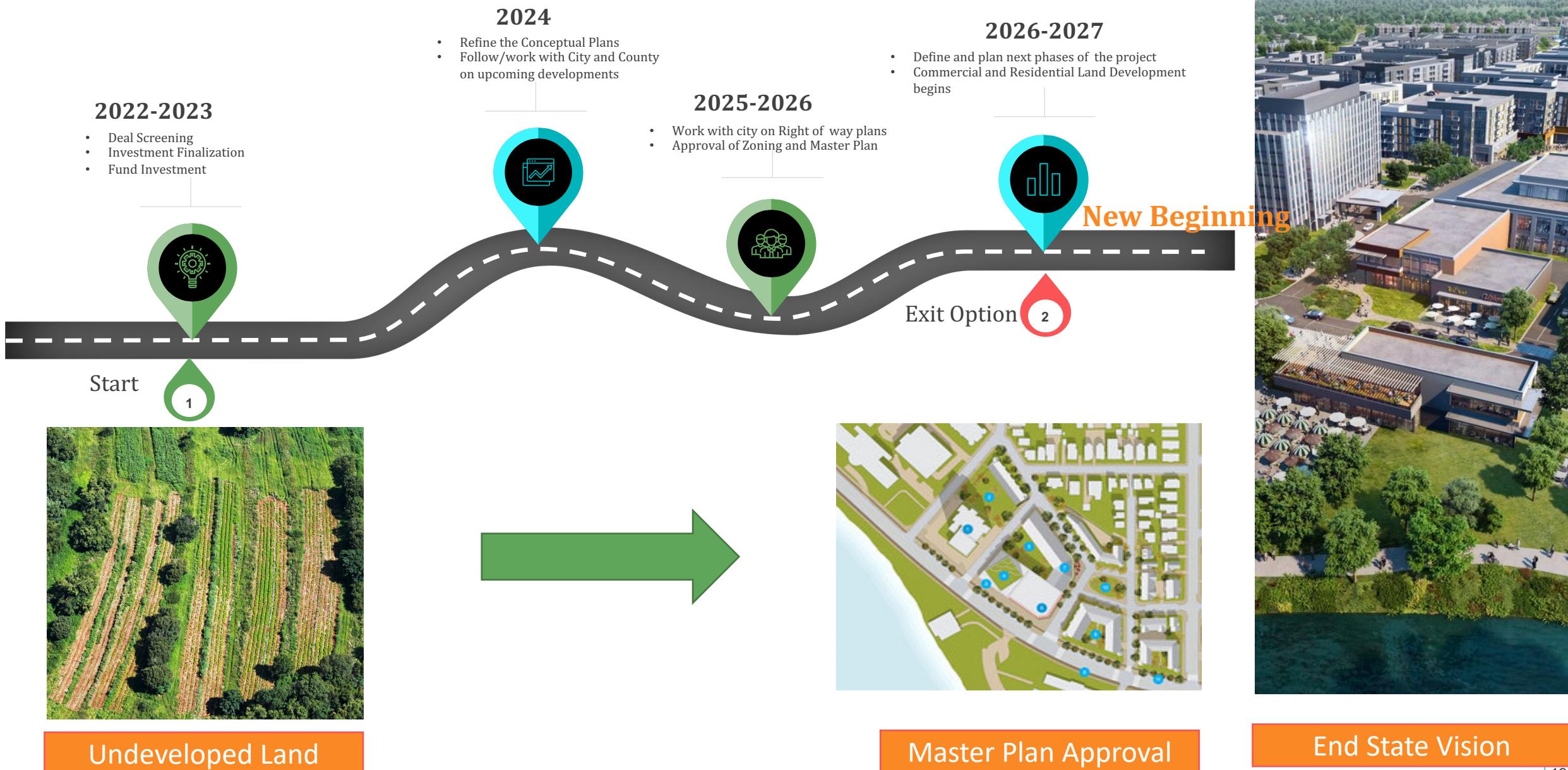
Property Highlights - Outer loop Options 1 **Master Plan_1**

| No.of plots | Size | color | Plot type |
|-------------|--------|--------|-------------|
| 1007 | 60X120 | Blue | Residential |
| 1431 | 50X110 | Pink | Residential |
| 1245 | 40X105 | Orange | Residential |

Property Highlights - Outer loop Options 1 Master Plan_2



Current Planned Timeline



Investment Details



Financial Details

| \$ Costs Details | Majestic Meadows Deal Closing Costs | |
|------------------|---|--------------|
| | Land Cost | |
| | Land Purchase Cost | \$35,500,000 |
| | Pre-Closing and Closing Closing Cost, Engineering Work, Software, Land Survey, Environmental Study, Due Diligence, Miscellaneous | \$200,000 |
| | Total Land Cost | \$35,700,000 |
| | Future Use Funds | |
| | Legal and Compliance for 12 Years Tax and Accounting Services, Property Management Services, LLC Compliance included but not limited to including Filing Public Information, Franchise Tax Report, BOI Reporting for FinCEN, Quarterly Meeting, Administration work, Partners communication etc. | \$1,800,000 |
| | Legal Expenses for Outer loop and Zoning with City | \$1,000,000 |
| | Total Cost for Deal | \$38,500,000 |
| | Shares | |
| Share Details | Total Number of Shares | 10,000 |
| | \$ Cost per share | \$3850 |
| | Minimum Number of Shares to invest | 10 |
| | Minimum \$ Cost for investment | \$38500 |
| | Incremental Share Purchase | 2.5 |
| | Incremental Share Purchase \$ cost | \$9625 |

Voting Rights

| | | |
|------------|--------|-----|
| Partners | 10,000 | 50% |
| Sponsors | 5,000 | 25% |
| Management | 5,000 | 25% |

\$38.50M Investment



Profit Sharing



85 % Partners

15 %
Sponsors

Team will be compensated for the work only in profits.
Only actual costs are considered and no soft or sweat equity is considered for deal closing
Closed date dependent on Survey and any option period extension

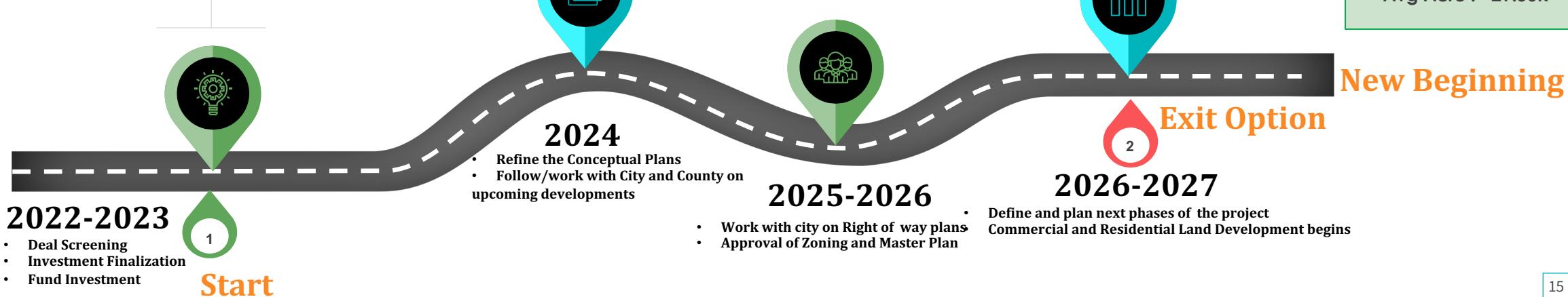
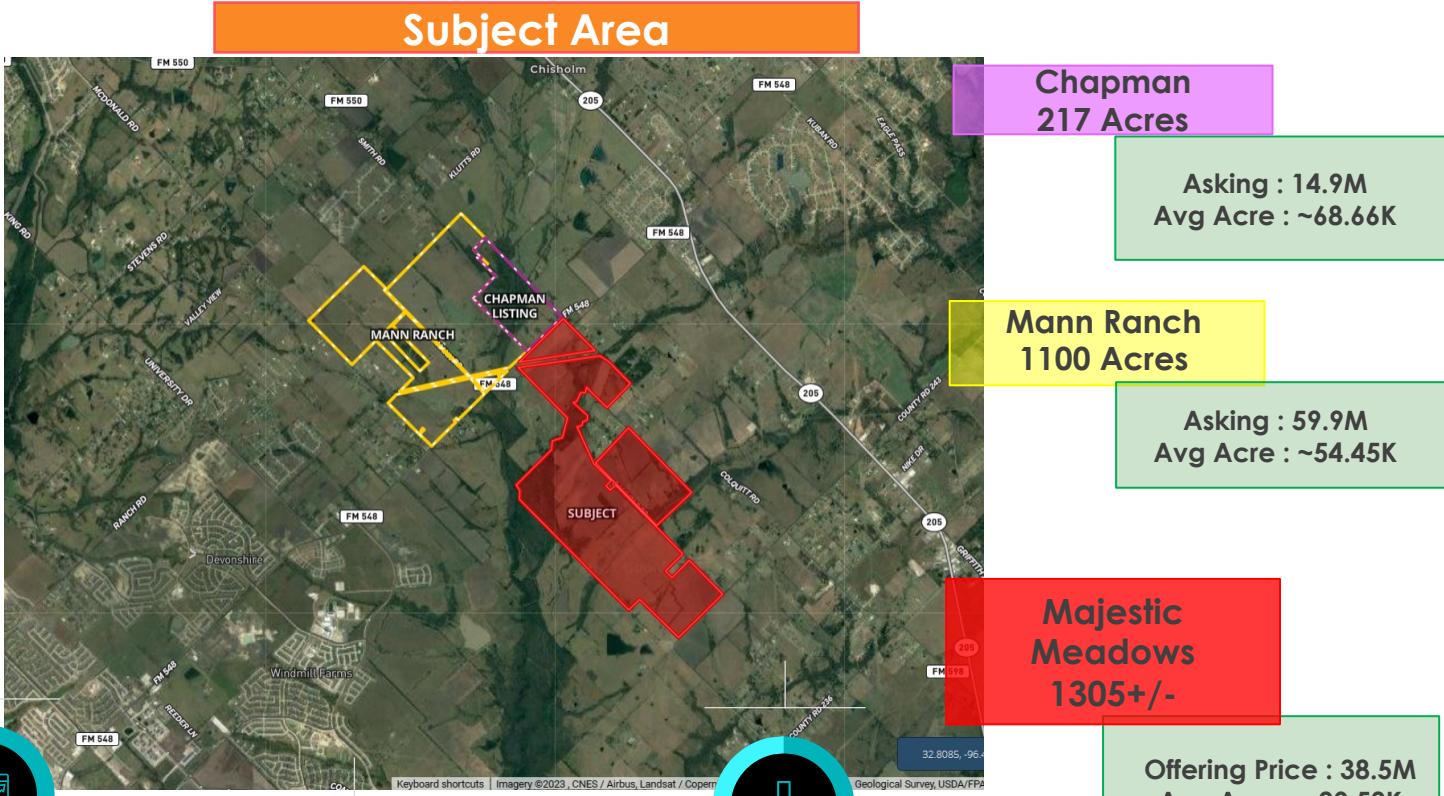
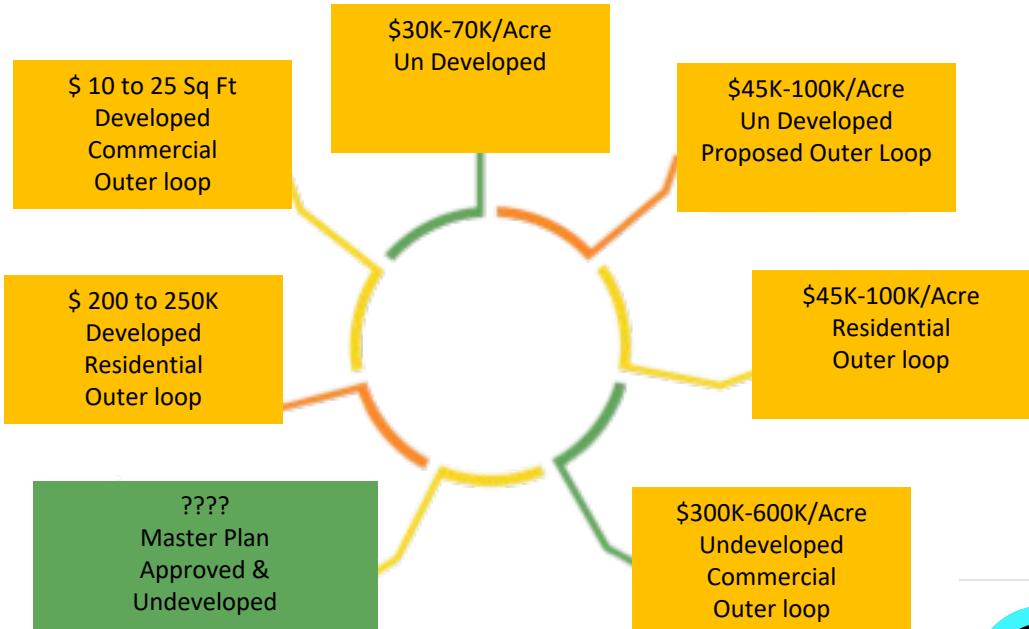


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Current VS Future Project Investment Performance Potential

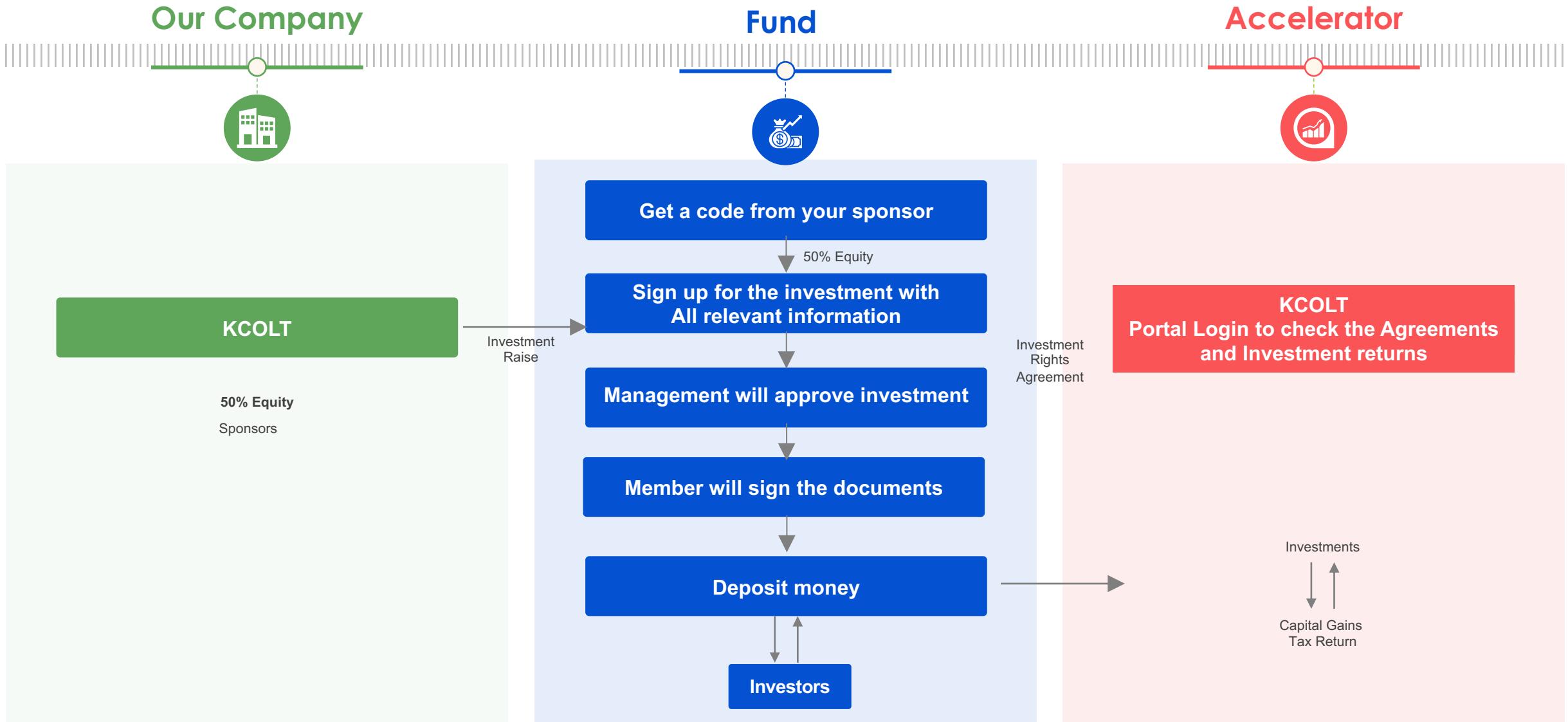
Asking prices around Dallas Metro outer loop properties.





Investment Platform

This slide provides the glimpse about our company's funding platform which focuses on our firm, fund and accelerator and how the investment agreement will take place.





Our Investment Management Committee

This slide provides the glimpse about our investment management committee which focuses on accelerator, investments and process of the investment agreement.

Ramesh

Nanda

Uday

Anjith

Aravind

Shanthan

Goutham

Naga

Pavan



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