



## SHINING ROCK - EQUITY -

Real Estate Investment Opportunities

### INVESTMENT SUMMARY

# Preserve at Copper Springs

Shining Rock Equity, in partnership with LSCRE, is pleased to present Preserve at Copper Springs, a multifamily community in Houston's highly sought-after Copperfield / Bear Creek submarket— currently the leading submarket in Houston for apartment absorption, indicating strong renter demand, with zero new supply planned within a 3-mile radius.

### PROJECTED RETURNS

Average Annual  
Return (AAR)  
**19.4%**

Average Cash  
on Cash  
**6%**

Equity  
Multiple (EM)  
**1.97x**

Internal Rate  
of Return (IRR)  
**15.6%**

Projected  
Hold  
**5 years**

### WHY WE LIKE HOUSTON



**#1**

**US metro for  
projected job growth**

172,000 new jobs  
expected by 2029



**#1**

**US metro for  
projected population growth**

496,000 people expected to  
move to Houston by 2029

### PROPERTY DETAILS

**Market:** Houston, TX

**Year Built:** 2003

**Units:** 376

**Current Occupancy:** 94.4%  
(Breakeven 69% - ample margin  
to cover expenses and debt)



### INVESTOR REQUIREMENTS

- **Minimum Investment:**  
\$50,000
- **Accredited Investors:**  
Net worth \$1M+ (excluding  
primary residence)  
**OR** income of \$200K+  
individual or \$300K+ joint  
for the past 2 years
- **Investment Options:**  
Cash, trust, self-directed IRA,  
self-directed 401k





## DEAL SNAPSHOT – WHY THIS WORKS NOW

### Motivated Seller, Mispriced Entry

Near-term liquidity needs and an April loan maturity created a time-sensitive sale, allowing LSCRE to acquire the asset at a \$2.5M discount to the seller's target price.

### Proven Operator & Submarket

The property sits less than one mile from LSCRE's top-performing sister asset, Preserve at Copperleaf, in which Shining Rock is also invested--validating both the location and LSCRE's ability to operate efficiently in this submarket.

### Returns Driven by Expense Control, Not Rent Growth

An 18%+ NOI increase is projected through expense optimization and scale efficiencies, rather than aggressive rent assumptions.

### Limited Capital Risk

The seller has already invested \$1M+ in renovations, reducing future capital needs.

### Cash-Flow-Forward Financing Structure

7-year debt with 5 years of interest-only payments maximizes near-term cash flow and preserves flexibility for refinance or sale.

### Our Capital Is Aligned With Yours

By co-investing, the SRE Partners share the same risks and outcomes as our investors, aligning incentives throughout the life of the investment.

## YOUR SHINING ROCK EQUITY TEAM



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ShiningRockEquity.com**

## TIMELINE

- Investment Reservation: **In Progress**
- Investor Funding Deadline: **2/25/26**
- Targeted Closing: **3/13/26**
- First Monthly Distribution: **6/2026**

## NEXT STEP

**Click Here  
to Reserve a Spot  
in Copper Springs**



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