



## 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) <b>19.4%</b>	Average Cash on Cash <b>6%</b>	Equity Multiple (EM) <b>1.97x</b>
Internal Rate of Return (IRR) <b>15.6%</b>	Projected Hold <b>5 years</b>	

## 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



## 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.

## 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

This is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities. Any such offer will be made only through a private placement memorandum (PPM) and related documents provided to qualified investors. All investments carry risk, and prospective investors should carefully review offering materials and consider their ability to bear potential losses before investing.

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