

LSCRE



SHINING ROCK
- EQUITY -

JANUARY 22, 2026

Preserve at Copper Springs

Monthly cash flow and peace of mind for long-term investors through tax-advantaged multifamily real estate



Disclaimer

The information provided in this presentation is for informational purposes only and does not constitute financial, investment, legal, or other professional advice. LSCRE, Shining Rock Equity and their affiliates make no guarantees regarding the accuracy, completeness, or suitability of the information presented.

Investments in real estate and other ventures involve risk, and there is no assurance of profits or protection from losses. All investment strategies should be carefully considered based on your individual financial situation, risk tolerance, and goals. Any forward-looking statements are based on assumptions that are subject to change and may not reflect future performance.

LSCRE, Shining Rock Equity and their representatives are not liable for any direct, indirect, or consequential damages resulting from the use of or reliance on the information provided during this presentation. You are encouraged to consult with a qualified professional for personalized advice before making any investment decisions.

At a Glance

LSCRE

2018

Year Founded

25.1%

Average Annual Return

\$800M

Portfolio

5,500+

Multifamily Units in Texas

Monthly

Distributions & Transparent
Reporting

200+

Vertically
Integrated Employees

0

Losses or Capital Calls

400+

Repeat Investors



Rob Beardsley
Founder / CEO



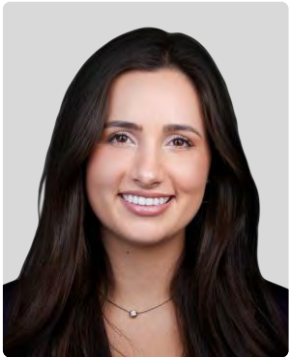
Inna Beardsley
Chief Operations Officer



Sam Morris
Partner



Craig McGrouther
Director of Business Development



Dasha Beardsley
Director of Investor Relations



Brad Oliver
Director of Acquisitions



Melissa Walraven
Director of Operations



Joe Pistorius
Asset Manager

Shining Rock Equity Team



Robert Stanley
Managing Partner



Clay Stanley
Partner



Kim Solomon
Partner



Sara Stanley
Marketing Director

The Case for Multifamily

Fundamentals



Population Growth

Over the last decade, population growth in Texas was 16.1%, over 2x the national average of 6.8%.



Housing Shortage

The US has a housing shortage of 4 million units, exacerbating the supply / demand imbalance.



Lack of Affordable Rentals

The lack of affordable rentals continues to worsen as the majority of development targets the luxury segment.



Culture Shift

Delayed family formation is pushing back homeownership and extending time spent as renters.

Benefits



Monthly Cash Flow

Monthly cash distributions in your bank account.



Appreciation

Value-add operations in growing submarkets drives property value over time.



Depreciation

Depreciation allows investors to defer taxes on both cash flow and other taxable income during the hold period, enhancing after-tax returns.



1031 Exchanges

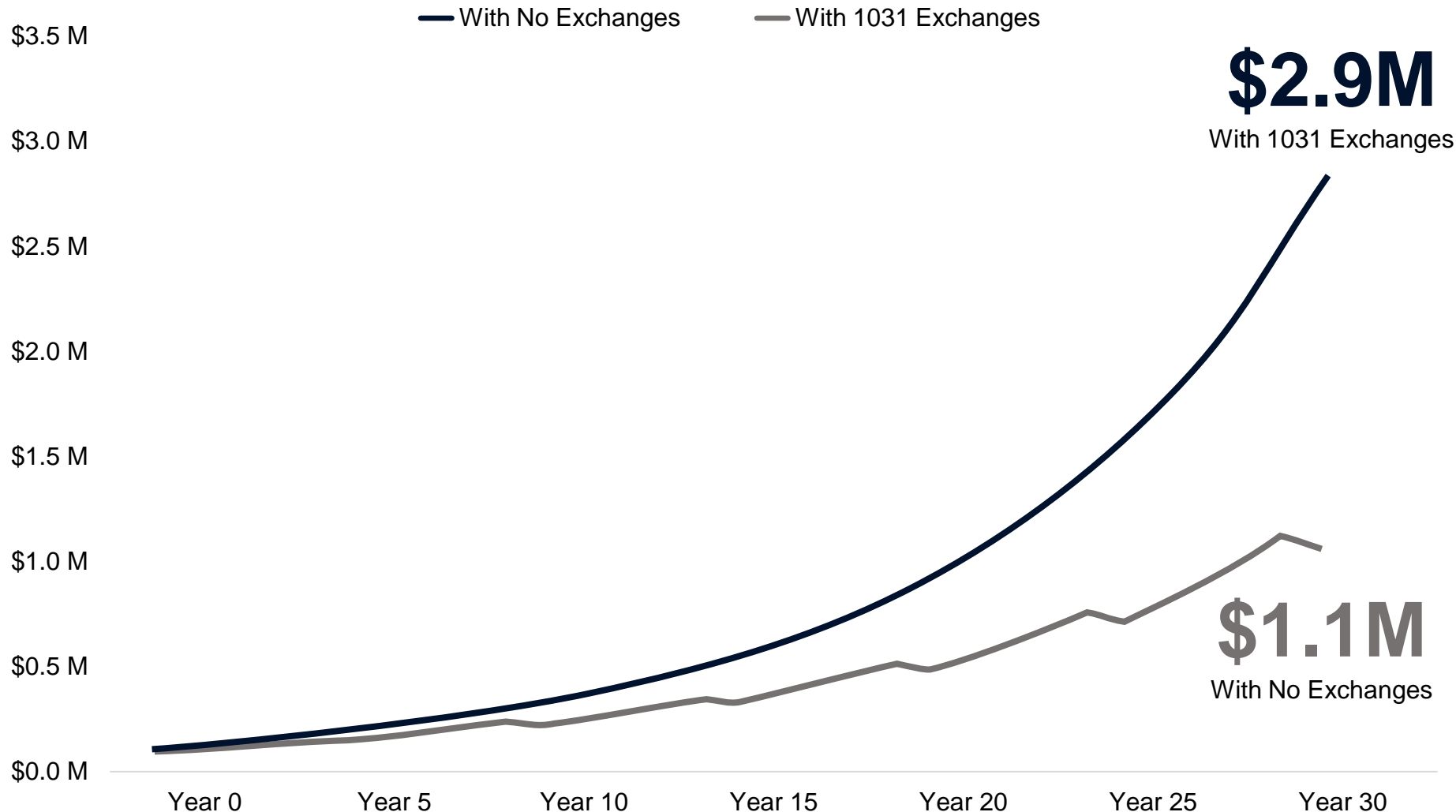
We execute 1031 exchanges, allowing investors to further defer taxes by reinvesting sale proceeds into new properties, enabling their wealth to compound more efficiently without the drag of taxes.

The 1031 Exchange Advantage



LSCRE

LSCRE offers investors the opportunity to 1031 exchange upon sale of every investment, allowing investors to take advantage of one of the most powerful wealth building tools in real estate. Additionally, we accept 1031 exchange funds into most of our offerings.



Model Assumptions

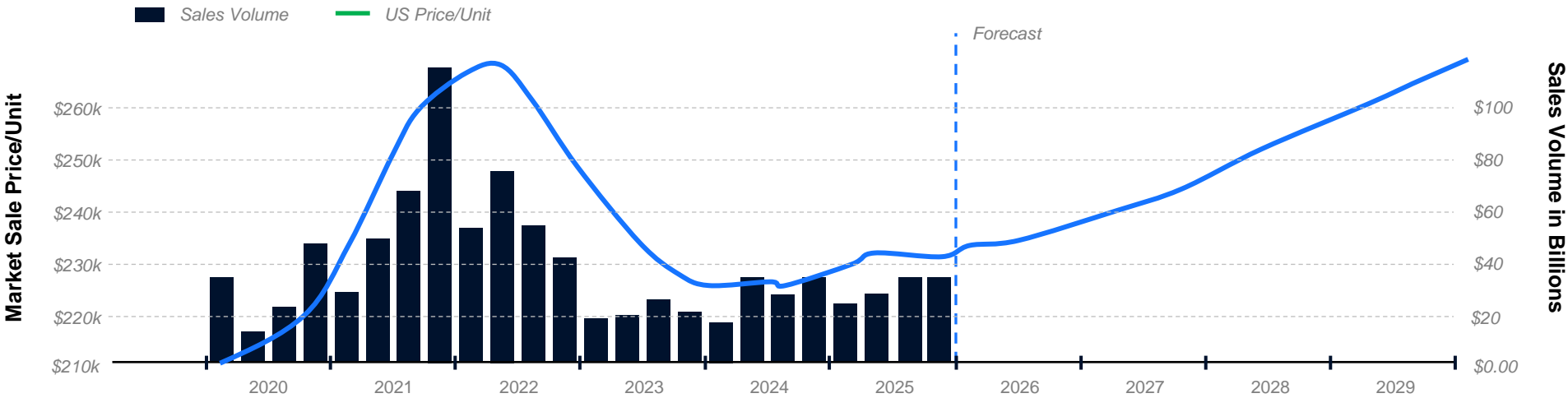
\$100,000
Initial Investment

5-Year
Hold Per Transaction

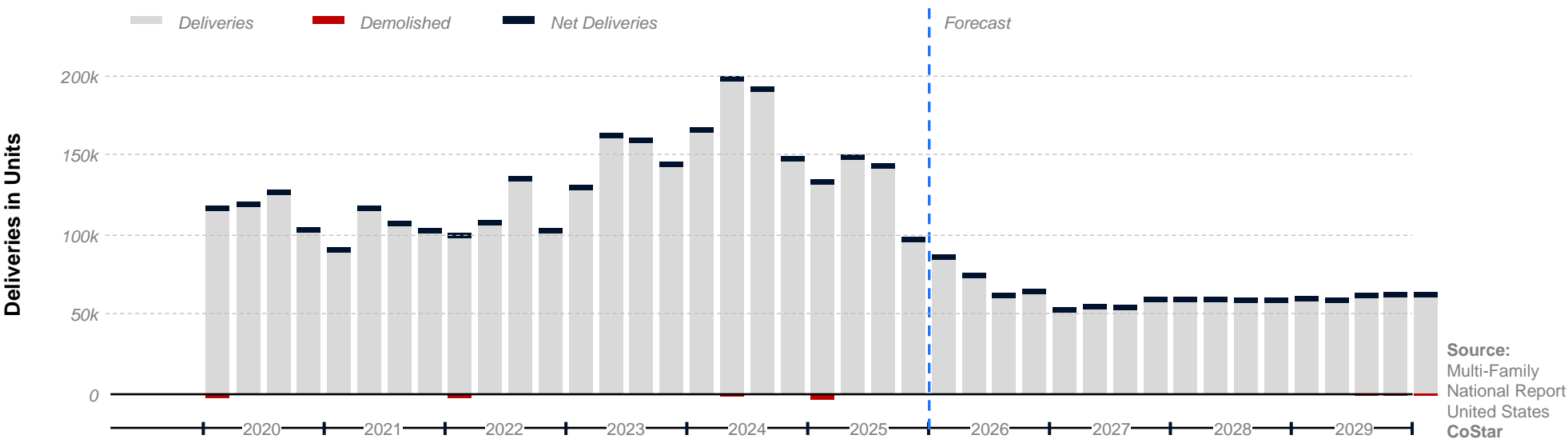
15%
Net Annual Return

35%
Tax Rate

SALES
VOLUME &
MARKET SALE
PRICE PER
UNIT



DELIVERIES &
DEMOLITIONS



Source:
Multi-Family
National Report
United States
CoStar

“

We’re a large, vertically integrated firm with a focused strategy that uses conservative debt – because we’re long-term investors, not gamblers.” – Rob Beardsley, Founder / CEO



Vertically Integrated Operations

- 200+ employees
- In-house property / asset management, construction, and accounting
- Hands-on through the life of the investment



Focused Strategy

- Multifamily acquisitions only; no development or other asset classes
- Exclusive focus on Texas
- High quality properties in prime, growth locations



Conservative Financing

- Low leverage
- Preference for long-term, fixed-rate debt with full-term interest-only payments
- Prioritizing capital preservation over risky returns



White Glove Investor Relations

- Monthly distributions via ACH or check by the 20th of each month
- Monthly email updates and quarterly reports by the 20th of each month
- K-1s distributed by March 15
- Less than 24 hour response times

Track Record

LSCRE

	Portfolio	Location	Units	Year Built	Acquired	Capitalization
1	Preserve at Copper Springs	Houston, TX	376	2003	TBD	\$67,500,000
2	Whispering Winds	Houston, TX	286	1985	Dec 2025	\$42,525,000
3	Discovery at West Road	Houston, TX	280	2005	Oct 2025	\$48,500,000
4	Vizcaya	Houston, TX	312	2004	Dec 2024	\$57,200,000
5	Lakes at 610	Houston, TX	344	2003	Sep 2024	\$56,414,200
6	Grand Riviera	Dallas, TX	206	1972	Aug 2024	\$39,100,000
7	Preserve at Copperleaf	Houston, TX	240	2003	May 2024	\$38,400,000
8	Regency Grove	San Antonio	335	1986	Feb 2024	\$30,500,000
9	Meritage	Houston, TX	240	2008	Nov 2023	\$45,900,000
10	Beckley	Houston, TX	210	1999	Oct 2023	\$34,100,000
11	Highland	Houston, TX	216	1994	Oct 2023	\$32,950,000
12	Azul	Houston, TX	90	2020	Jul 2023	\$13,600,000
13	Candlelight Park	Dallas, TX	128	1980	Mar 2023	\$18,500,000
14	Madison at Bear Creek	Houston, TX	180	1982	Nov 2022	\$26,000,000
15	Briar Court	Houston, TX	201	1972	Sep 2022	\$33,200,000
16	5 Oaks	Houston, TX	228	2008	Aug 2022	\$37,300,000
17	Timberwalk	Houston, TX	300	1983	Jul 2022	\$39,500,000
18	Broadstone Briar Forest	Houston, TX	342	1983	Apr 2022	\$55,400,000
19	Parc at Champion Forest	Houston, TX	232	2000	Feb 2022	\$34,600,000
20	Encore on the Bay	Houston, TX	297	1970	Dec 2021	\$40,500,000
21	Hollister	Houston, TX	156	1976	Oct 2021	\$19,455,000
22	Solano	Houston, TX	262	1966	Jul 2021	\$28,000,000
23	The Landing at Pinewood Park	Lubbock, TX	228	1971	Apr 2021	\$12,000,000
24	Creeside North	Texarkana, TX	104	1975	Jan 2020	\$5,075,000
25	Creeside South	Texarkana, TX	196	1973	Aug 2019	\$7,200,000
Total			5,988			\$863,419,200

	Sold Assets	Location	Units	Acquired	Sold	Capitalization	Sale Price	Gross AAR
1	Verandas at Bear Creek	Houston, TX	160	Jun 2019	Apr 2022	\$12,800,000	\$17,500,000	31.9%
2	Cranbrook Forest	Houston, TX	261	Jul 2018	Dec 2021	\$17,900,000	\$22,100,000	19.8%
Total			421			\$30,700,000	\$39,600,000	25.1%



LSCRE

Preserve at Copper Springs Property Overview

Exterior & Amenities



Outdoor Lounge



Resident Clubhouse



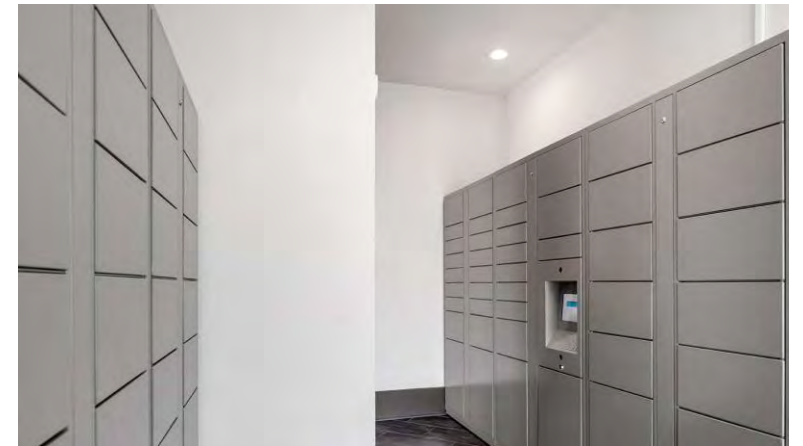
Swimming Pool



Covered Parking



Fitness Center



Package Lockers

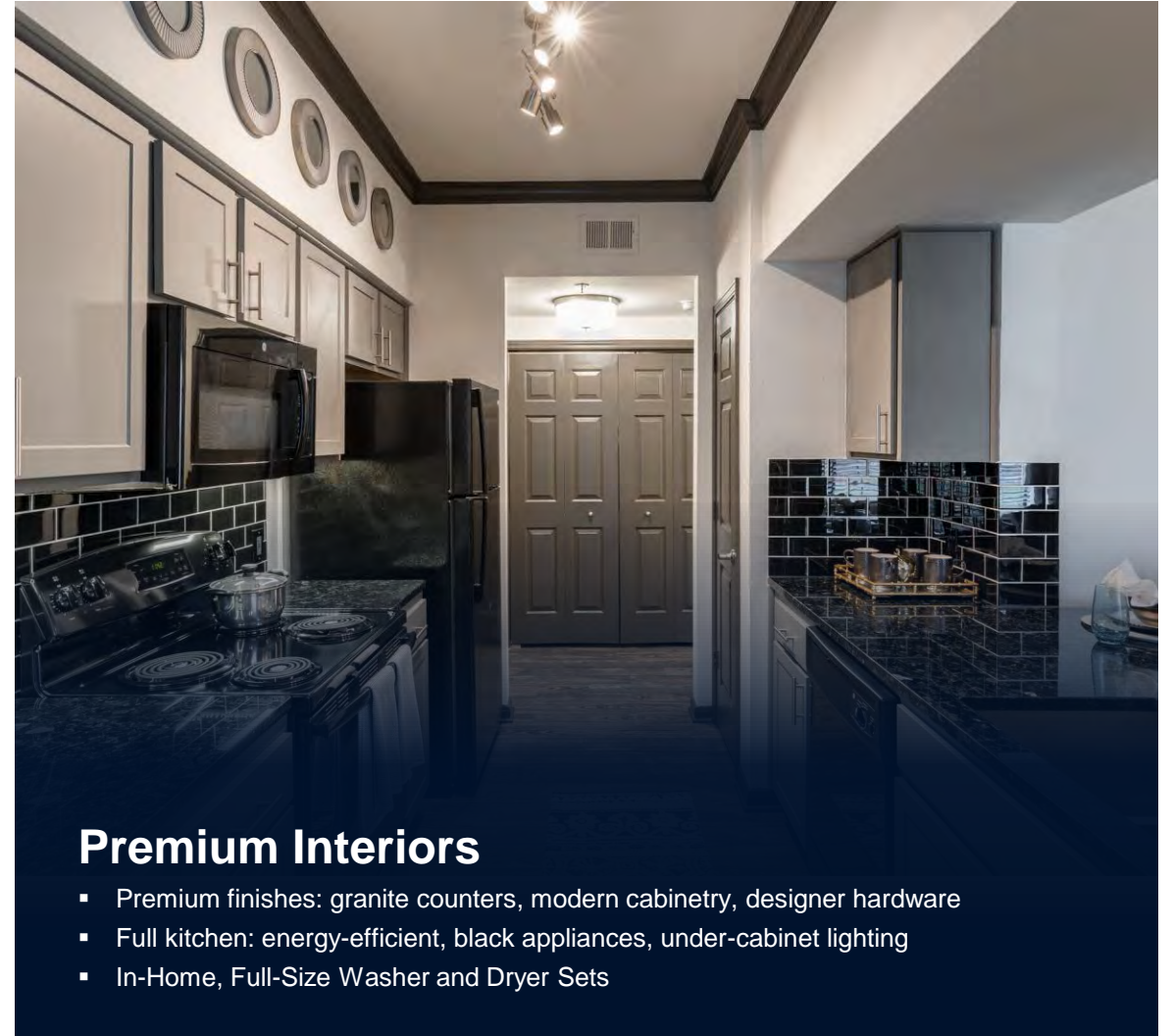
Exterior & Amenities


SHINING ROCK
- EQUITY -

LSCRE



Interior Overview



Premium Interiors

- Premium finishes: granite counters, modern cabinetry, designer hardware
- Full kitchen: energy-efficient, black appliances, under-cabinet lighting
- In-Home, Full-Size Washer and Dryer Sets



Houston by the Numbers

#1

US Metro for projected job growth from 2025-2029 - 172,000 new jobs will be created (*Moody's*)

#1

US metro for forecasted population growth - 496,000 more people are expected to move to Houston by 2029 (*Moody's*)

#2

Houston's rank for projected net migration among top 20 U.S. metros (2025-2029, *Moody's*)

20.5%

Projected rent-to-income ratio — Houston **ranks #3** in rental affordability among top metros

26 Fortune 500 HQ

Ranks 3rd in the US behind only New York and Chicago

9,011

Units under construction in Houston — lowest Houston supply in 15 years (*CoStar*)

Location Overview

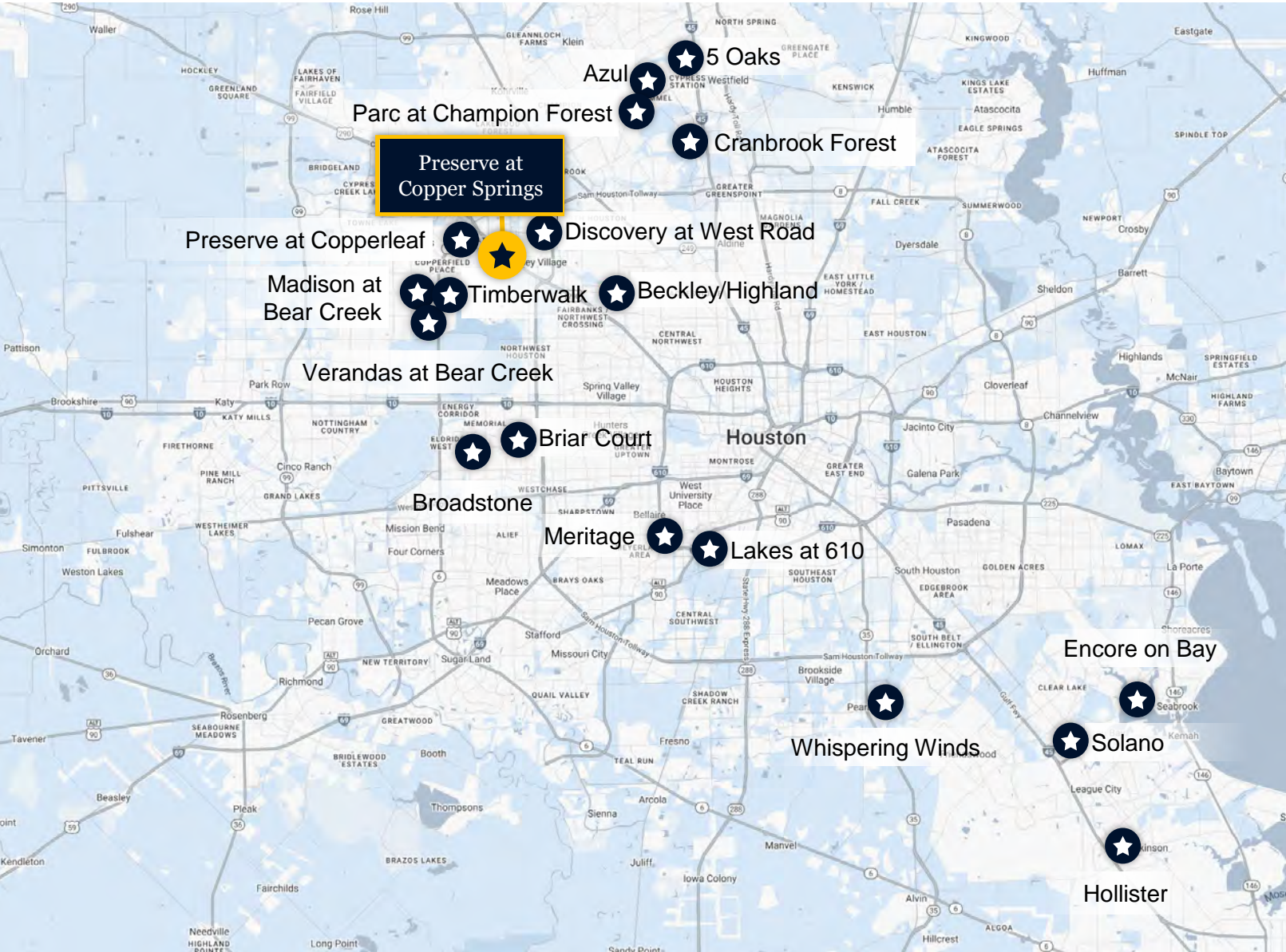
LSCRE



LSCRE Houston Footprint



LSCRE



Preserve at Copper Springs

13333 West Road Houston, TX 77041



Location, Location, Location

Copperfield



New Supply within 3 mi	0 units
Household Income (3 mi)	\$82,466
Median Home Price	\$340,000
Rent vs Buy	\$1,350 vs \$2,820

Major Tech Investment in Northwest Houston

Nvidia announced that it would establish an AI supercomputer factory in Houston within the next 12 to 15 months, while Apple is planning to open a 250,000-square-foot AI server facility in 2026, resulting in 3,000+ new jobs 15 minutes from the property.



Robust Employment

Preserve at Copper Springs provides immediate access to Highway 290 and the Sam Houston Tollway for seamless connectivity across the metro. The property sits within 20 minutes of Houston's largest employment centers, including the Energy Corridor, Westchase District, Uptown/Galleria, and Downtown, supporting strong renter demand from diverse employment bases.

Cy-Fair ISD

Preserve at Copper Springs is zoned to Cy-Fair ISD schools (#2 in Houston MSA and #1 for athletics), with Cypress Ridge High School just down the street, making it a desirable location for families.

Prime Fundamentals

Copperfield/Bear Creek is the #1 submarket for T12 absorption in Houston and there are 0 units under construction within a 3-mi radius

Cy-Fair ISD



NVIDIA



**According to (US News & World Report)*

Rent Comparables

1 WEST LAKE PARK



2 ICON AT YORKTOWN



3 THE BELLAGIO



4 PRESERVE AT COPPEARLEAF



5 GATEWAY AT CYPRESS CREEK

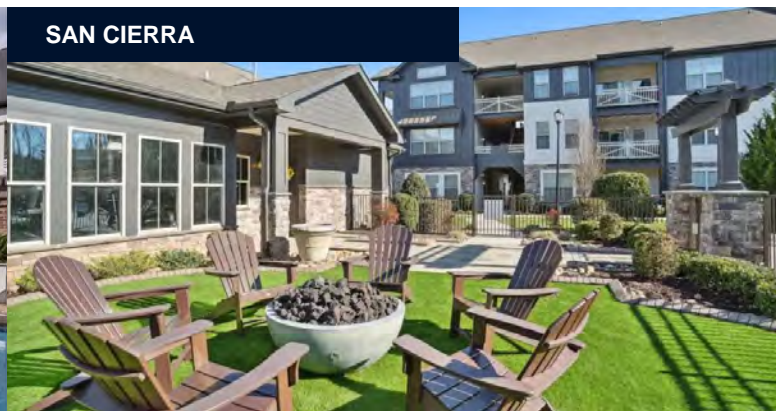


#	Property	Year Built	Occupancy	# of Units	Avg. SF	Effective Rent	Effective Rent PSF
1	West Lake Park	2015	92%	330	1,105	\$1,805	\$1.63
2	Icon at Yorktown	2020	94%	114	941	\$1,580	\$1.68
3	The Bellagio	2003	98%	235	972	\$1,560	\$1.60
4	Preserve at Copperleaf	2003	97%	240	970	\$1,488	\$1.53
5	Gateway at Cypress Creek	2023	91%	142	904	\$1,472	\$1.63
	Averages	2013	94%	212	978	\$1,581	\$1.61
	Preserve at Copper Springs	2003	94%	376	943	\$1,509	\$1.60



Sales Comparables

Property Name	Price	Price / Unit	Price / SF	# of Units	Avg. SF	Year Built	Sale Date
Marquis on Memorial	\$19,500,000	\$187,500	\$183.83	104	1,020	1993	Jul-25
San Cierra	\$74,100,000	\$204,132	\$154.12	363	1,325	2008	Sep-24
Remy on the Trails	\$77,600,000	\$235,152	\$254.33	330	925	2022	Aug-24
Cortland Cinco Ranch	\$42,000,000	\$225,806	\$220.73	186	1,023	2016	Oct-23
Ascend at Brittmoore	\$78,300,000	\$216,898	\$234.79	361	924	2022	Aug-23
Waterview	\$62,425,000	\$211,610	\$228.16	295	927	2022	Feb-23
Totals / Averages	\$58,987,500	\$213,516	\$212.66	273	1,024	2014	—
Preserve at Copper Springs	\$61,500,000	\$163,564	\$173.4	376	943	2003	



Preserve at Copper Springs Investment Summary



LSCRE

Purchase Price	\$61,500,000 (\$163,564/unit)	CapEx & Reserves	\$2,465,500 (\$6,557/unit)
Senior Loan	\$39,975,000 (64.2% LTC)	Projected AAR / EM	19.4% / 1.97x (5yr Hold)
Total Capitalization	\$67,225,000 (\$178,790/unit)	Average Cash on Cash	6.0%

- Given the seller's liquidity needs and loan maturity in April, they are forced to sell. Due to LSCRE's track record of \$134M in acquisitions with the seller, LSCRE became the easy buyer of choice at a \$2.5M discount to the seller's target.
- Preserve at Copper Springs is <1 mi away from LSCRE's best-performing asset, Preserve at Copperleaf. Copperleaf is currently 97% occupied and has maintained 95%+ occupancy with <0.3% delinquency, a great indicator of location and tenant quality.
- LSCRE will unlock an 18%+ NOI increase driven by expense savings and unmatched operational efficiencies. LSCRE owns 520 units within 3.5 mi and 1,426 units within 10 mi.



PROPERTY DETAILS

Market	Houston, TX
Year Built	2003
Unit Count	376
Current / Breakeven Occupancy	94.4% / 69.0%
In-Place Rent / Pro Forma	\$1,510 / \$1,518
Average Unit Size	943 SF (\$1.64/FT)

OVERVIEW

Going-In Cap Rate 5.21%

Stabilized Yield On Cost 6.58%

FINANCING

Lender Newmark (Freddie Mac)

Loan Amount \$39,975,000

LTV / LTC 65.0% / 64.2%

Term 7 Years

Interest Rate 5.30%

Amortization 35 Years

Prepayment Penalty Standard Defeasance

Interest-Only Period 5 Years

- ✓ LSCRE will optimize operations by “trimming the fat” on expenses to increase NOI by 18%+. Vertical integration will enable LSCRE to unlock savings through the following in-house operations: make-ready / construction work, valet trash, and streamlining administrative expenses. Economies of scale with 520 units within a 3.5 mi radius will allow for seamless staff sharing and payroll reductions.
- ✓ All units have been renovated with black appliances, granite countertops, grey shaker-style cabinets, undermount sinks, vinyl plank flooring, upgraded light fixtures, and full-size washer/dryer sets. The seller has invested \$1M+ in upgrades since 2022.
- ✓ LSCRE will install bulk Wi-Fi to generate an additional \$30+ / month in income.
- ✓ 7-year debt with 5 years of interest-only payments maximizes cash flow and provides flexibility for a sale / refinance.

Select Projects	Budget	Per Unit
Roofs	\$550,000	\$1,463
Signage	\$50,000	\$133
Landscaping	\$50,000	\$133
Contingency	\$100,000	\$266



Partnership Structure



Return Projections

	Class A	Class B	Class C
Min Investment	\$100k	\$500k	\$1M+
AAR	19.4%	20.5%	22.0%
Equity Multiple	1.97x	2.03x	2.10x
Cash on Cash	6.0%	6.0%	6.0%

Example Class A Investment

Year	1	2	3	4	5
Cash on Cash	4.5%	5.6%	6.3%	6.7%	7.2%
Sale Profit					66.5%
Depreciation	52%	3%	3%	3%	3%

Waterfall

	Class A	Class B	Class C
1	Investors receive any accrued but unpaid 7% preferred return	Investors receive any accrued but unpaid 9% preferred return	Investors receive any accrued but unpaid 9% preferred return
2	Investors receive 100% of their originally invested capital back	Investors receive 100% of their originally invested capital back	Investors receive 100% of their originally invested capital back
3	Distributions up to 15% IRR are split 70 / 30 to LP / GP	Excess distributions are split 70 / 30 to LP / GP	Excess distributions are split 80 / 20 to LP / GP
4	Excess distributions are split 50 / 50 to LP / GP		

Fee Schedule

Acquisition	Debt Guarantee	Asset Management	Construction Management
2.0% of Purchase Price	0.5% of Loan Amount	2% of Collected Revenue	10% of Capital Expenditures

Closing Timeline



January 22

Live to investors



March 13

Target closing



February 25

Funding deadline



June

First monthly
distribution



SHINING ROCK

- EQUITY -

**Contact Shining Rock Equity to learn more, or visit
ShiningRockEquity.com**



Robert Stanley

980-333-2625

Rob@ShiningRockEquity.com



Clay Stanley

704-608-8488

Clay@ShiningRockEquity.com



Kim Solomon

919-201-5544

Kim@ShiningRockEquity.com

**[Click Here](#)
to reserve
your spot in the
Copper Springs
investment**