

LSCRE



JANUARY 22, 2026

# Preserve at Copper Springs

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



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# At a Glance



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**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

# LSCRE Team

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**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



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## 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

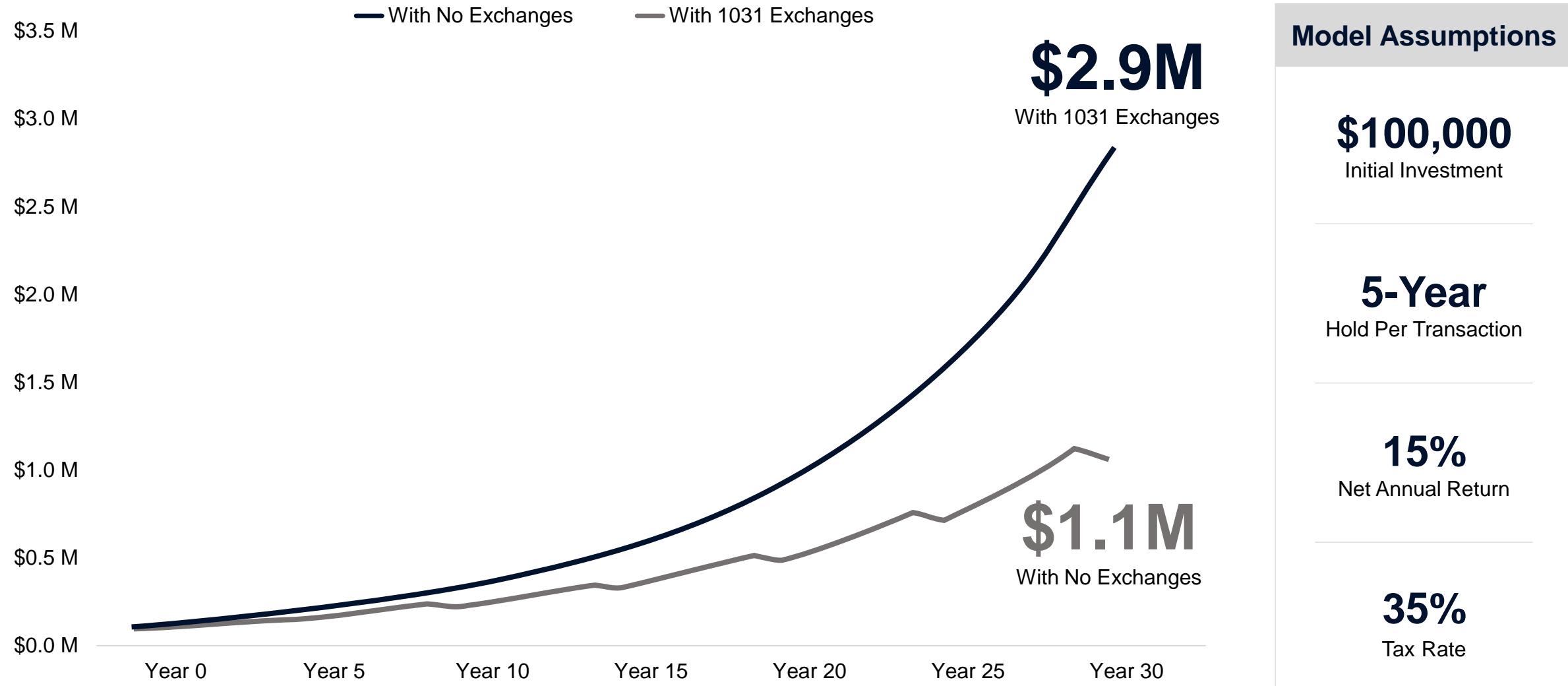
We execute 1031 exchanges, allowing investors to further defer taxes by reinvesting sale proceeds into new properties, enabling their wealth to compound more efficiently without the drag of taxes.

# The 1031 Exchange Advantage

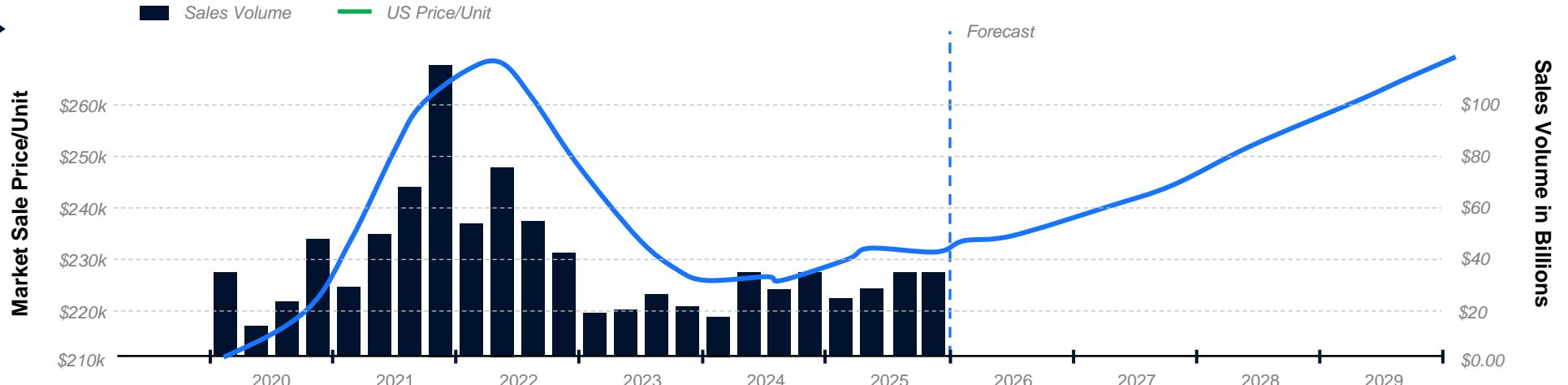


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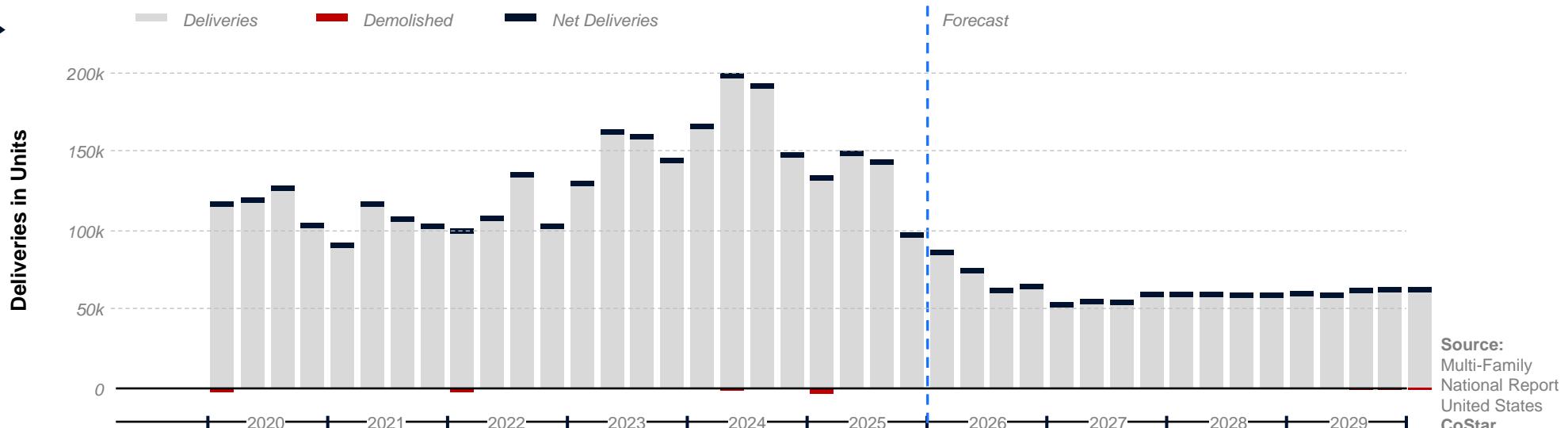
LSCRE offers investors the opportunity to 1031 exchange upon sale of every investment, allowing investors to take advantage of one of the most powerful wealth building tools in real estate. Additionally, we accept 1031 exchange funds into most of our offerings.



## SALES VOLUME & MARKET SALE PRICE PER UNIT



## DELIVERIES & DEMOLITIONS



66

**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

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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 Creekside North	Texarkana, TX	104	1975	Jan 2020	\$5,075,000		
25 Creekside South	Texarkana, TX	196	1973	Aug 2019	\$7,200,000		
<b>Total</b>		<b>5,988</b>			<b>\$863,419,200</b>		
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%
<b>Total</b>		<b>421</b>			<b>\$30,700,000</b>	<b>\$39,600,000</b>	<b>25.1%</b>



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# Preserve at Copper Springs Property Overview

# Exterior & Amenities



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Outdoor Lounge



Resident Clubhouse



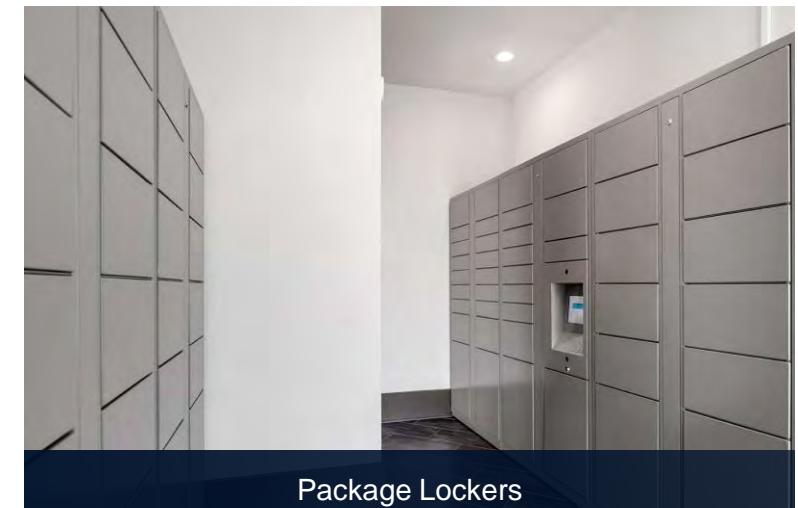
Swimming Pool



Covered Parking



Fitness Center



Package Lockers

# Exterior & Amenities



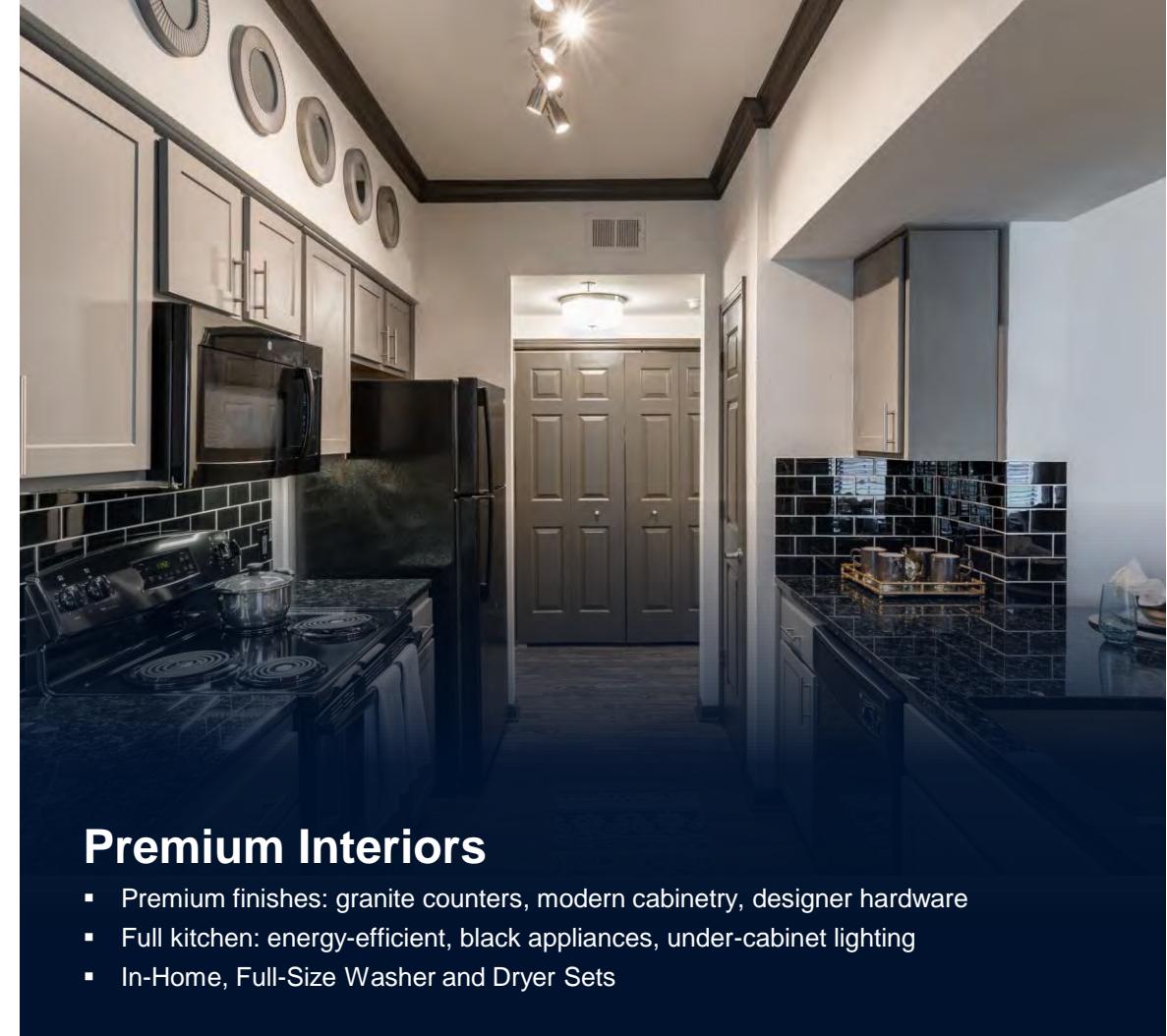
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# Interior Overview



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## 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



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**#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**

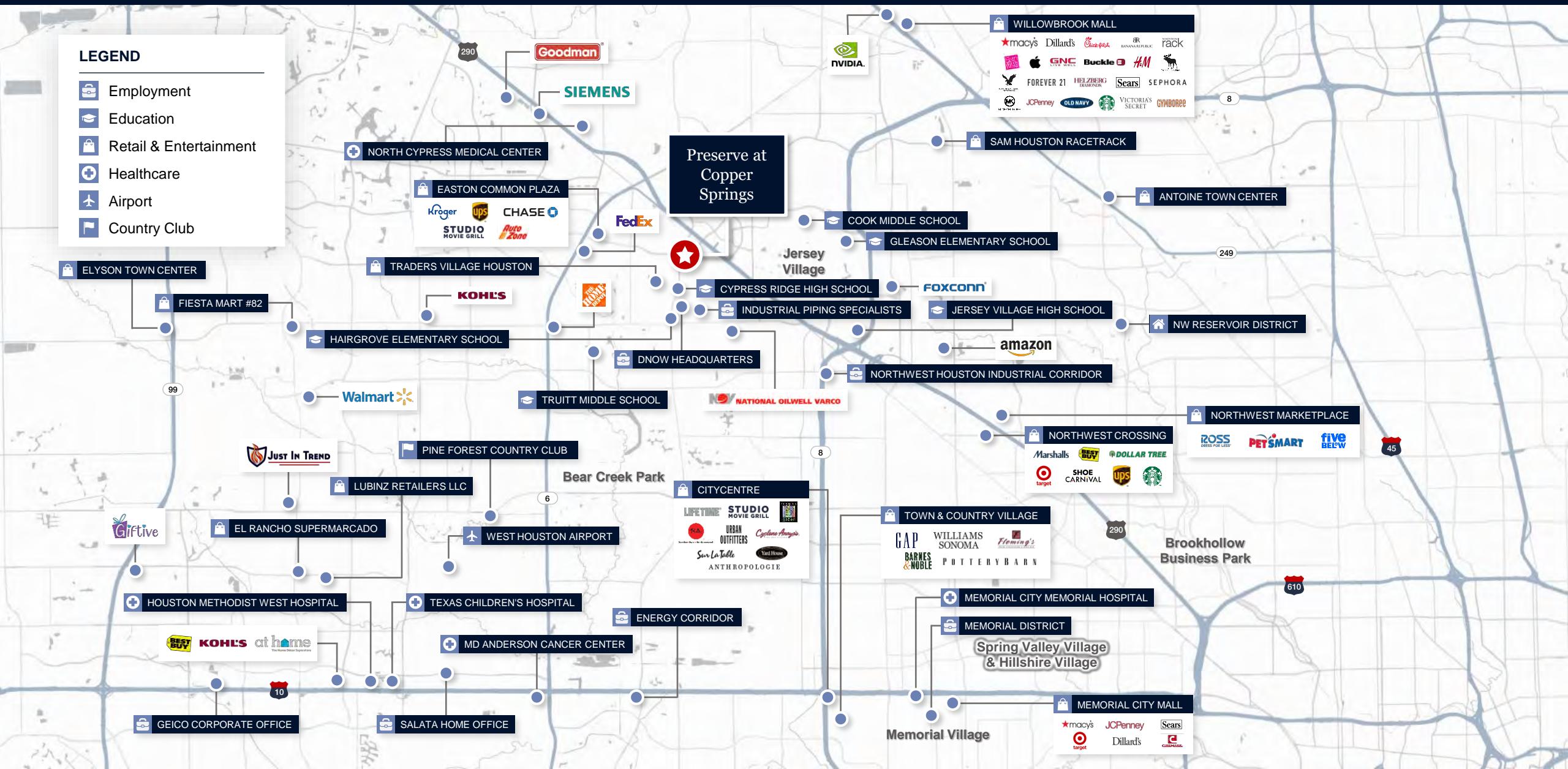
Ranks 3rd in the US behind only New York and Chicago

**9,011**

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

# Location Overview

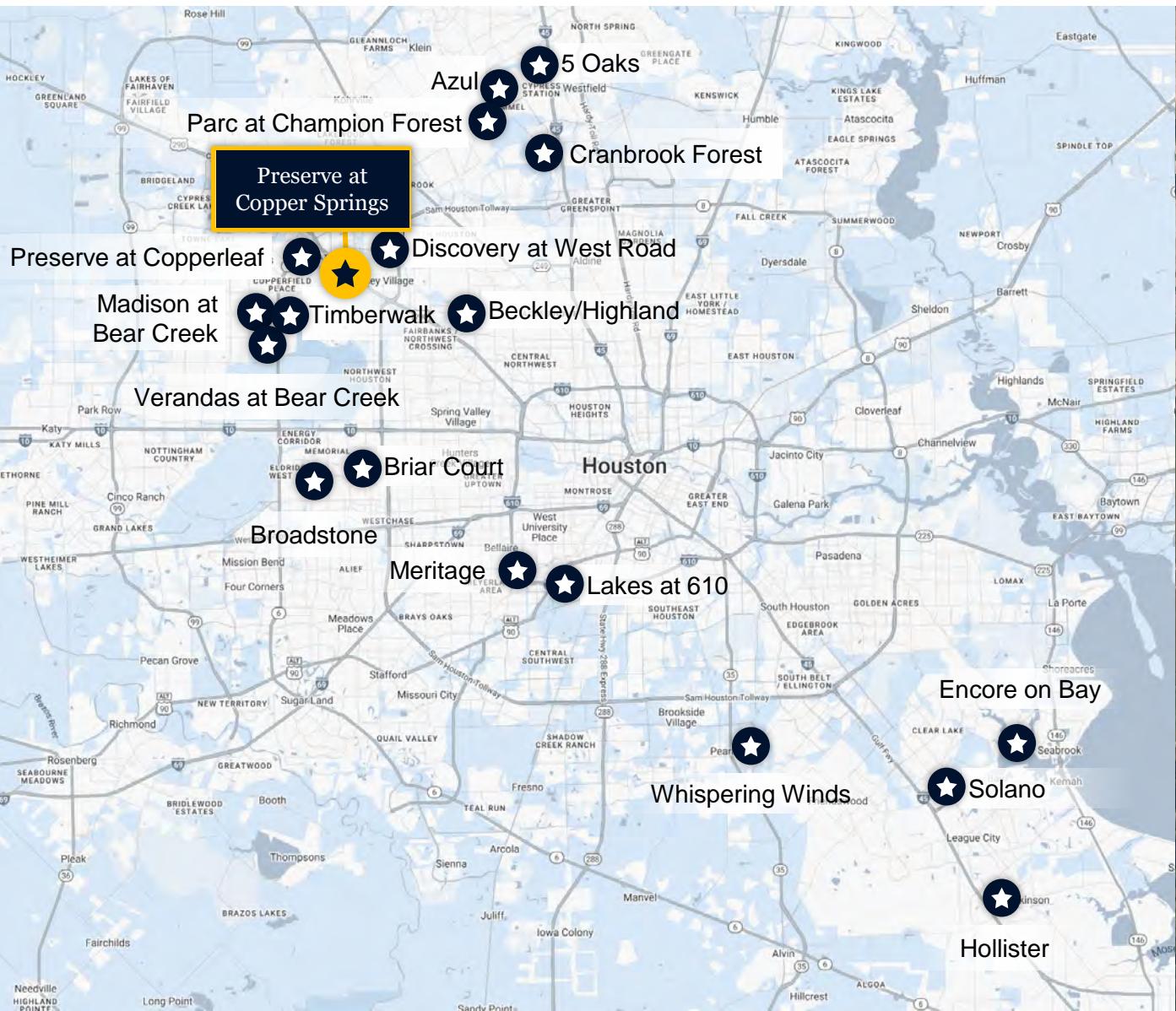
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# LSCRE Houston Footprint



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Preserve at Copper Springs

13333 West Road Houston, TX 77041



# Location, Location, Location



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**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



\*According to (US News & World Report)

# Rent Comparables



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#	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

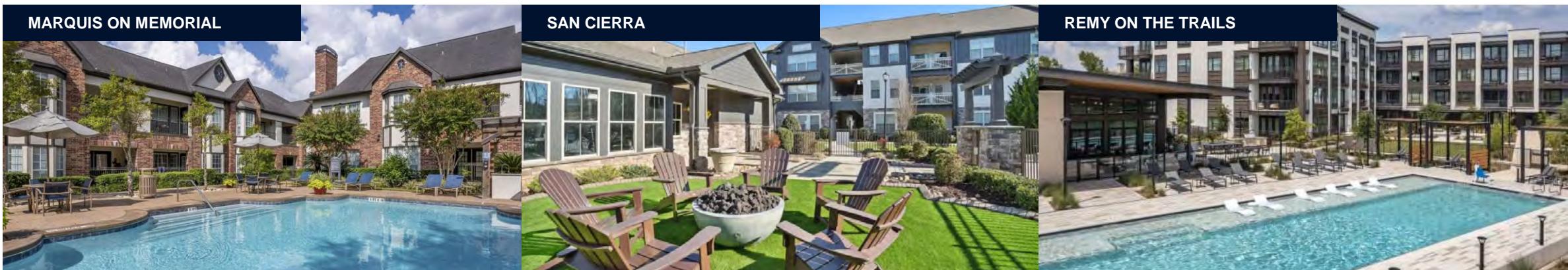


# Sales Comparables



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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
<b>Totals / Averages</b>	<b>\$58,987,500</b>	<b>\$213,516</b>	<b>\$212.66</b>	<b>273</b>	<b>1,024</b>	<b>2014</b>	—
<b>Preserve at Copper Springs</b>	<b>\$61,500,000</b>	<b>\$163,564</b>	<b>\$173.4</b>	<b>376</b>	<b>943</b>	<b>2003</b>	



# Preserve at Copper Springs Investment Summary



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

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

# Business Plan



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## 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



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## Return Projections

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

## Example Class A Investment

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

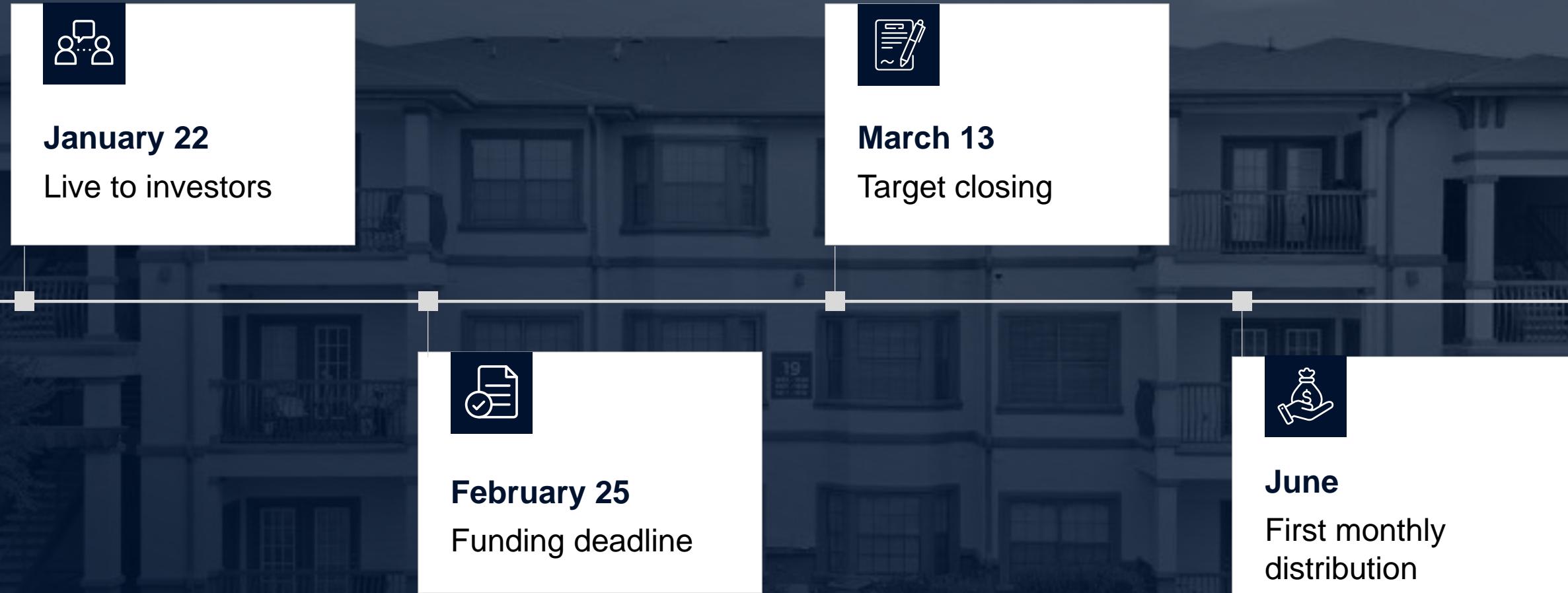
## Waterfall

	Class A	Class B	Class C
<b>1</b>	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
<b>2</b>	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
<b>3</b>	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
<b>4</b>	Excess distributions are split 50 / 50 to LP / GP		

## Fee Schedule

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

# Closing Timeline





## SHINING ROCK - EQUITY -

Contact Shining Rock Equity to learn more, or visit  
[ShiningRockEquity.com](http://ShiningRockEquity.com)



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