EQUITY OPPORTUNITY

LAND ACQUISITION FOR FUTURE DEVELOPMENT

Houston, TX

$8,758,050
Equity Offering

20%*
Target Preferred Return

NOVEMBER 2026
Anticipated Investment Close

3.6 Acres
Property Size

320 Units
Future Project Size

Property Site at 2600 Citadel Plaza Drive, Houston, TX 77008

INVESTMENT OVERVIEW: BV HOUSTON HEIGHTS LAND LLC

BV Houston Heights Land LLC is seeking $8,758,050 in Membership Interests to secure land for the predevelopment of 320 multifamily housing units located on approximately 3.92 acres in Houston, Texas.

Investors will be expected to receive a minimum preferred return of 12% and may earn up to a maximum preferred return of 20% on an annualized basis*. The time between investment in the predevelopment phase and the start of construction is estimated at 12 to 15 months.

PROJECT: POST OAK PLACE MULTIFAMILY COMMUNITY

After pre-development, the land will be the site of "Post Oak Place," a podium-style multifamily community. Recently delivered podium product in the immediate Houston Heights area is leasing at $2.44 to $2.68 per square foot.

The land acquisition is anticipated to close by November 2026. Predevelopment is well underway, with the site under contract, site due diligence, and architectural site plans nearing completion.

KEY ADVANTAGE:

Houston is forecast to lead all major Texas metros in Rent Growth in 2026, and the Houston Heights submarket is among the most supply-constrained urban submarkets in the Sun Belt.

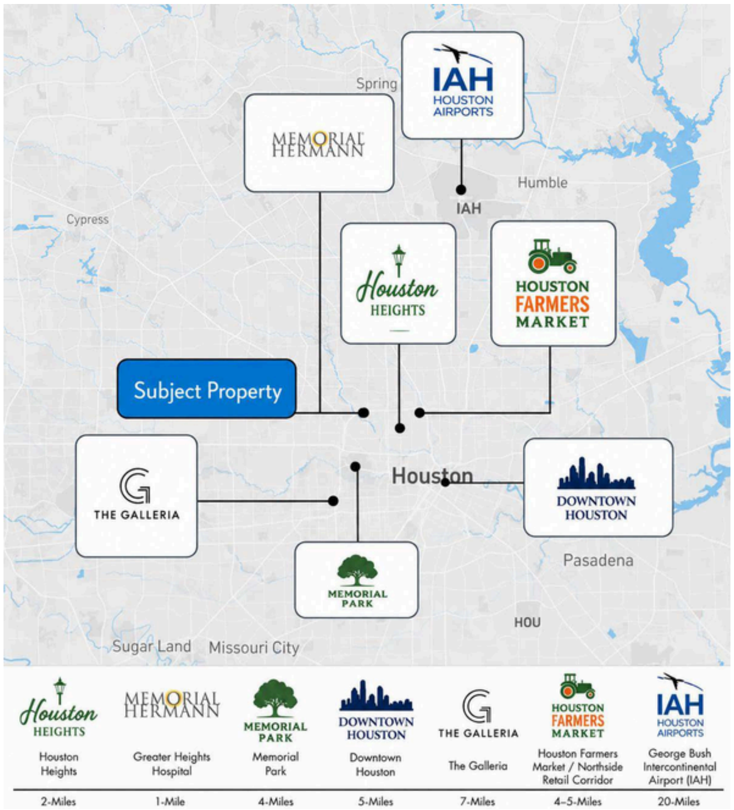
Development in the area is projected to fall to roughly 10% of 2025 volume in 2026, the lowest level in more than a decade, positioning the Project to enjoy relative strength in value stability and appreciation.

**Targeted returns are not guaranteed. A significant decline in market value of the Property could cause investors not to achieve the minimum targeted return or to lose investment principal. The targeted return is presented solely as a statement of the Sponsor's current investment objective and is not a prediction, projection, forecast, or guarantee of future performance. The targeted return is inherently speculative and is based upon numerous assumptions, estimates, and judgments, many of which are beyond the control of the Sponsor.*

B|V CAPITAL
Real Estate Private Equity

8390 Lyndon B Johnson Fwy • Suite 570 • Dallas, TX 75243
800.484.0073 • ir@bvcapitaltx.com • www.bvcapitaltx.com

LAND ACQUISITION - HOUSTON, TX



LOCATION - HOUSTON HEIGHTS

The project is located at 2600 Citadel Plaza Drive, Houston, TX 77008, directly off the 610 Loop.

Urban-core Houston submarkets are achieving average monthly rents in excess of $2,000 with vacancy rates near 5%.

- 97.6% Submarket Comp Occupancy
- 2.0% Avg Annual Population Growth Since 2010
- $2.29 Submarket Comp Rent Per SF
- $2,033 Submarket Comp Avg Unit Rent

Sources: All Market Demographics from: RealPage, Inc. 2023; U.S. Census Bureau; Axio metrics; Institutional Property Advisors – Data as of May 2024

All images used are artistic renderings, locations, plans of the future development

BRIDGEVIEW REAL ESTATE

Bridgeview, established in 2011, is an experienced developer and will oversee all aspects of this project, from permitting to asset stabilization.

Bridgeview Construction will be the General Contractor in the future development.

B|V CAPITAL
Real Estate Private Equity

8390 Lyndon B Johnson Fwy • Suite 570 • Dallas, TX 75243
800.484.0073 • ir@bvcapitaltx.com • www.bvcapitaltx.com