



## EQUITY OPPORTUNITY

# New Active Adult Mixed-Use Development

Denton County, TX

**8-10%\***

Preferred Return

**2.25x-2.45x\***

Estimated Investor Multiple

**18-21%\***

Estimated Investor Return - IRR

**\$100,000**

Minimum Investment

**48-60 MO.**

Estimated Hold Period

PROJECTIONS ARE NET OF FEES

### INVESTMENT OFFERING: BVCAP BELTON INVESTORS LLC

BV Capital LLC is pleased to present an opportunity to invest in the equity toward developing 199 "Class A" residential units—183 apartments and 16 duplex townhomes. The site also includes approximately 2,000 square feet of leasable retail space. The Belton benefits from HUD-backed fixed-rate debt, a premium active adult design, and a mixed-use setting in a high-growth North Texas corridor—all of which support durable cash flow and long-term value retention.

### PROJECT: "THE BELTON"

The Project will be named "The Belton" and will feature elevated amenities including a crafts room, dining area, sunroom/library, golf simulators, media/game rooms, a resort-style pool, men's and women's saunas, two pickleball courts, a putting green, large fitness center with group exercise space, a catering kitchen, elevators, and a community garden.

Active Adult properties such as The Belton, are age-restricted, market-rate multifamily products. Compared to assisted living or memory care, active adult communities have lower operational costs and staffing requirements, leading to more favorable investment metrics

### KEY ADVANTAGE:

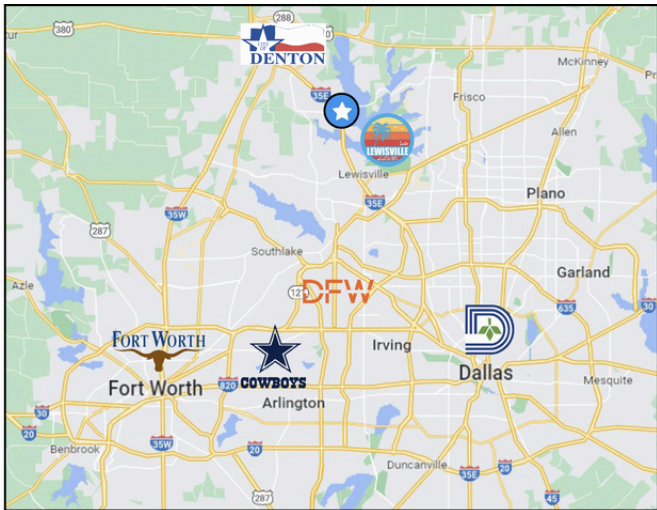
The project will use HUD 221(d)(4) financing, a non-recourse, fixed-rate construction-to-perm loan that offers unmatched leverage and long-term stability. HUD financing will cover up to 80% of total project cost, significantly reducing the required equity contribution and amplifying investor returns.

\*Due to various risks and uncertainties, actual returns may differ materially from the returns reflected or contemplated in the PPM. No return is guaranteed and investors risk the loss of the entire amount of their invested capital. Interest rate is dependent on share class owned.





# NEW MULTIFAMILY DEVELOPMENT - CORINTH, TX



## LOCATION HIGHLIGHTS

Corinth, Texas is located within Denton County, an area experiencing significant population growth but with limited new active adult housing supply.

- Denton County experienced a population growth rate of 2.89% in the past year
- Median Household Income of approximately \$117k
- Diverse and Financially Stable Economic Base in Metro
- Ease of Access to Major Highway Interstate-35
- Located less than 40 miles from Fort Worth and Dallas

Source: worldpopulationreview.com

Lake Lewisville	Downtown Denton	Dallas-Fort Worth Airport	Downtown Dallas	Cowboys Stadium	Downtown Fort Worth
4-Miles	7-Miles	21-Miles	35-Miles	37-Miles	42-Miles

### PROPERTY ADDRESS:

3650 Corinth Parkway Corinth, TX 76208

### NUMBER OF UNITS:

199 Units

### LAND AREA:

6.5 Acres

### EST CONSTRUCTION START:

Q4 2025



All images used in this flyer are artistic renderings of the future development

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