



EQUITY OPPORTUNITY

MASTER PLAN COMMUNITY LAND PROJECT

Caddo Mills, TX

\$8,200,000

Equity Offering

20%*

Target Preferred Return

18-24 MO.

Estimated Hold Period

486 Acres

Property Size

1,435 Lots

Project Size

Q3 2026

Initial Lot Sales



INVESTMENT OVERVIEW: BV FRASER CADDO LLC

BV Fraser Caddo LLC is seeking \$8,200,000 in Membership Interests to fund the predevelopment and acquisition of approximately 468 acres of land (the "Property") located in Caddo Mills, TX.

Investor capital will be used to complete the land acquisition and support initial predevelopment activities required to prepare the site for horizontal development.

PROJECT: "STROOPE RANCH" MASTER PLANNED COMMUNITY

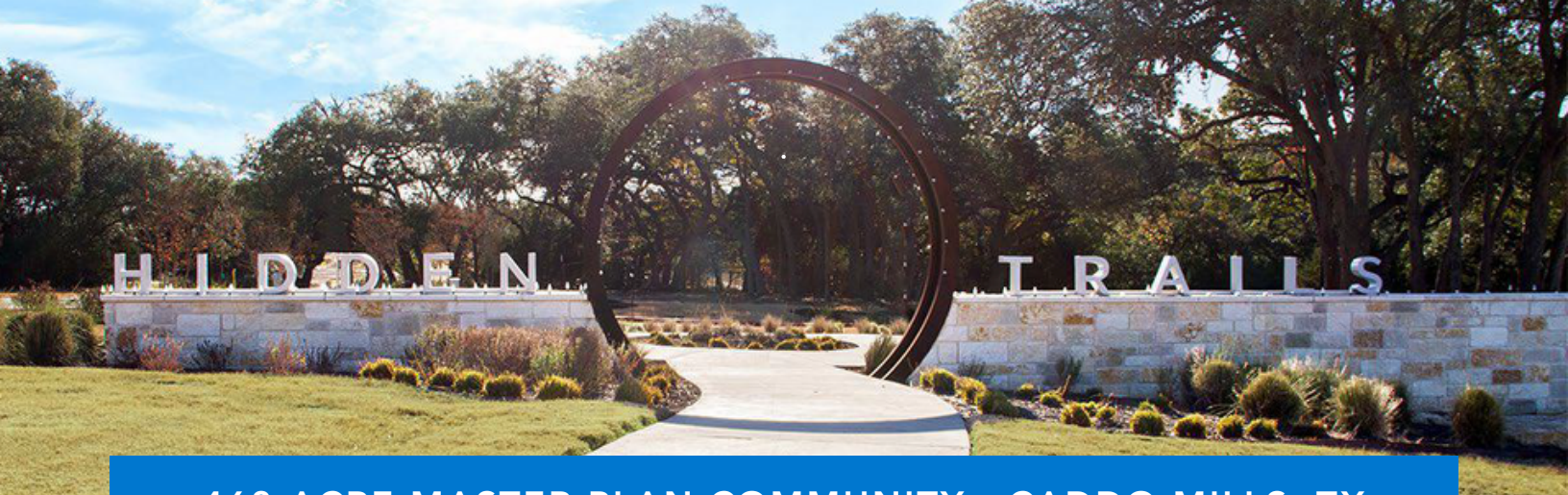
The future master-planned community will be named "Stroope Ranch", a seven-phase development project that will consist of approximately 1,435 single-family lots.

At closing, the project will have a fully approved conceptual master plan outlining the phasing structure, land use program, and overall development standards for the community. Civil engineering and construction drawings are underway, and the Sponsor is progressing the PID and TIRZ financing structures, with finalization anticipated early in the development phase.

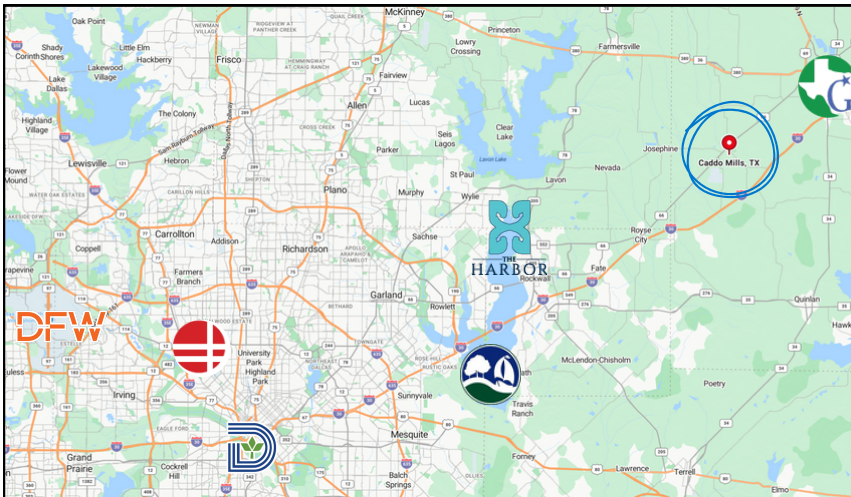
KEY ADVANTAGE:

This project is structured as a joint venture with Fraser Capital, a locally experienced developer specializing in large-lot master-planned communities. The project is already in advanced entitlement and planning stages, supported by a comprehensive conceptual site plan that establishes the overall layout, phasing structure, open-space network, and locations for parks, trails, and community amenities, with a negotiated development agreement with the city of Caddo Mills.

*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 losing the entire amount of their invested capital.



468 ACRE MASTER PLAN COMMUNITY - CADDO MILLS, TX



LOCATION HIGHLIGHTS - CADDO MILLS

The community offers direct access to Dallas, Rockwall, and Greenville via Route 66 and I-30E, placing future residents near major employment centers, retail, healthcare, and the outdoor recreation

- 565%+ population growth since 2020
- Median Household Income of approx. \$97k
- Diverse and Financially Stable Economic Base
- Located approximately 45 miles NE of Dallas

Source: <https://www.caddomillsedc.com/>



City of Greenville

4-Miles



Lake Ray Hubbard

18-Miles



The Harbor

22-Miles



City of Dallas

45-Miles



Dallas Love Field Airport

48-Miles



DFW Airport

58-Miles

FRASER CAPITAL – CO-MANAGER & CO-DEVELOPER

Fraser Capital LLC ("Fraser") will act as co-manager and co-developer for the Project Holding Company and is an affiliate of the Company. Fraser is a leading land development firm dedicated to enhancing North Texas communities since 2005. Fraser will oversee all aspects of the investment strategy—from entitlement, permitting, and the final sale of the master-planned community pods alongside BV Capital.



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

The information contained herein does not constitute an offer to sell, nor is it a solicitation of an offer to purchase any security. Offers will only be made through a private placement memorandum to accredited investors and where permitted by law. Investments in the firm's limited partnerships involve a high degree of risk, including the possible loss of your investment, and they are potentially illiquid with an uncertain liquidity date. Prospective investors should carefully review the "Risk Factors" section of the private placement memorandum.

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