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

EQUITY OFFERING

New Ground-Up Multifamily Development

Denton County, TX

Up to $5.5M
Target Offering Size

8%*
Preferred Return

19.49 % – 22.24%*
Target IRR

1.81X - 2.08X*
Target Investor Multiple

$100,000
Minimum Investment

3-5 YRS
Estimated Hold Period


Artistic Rendering of Parkway District

INVESTMENT OFFERING: BV PARKWAY LOFTS LLC

BV Parkway Lofts LLC is offering Class A membership interests to fund the development of a 294-unit Class A multifamily community located in North Denton County's, Corinth, TX. BV anticipates construction to begin in Q3 2026, with completion targeted for Q3 2028, and a target sale in Q2 2030.

THE DEVELOPMENT PROJECT:

The future development will be named Parkway Lofts and will feature 294 luxury apartments across two four-story buildings.

Parkway Lofts is associated with "Parkway District", Corinth's first master planned community that will feature a walkable mix of parks, trails, green spaces with live music, restaurants, retail, and a future hotel. Planned future phases may also include a senior living component.

KEY ADVANTAGES:

Project is 'Shovel Ready' - Construction on the project can begin immediately after closing of project financing. Building permits are approved and the land has been purchased. The project is in phase 1 of development**.

The Project will break ground into a collapsed construction-start environment with expected delivery in Q3 2028. This positions lease-up to occur after the current supply wave has been absorbed, with minimal new Class A competition in the Corinth corridor.

The project is uniquely positioned to benefit from Corinth's rapid growth and proximity to future restaurant openings supported by the City's economic incentive agreement.

These are estimates. 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. Project is in phase 1 of development as of publication of the PPM.*

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Artistic Rendering of Parkway District

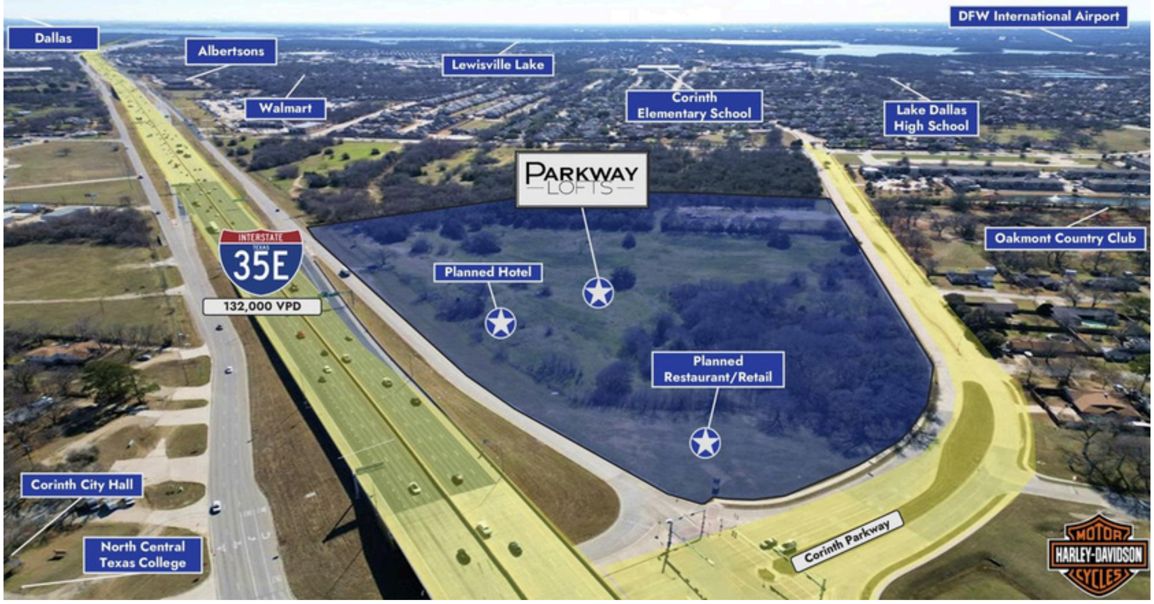
NEW MULTIFAMILY DEVELOPMENT - DENTON COUNTY, TX

PROJECT LOCATION HIGHLIGHTS:

The project is located in Corinth, Texas, in the high-growth Denton County submarket of the Dallas-Fort Worth MSA. The submarket has limited Class A inventory and growing demand from young professionals, students, and relocating families.

- Average Annual Household Income of $120,000+ in a 5-Mile Radius
- Less than 20 Miles from DFW International Airport
- Less than 10 Minutes from Downtown Denton
- Site has highway visibility of 130,000+ vehicles per day
- Future DART A-Train commuter rail stop across I-35E

Source: Texas Department of Transportation. ArcGIS Online,U.S. Census Bureau QuickFacts



The Target IRR and Target Equity Multiple presented herein are hypothetical, forward-looking estimates based upon the Sponsor's current underwriting assumptions and are provided for illustrative purposes only. Targeted returns are not guaranteed and should not be considered a prediction or assurance of actual investment performance. Actual results may differ materially and may result in a partial or complete loss of invested capital.

Targeted returns depend on numerous assumptions, including, among others, development and construction costs and timing, financing terms and interest rates, lease-up and stabilization, rental rates, operating expenses, property valuation, capitalization rates, market conditions, and the timing and terms of any sale or refinancing. Changes in any of these assumptions may materially affect investor returns.
Prospective investors should review the Private Placement Memorandum, including the financial projections, assumptions, and risk factors contained therein, before making an investment decision.

Past Performance is not indicative of future results.