



# FUQUA HOME COMMUNITY

River Bridge Investments LLC & Elite Property Advisors LLC

# Disclaimer

Nothing in this presentation shall be construed as an offer for investment in Fuqua Home Community. Solicitations for investments by the Project will only be made through a Private Placement Memorandum provided by the Company to potential investors for such purpose.

The information contained in this information packet is confidential and is solely for the use of providing information about the Company's business model and investment strategies and is not intended as, and should not be taken as, financial, investment, legal or any other type of advice or as an offer to sell or a solicitation to buy any securities. The information contained herein is the sole property of the Company and may not be copied or reproduced without the express written consent of the Company. While the information contained in this presentation has been compiled from sources we believe to be reliable, neither the Company nor its representatives make any representations or warranties as to the accuracy or completeness contained herein. All financial information used in this information packet and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions, and other factors beyond the Company's control.

Statements included in this presentation address activities, events or developments that the Company anticipates will or may occur in the future. These statements are based on certain assumptions and analyses made by the Company in light of its experience and perception of historical trends, current conditions and expected future developments. However, whether actual results will conform with these expectations is subject to a number of risks and uncertainties, many of which are beyond the control of the Company, including but not limited to risks endemic to real estate investing, variations in residential housing demand, general business cycles and interest rate changes. Thus, all of the forward-looking statements made in this information packet are qualified by these cautionary statements. There can be no assurance that actual results of any investment program will conform to the Company's expectations.



# What you'll learn today

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- Overview
- Our Team
- Project Introduction
- Understanding today's tiny home real estate market
- Making sense of the finances and risks
- Taking your first steps
- Contact us



# 24 Months

The typical community development cycle ranges from 2 to 5 years.

# 8% Preferred Return start in 1.5 years

Similar projects yield quarterly dividends of approximately 6-8%, typically begin distributing dividends after 24 months.

# 30% Annual Return Approx.

Typical real estate projects generally offer annualized returns of around 20%.

# 60%+ Return Rate in 2 Years

The typical two-year return rate for real estate projects ranges from 40% to 50%.

## **Market Advantages**

The state/city has the largest population influx in the nation.

The housing market is slowing down, and growth is shifting to the low-income price segment. On average, listings stay on the market for one month.

The U.S. is entering an interest rate cut cycle. Major builders are ramping up investment, which is driving significant real estate employment growth.

## **Price Advantages**

Texas has the nation's cheapest labor market.

Texas has the nation's most cost-effective building material supply chains.

The new mayor is expected to reduce approval cycles by an additional two months beyond current projections.

There is a \$2500 water meter fee waiver per home, totaling \$210,000 (21w) in project savings.

The in-house construction team and the architect-led GP reduce intermediary profits by 20%.

There is a collaborative development with local landowners. Adjacent parcels are under our ownership, fostering neighborly relations.

# Our Senior Advisory Board



**Gary Perkins**  
Senior Advisor



**Frank Cui**  
Senior Advisor

# Gary Perkins

Senior Advisor

*Managing Member,*

*Texas Statewide EB5 Regional Center LL*

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Gary Perkins serves as a Senior Advisor to the project and is the Managing Member of State Wide EB-5 Regional Center, LLC, where he oversees the sourcing, underwriting, structuring, and closing of EB-5-qualified investment projects across Texas. With decades of experience in real estate development, construction, and capital deployment, Gary brings deep transaction expertise and EB-5 execution knowledge to support compliant, investor-aligned financing and effective investor relations.

- Managing Member, State Wide EB-5 Regional Center, LLC (Texas-wide EB-5 Regional Center)
- 30+ years of experience across multifamily, commercial, industrial, retail, and single-family development and construction
- Developer, contractor, and operating owner of multifamily communities for over 12 years
- Responsible for sourcing, structuring, underwriting, closing, and oversight of all EB-5 projects
- Studied Business Administration / Management at North Texas State University



Gary has led and advised on multiple EB-5–financed developments across Texas, including a 27-story high-rise hotel in Austin, a 180-unit multifamily community with HUD financing in Seven Points, and a 272-acre large-scale destination entertainment and recreation project in Jacksboro. Across these projects, he has structured and executed EB-5 mezzanine and debt investments, supporting both urban and rural developments through compliant capital deployment.

# Frank Cui

Senior Advisor

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Frank Cui is a seasoned professional with 25 years of experience in real estate development, engineering design, and construction project management. He has a strong background in the industry, having worked for over a decade at China State Construction Engineering Corporation (CSCEC), where he held various leadership roles, including Project Executive, Vice General Manager & Board Member of a subsidiary, and Director. As a Project Executive, Frank successfully managed and delivered several prestigious projects, including the construction of a 120+ story skyscraper, and famous resort project.

Frank's career also includes leadership positions at prominent companies such as FPC Builders, Z&L Property, and Full Star Properties, where he served as CEO. His extensive experience spans land development, real estate development, sales, architectural design, and construction. His portfolio includes residential, office buildings, hotels, commercial properties, and high-tech industrial facilities (including semi-conductors, screens, and other advanced technologies).

Currently, Frank is managing a building AI software development company and a real estate development & construction company, focusing on leveraging technology to revolutionize the construction and real estate industries.

Frank Cui holds two bachelor's degrees from Harbin Institute of Technology, specializing in different fields. He also holds an MBA and a master's degree in leadership from China University of Political Science and Law and Jessup University in the United States.



# Our Team



**Na Guo**  
General Partner



**Emma Li**  
General Partner



**Lan Cairns**  
Fund Manager



**Mario Ipina**  
Civil & Structural Engineer



**Faris Alsewadi**  
Architectural Designer



**Bruce Park**  
Credit Underwriter



**Nikki Nguyen**  
Realtor Partner



**Michael Stavinoha**  
Realtor Partner

# Na Guo

President of the River Bridge Investments LLC

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As president of the REIT, Na strives to make sound decisions at all times to ensure the project meets expectations.

Na has developed numerous properties, including RV resorts throughout the greater Houston area. She started her career as a real estate agent before transitioning to real estate investments. She first developed townhomes, and now she is developing subdivisions, lots, RV resorts, and mobile home parks. She is currently working on developing 20-acre single-family lots and 38 townhomes inside Houston. She is passionate about building properties that add value to the community by providing housing to the neighborhood.

She is always driven and self-motivated to seek great opportunities that will generate greater returns for her loyal investors. She is a person who never gives up, is always willing to go above and beyond, and perseveres through rough patches and challenges to achieve her dreams and goals. She has a strong work ethic and is honest and integrity-driven in all she does. One of her core principles is operating projects the right way. She is also someone her investors can count on and trust.



River Bridge Investments is one of the fast-growing development companies in Houston Area. Our expertise is in Affordable housing, RV Resort and Mobile Home Parks Developments.

# Emma Li

President of the Elite Property Advisors LLC



- **Architect with 12 years experiences (Licensed)**
- **MBA in University of California Berkeley Haas**
- **LEED GA Certificate + WELL AP Certificate**
- **Vice President of Berkeley Real Estate Club (BREC)**
- **National Council of Architectural Registration Boards (NCARB)**
- **American Institute of Architects (AIA)**
- **Urban Land Institute (ULI)**

Emma Li is the co-founder and lead operator of the project, overseeing strategy, development and construction management, operations, and corporate financing with rigorous technical supervision to deliver on time, on budget, and to spec.

With 12+ years across the U.S. and China, her portfolio spans marquee assignments—including the Lenovo Global Headquarters and Infosys North America Headquarters—as well as award-winning residential communities, covering the full stack from design through contracts/cost, schedule control, construction administration, and compliance. The project total worth over 500M

As Director of Development at Elite Property Advisors, Emma pairs modular/standardized delivery with disciplined capital execution—sourcing and entitlements, supply-chain and risk management, and phased cash-flow planning for faster distributions. She holds an M.Arch from UIUC and is pursuing an MBA at UC Berkeley Haas (Real Estate); she is LEED GA and WELL AP certified, Vice President of the Berkeley Real Estate Club, and a member of NCARB, AIA, and ULI.



Emma has participated in the development of two major international technology parks, five nationally renowned university projects, three residential communities, three large-scale commercial buildings, and dozens of small-to-medium-sized projects. Over her 12-year career, she has accumulated extensive design and management experience, along with expertise in land regulations and project analysis and costing.

# Lan Cairns

Investor Relation/Fund Manager

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Lan leads the project's capital strategy, Fund structuring, and equity raises for Rounds I & II, while managing investor relations to ensure strong execution and funding continuity.

- Lan holds an MBA from Babson College and a bachelor's degree in Business Management from Canada.
- She is also the co-founder of a land investment fund and a building materials company.
- Since 2014, she has been active in real estate investment, engaging in long-term and short-term residential rentals as well as renovation projects.
- Over the past three years, she has raised over 50 million for various commercial asset classes—including multifamily apartments, retail spaces, Glamping, and self-storage facilities—and has partnered in multiple commercial real estate projects, all of which are progressing well.
- Known for her expertise in capital formation and investor relations, she prioritizes disciplined risk management and transparent reporting to deliver resilient passive-income opportunities for investors.

# Bruce Park

Credit Underwriter

Real Estate Finance & Business Development

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Bruce Park serves as the project's Credit Underwriter, bringing institutional underwriting rigor and deep construction expertise to support disciplined capital deployment and risk management.

- Credit Underwriter, Genesis Capital (Private Real Estate Construction Lender)
- Former Underwriting & Asset Management Associate, Parkview Financial
- MBA, UC Berkeley Haas (Real Estate concentration)
- Vice President, Berkeley Real Estate Club (BREC)
- Closed / supported \$2Bn+ in construction & bridge loans
- California Real Estate Salesperson & MLO (NMLS) licensed
- RE Finance & Investment Certification (Linneman Program)



# Project Introduction

Details on Location, Land, Community Design and Timeline

# Location

## South Houston Employment Corridor, Serving Two Airports & Texas Medical Center

Project Location: 6100 Fuqua St, Houston, TX 77048

- 10 Minutes: Hobby Airport

**Houston's two major airports handled 63.1 million passengers combined in 2024, offering strong accessibility, robust employment demand, and ample spillover rental/purchase demand.**

- 15 Minutes: Southwest Business Park

**South Belt Central Business Park spans approximately 3.5 million square feet and fronts Beltway 8. This offers significant appeal to employment sectors including healthcare, logistics, and light manufacturing.**

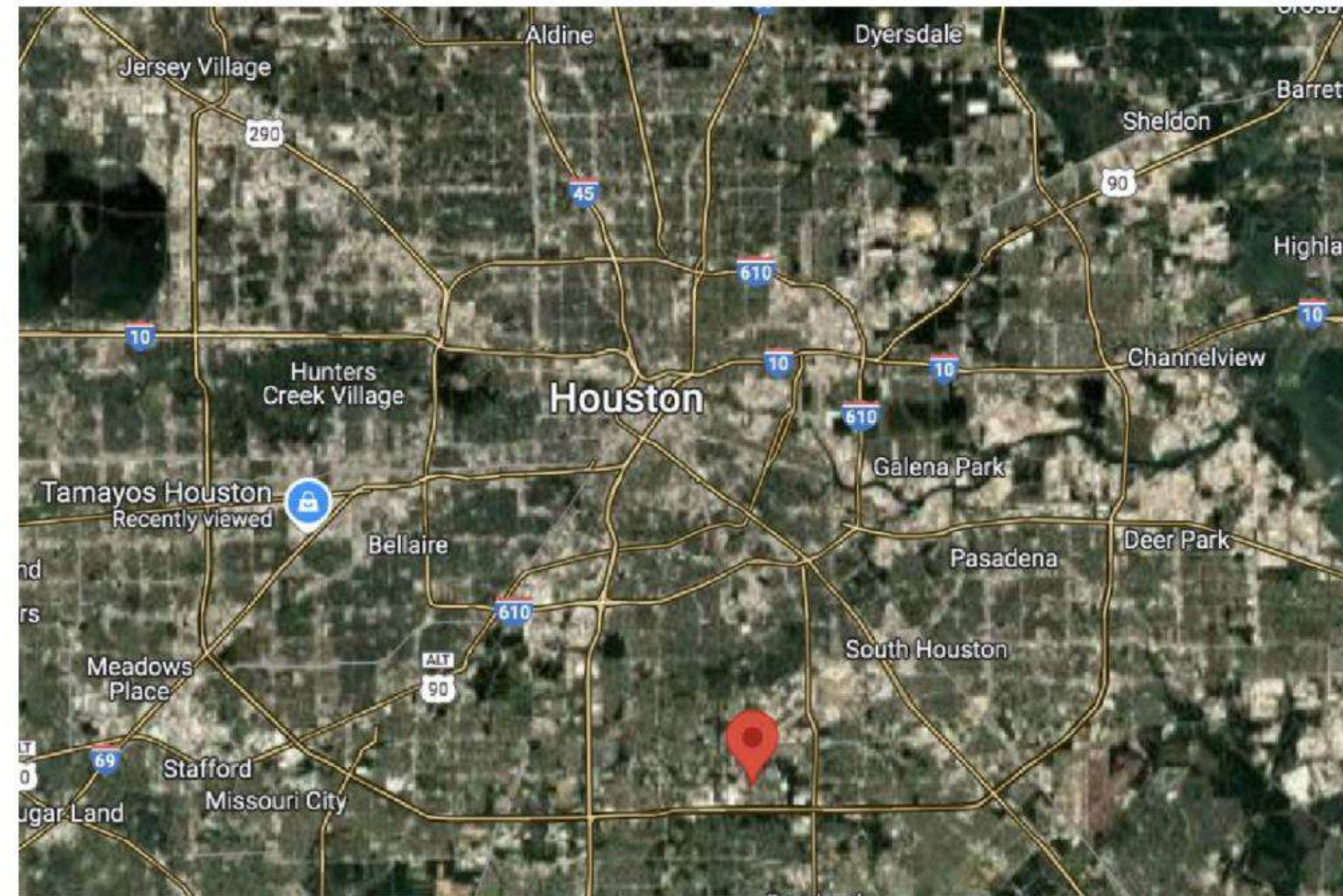
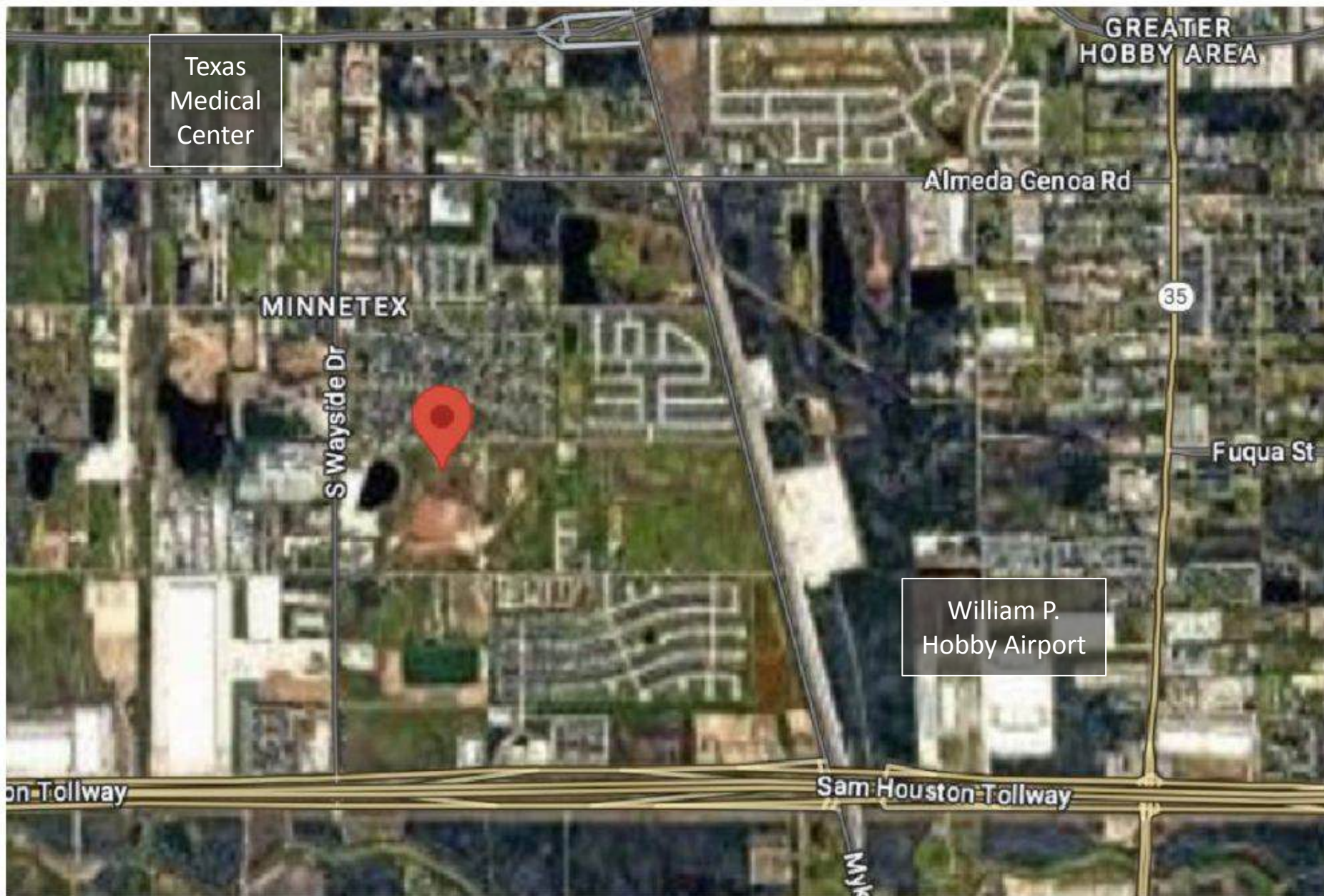
- 20 minutes: Access to Texas Medical Center (TMC), NRG Stadium and University of Houston (UH)

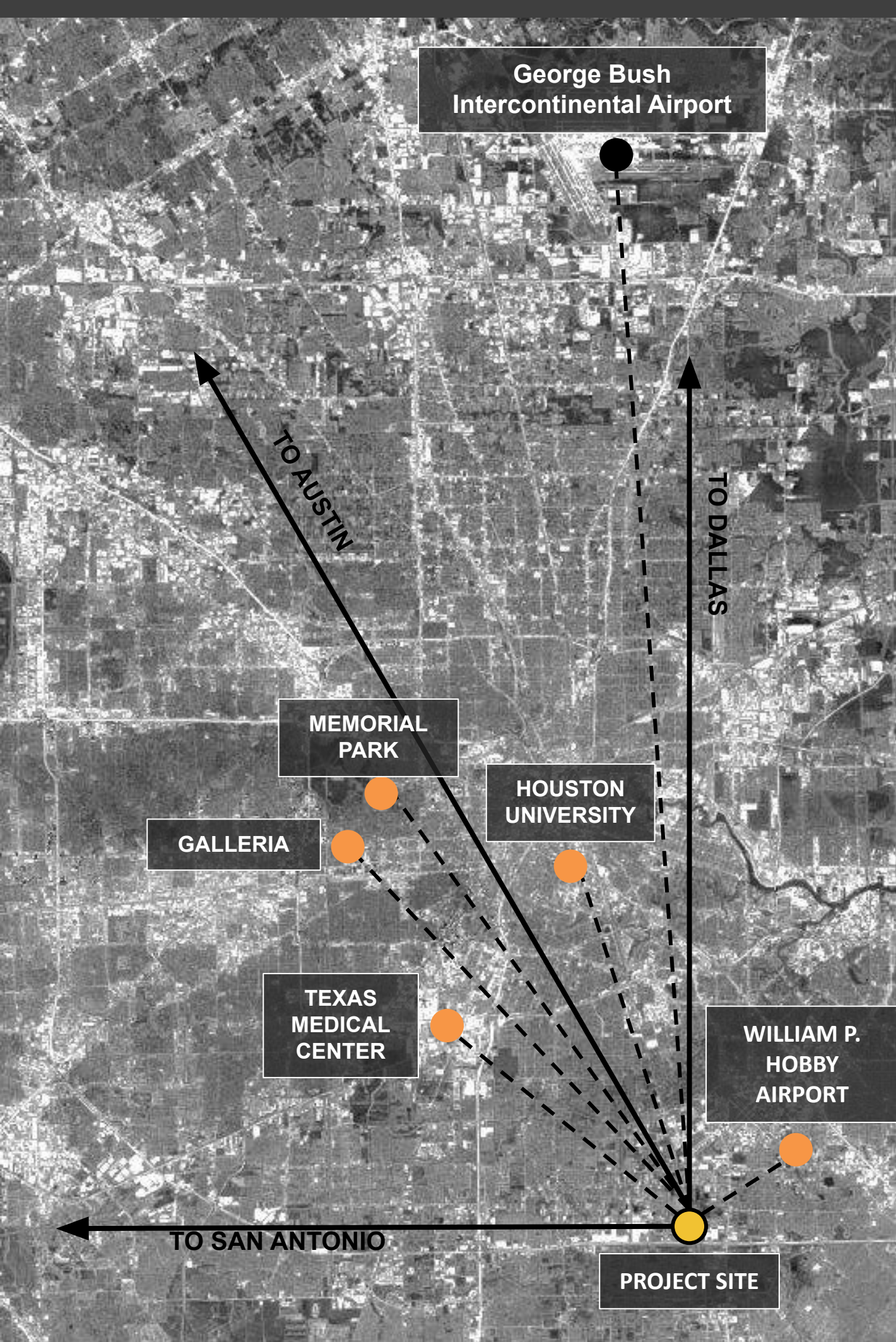
**TMC is the world's largest medical center, with over 100,000 on-site staff, driving long-term, stable employment in healthcare, research, and supporting industries.**

- 30 minutes: Lifestyle hubs including Downtown Houston, Memorial Park, Galleria.

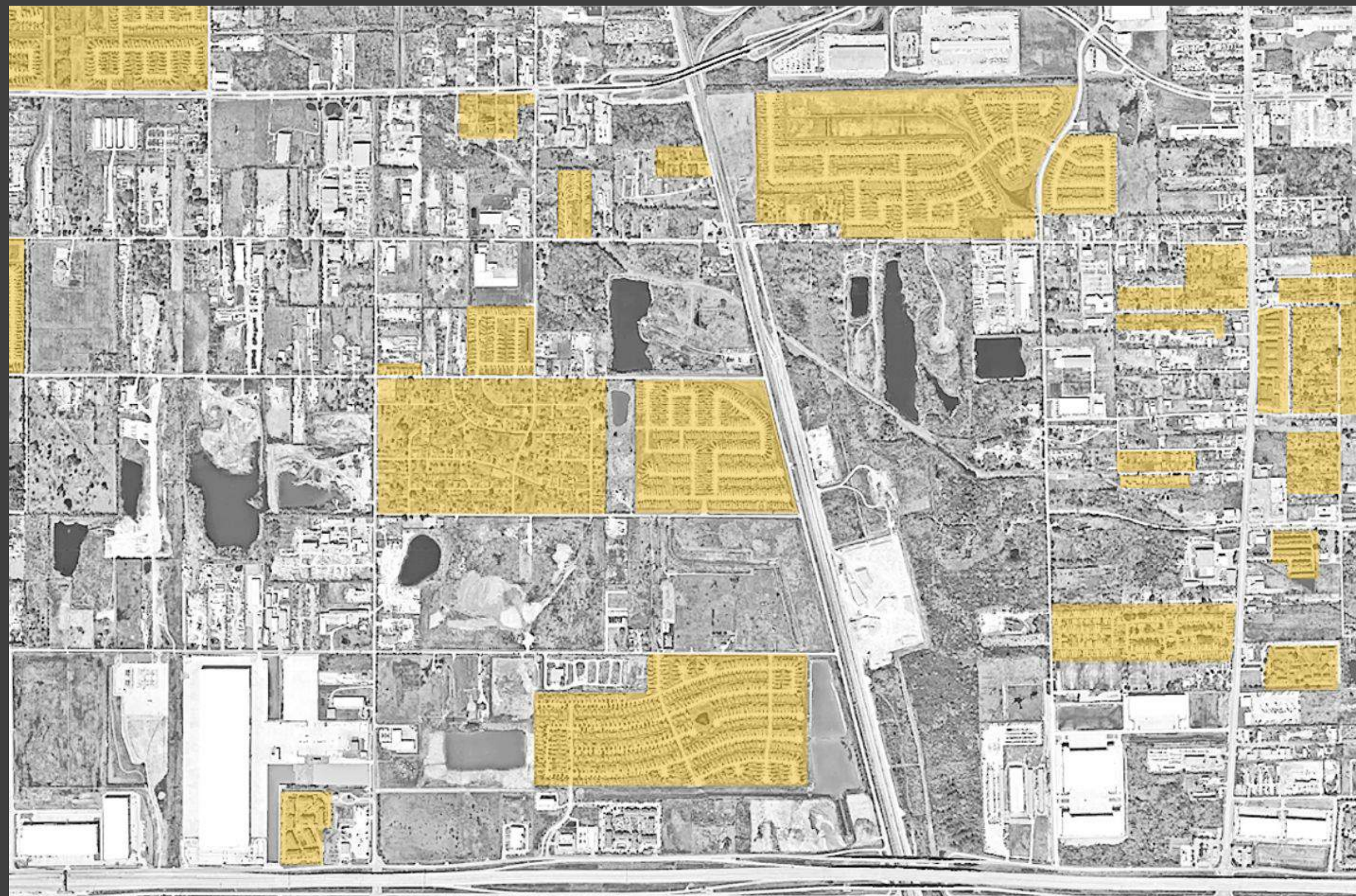
# Location

South Houston Employment Corridor, Serving Two Airports & Texas Medical Center





- RESIDENTIAL
- GAS STATION
- RESTAURANT
- GROCERY STORE



# Neighborhood Profile

**Entry-level housing targeting small families with average income**

- **ACS 2023 Five-Year at 77048**

**Population:** Median age 32.3 years (relatively young), median household size 2.7; median household income approximately \$54,625; median homeowner-occupied home value approximately \$190,900

**Education:** High school diploma or higher ~83%, Bachelor's degree or higher ~20.6% (slightly lower than citywide average). This profile aligns well with “affordable first-time/entry-level” products

- **Employment + Essential needs + Improvement**

The census tracts (e.g., Tract 3308.01) within the Fuqua-Schurmier area show:

- median age 30.9
- median household income \$71,756
- bachelor's degree or higher: 40.8%

- **Public transit coverage**

METRO Route 88 (Sagemont ↔ Hobby Airport) and Fuqua Park & Ride (serving Routes 247/249) provide transfer points along Fuqua Road and connectivity to the airport/downtown. This is a plus for car-free or single-person homebuyers.

# NEW RESIDENTIAL CONSTRUCTION

**William P. Hobby Airport**  
(10 Minute Drive)

**Texas Medical Center**  
(18 Minute Drive)

**Park Vista at El Tesoro**  
(615 Single Family Homes)

**Zuri Gardens**  
(80 Tiny Homes)

**Carver Heights**  
(200 Single Family Homes)

65 Tiny Homes

## MINNETEX NEIGHBORHOOD

**Subject Property**  
85 Tiny Homes

120 Single Family Homes

**Hwy 288**  
(10 Minute Drive)

S WAYSIDE DR

FUQUA ST

MYKAWA RD

38 Townhomes

**CitiQuest Properties**  
(45 Single Family Homes)

**Beltway 8**  
(2 Minute Drive)

SCHURMIER RD

(5 Acres, Entitled for 42 Townhomes)

GREATER HOBBY AREA



# Site Condition

**Approximately 5 acres of infill land (surrounded by highly developed areas)**

- **Prime location**

Surrounded by mature development, representing a gap site within a fully built-up neighborhood.

- **Easy to get approval**

Surrounded by predominantly residential neighborhoods, the plot faces minimal development restrictions and is well-suited for residential use.

- **Proven track record**

Predictable supply and high visibility make it ideal for “short, flat, and fast” development with rapid phased turnover.

- **Low natural disaster risk**

Located outside flood zones on flat terrain with no development challenges, significantly mitigating initial development risks. (FEMA)



This is a standard Phase I Environmental Site Assessment for 0 Fuqua St (approximately 5 acres). Conducted per ASTM procedures, no environmental red flags were identified (no REC/CREC/HREC/BER). Flood risk is FEMA X Zone (minimum). Both current and historical site records indicate vacant land. While surrounding areas have industrial records, no identified environmental conditions exist on this parcel. Therefore, no further environmental action is required.



May 18, 2022

River Bridge Investment LLC

RE: Phase I Environmental Site Assessment of  
0 Fuqua Street  
Houston, Harris County, Texas 77048

To Whom It May Concern:

Attached please find our Phase I Environmental Site Assessment (the report) for the above-mentioned asset (the Subject Property). During the survey and research, our field inspector met with agents representing the Subject Property, or agents of the owner, and reviewed the Subject Property and its history. The report was completed according to the terms and conditions authorized by you (Client and User). This report has been completed in general conformance with the ASTM Standard E1527-13. The purpose of this report is to acquire environmental information, observe the general condition and maintenance status of the Subject Property, to suggest remediation and/or maintenance practices considered customary for the Subject Property to continue in its current operation, compared to properties of similar age and condition, and to identify recognized environmental conditions in connection with the Subject Property described in this report.

Reliance on the report and the information contained herein shall mean (i) the report may be relied upon by a lender to be selected by River Bridge Investment LLC, in determining whether to make a loan evidenced by a note secured by the Subject Property ("the Mortgage Loan"); (ii) the report may be relied upon by any purchaser in determining whether to purchase the Mortgage Loan (but not the Subject Property) from that lender, or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; (iv) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by RSB Environmental.

There are no intended or unintended third-party beneficiaries to this report, except as expressly stated herein.

RSB is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

Your Environmental Business Partners

Corporate Office: 6001 Savoy Dr., Ste. 110 ● Houston, Texas 77036 ● 832.291.3473

Project Offices Nationwide

Phone: 1.800.304.6517 ● www.rsbenvironmental.com

This is the soil report for the adjacent plot. The soil is ordinary and has been verified to be issue-free.



We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thank you very much for the opportunity to provide environmental consulting services to River Bridge Investment LLC. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Sachin Butala, P.E.  
**RSB Environmental**

Your Environmental Business Partners

Corporate Office: 6001 Savoy Dr., Ste. 110 ● Houston, Texas 77036 ● 832.291.3473

Project Offices Nationwide

Phone: 1.800.304.6517 ● www.rsbenvironmental.com

ARM SOIL TESTING LLC

Texas Registered Engineering Firm F-10790

17240 Huffmeister Road, Suite 102, Cypress, Texas 77429 • (832) 593-7510 • Cell 832-755-9941

Web: [www.ArmSoilTesting.com](http://www.ArmSoilTesting.com)

May 16, 2022  
Project Number: G22-353

Ms. Na Guo  
River Bridge Investments LLC  
P.O. Box 1617, Maltase Way  
Sugar Land, Texas 77478

Reference: GEOTECHNICAL INVESTIGATIONS FOR THE PROPOSED NEW RESIDENTIAL DEVELOPMENT AT FUQUA STREET IN HOUSTON, TEXAS

Dear Ms. Guo:

ARM Soil Testing LLC is pleased to submit the results of the geotechnical exploration study for the above-referenced project. This report briefly presents the findings of the study along with our conclusions and recommendations for the design of the foundation for the proposed new residential development at Fuqua Street in Houston, Texas.

We appreciate the opportunity to serve you and look forward to working with you in other future projects.

Should you have any questions regarding this report, please do not hesitate to email us at [info@armsoiltesting.com](mailto:info@armsoiltesting.com) or call us at (832) 593-7510 at any time.

Respectfully submitted,

ARM SOIL TESTING LLC

Sam Mohammad  
Graduate Engineer

Texas Registered Engineering  
Firm F-10790

Mohammad Tamoozi, P.E.  
Chief Engineer





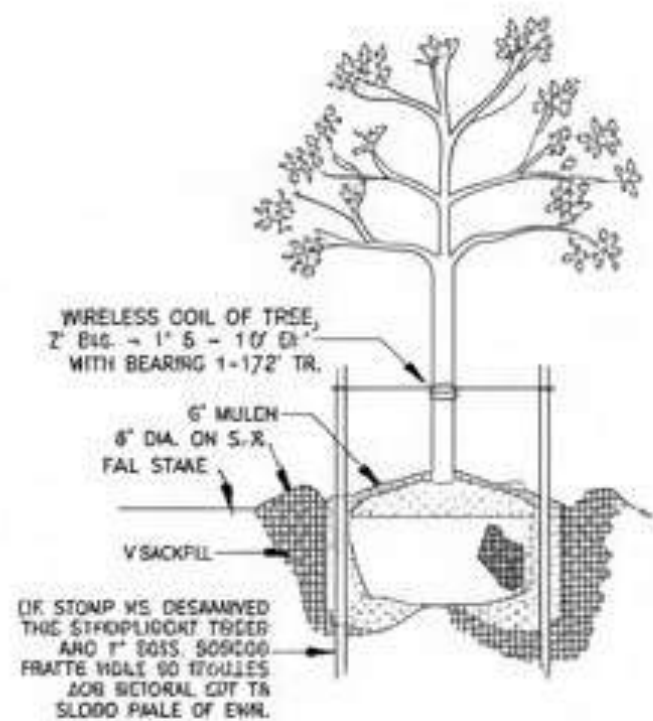
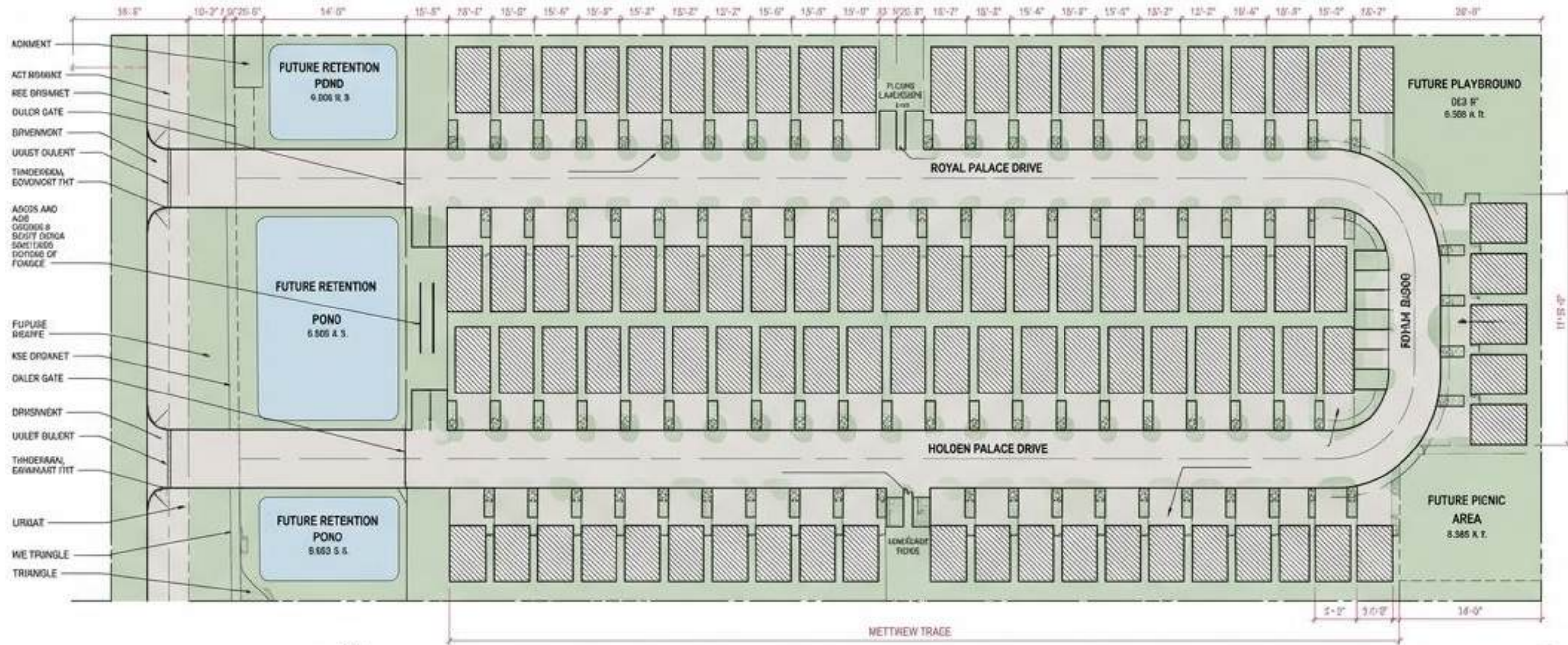
RIVER WALK



KIDS AREA



DOG PARK



- FUQUA TINY HOME COMMUNITY**
- RESERVES A, B & C RESTRICTED TO RETENTION POND ONLY
  - RESERVES A, B & C RESTRICTED TO RETENTION POND ONLY, AND RESERVES USED TO PARIE INTENTION ONLY
  - RESERVES E, D, G
  - H, I, J & M RESTRICTED TO PARKING ONLY
  - RESERVES F, K & P RESTRICTED TO OPEN SPACE ONLY

**LOT SIZE COVERAGE CALCULATION**

	BLOCK 1	BLOCK 2
LOT BLOCK 1	34.80'-0"	156.50'-0"
LOT BLOCK 2	128.50'-0"	126.50'-0"
LOT COVERAGE	0'	3.50'-0"
TOTAL BLOCK 2	135.50'-0"	118.50'-0"



VICINITY MAP

# Product

## 89 single-story compact eco-friendly homes (optional solar package)

- **Entirely single-story, NO stairs**

National homebuyer preference surveys indicate stairless designs are more senior-friendly, leading to faster decision-making and easier resale compared to adjacent two-story competitors.

**75% of Boomers and 88% of Seniors prefer single-story homes**

- **Compact Layout**

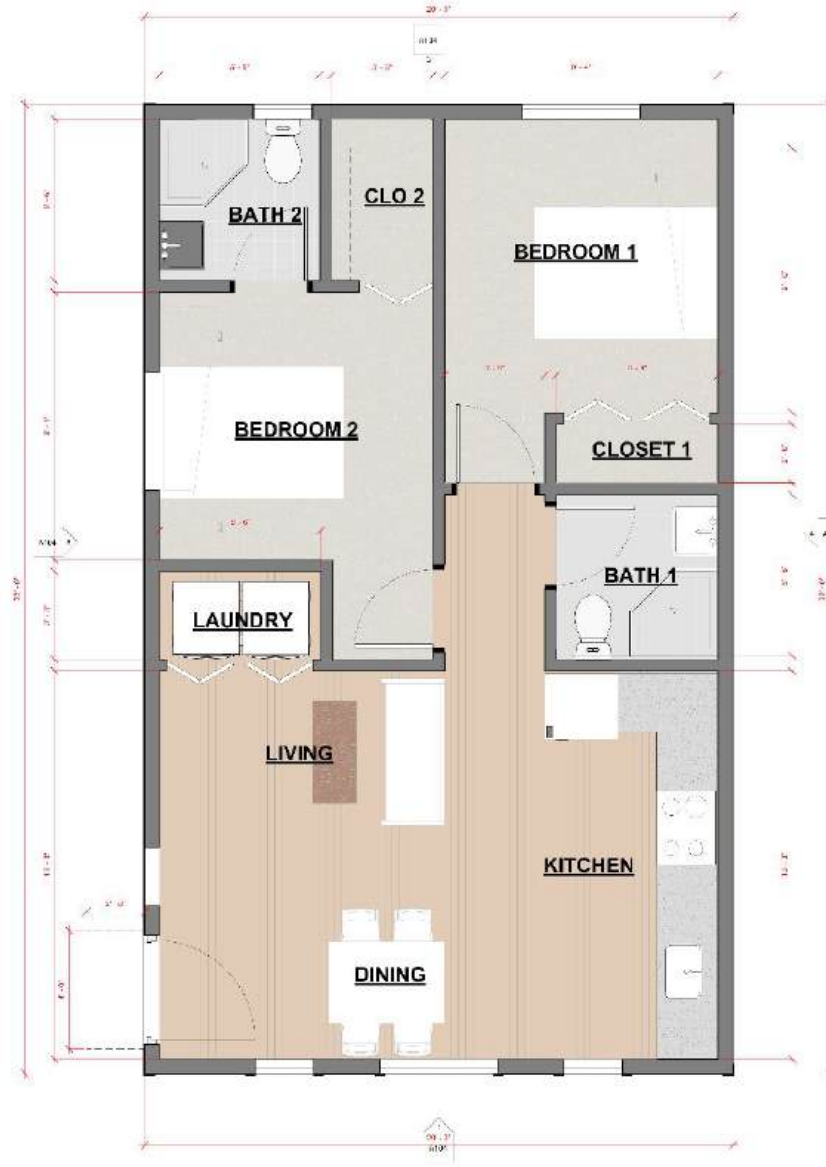
Single-story compact units are favored by healthcare professionals, shift-working families, singles, and newlyweds; recent buyer preference for new construction is also rising.

- **Solar panels as an optional upgrade generate additional sales & gross profit**

Houston residential PV averages ~\$2.1–\$2.2/W including installation; a typical 5kW system costs \$10.6k–\$10.8k pre-tax; clear markup potential exists when sold as a package



- Come with Porch and skirting, eliminate footing foundation for financing savings
- Solar panel will be an upgrade for profit, as backup power system for sustainability and emergency outage
- Many more upgrade choices will be provided to the homeowners for profit
- Those houses will be sold as single family house



Sample Model Unit and Options  
We have 4 house plans: range from 660 sf to 1300 sf



# Low Cost

## Guaranteed Maximum Price (GMP) contract

- **GMP**

In this arrangement, a contractor is paid for the project's actual costs plus a fixed fee, but the total cost to the owner is capped at a predefined maximum amount. This gives the owner a high degree of cost certainty, protecting them from budget overruns.

- **Construction cost**

\$60,000 per unit, as low as \$93 per sqft

- **Sale price**

\$178,000 ~ \$248,000 per unit

	Qty	Price	Sqft	Amount
<b>Phase 1-Foundation</b>				
grading	1 Each	500		500
ground plumbing	1 Each	1200		1200
Form survey	1 Each	0		0
<b>Phase-2 Rough Framing</b>				
Framing Material	sqft	12	720	8640
Framing Labor	sqft	5.5	650	3575
Windows quotes	Material	8	220	1760
Roofing quotes	turnkey			2700
Metal roof	Turnkey			
Plumbing	Fix	750	6	4500
Electric	Sqft	5.5	650	3575
HVAC	Turnkey			5500
<b>Phase 3-Close in and Mechanical</b>				
Insulation	Each			1800
Sheetrock	turnkey			5870
Exterior Doors				700
<b>Phase 4-Finish Out</b>				
Interior Exterior Paint		4.5	650	2925
Trim & interior doors				2200
Trim Labor	Sqft	1.7	650	1105
Cabinets	Material			2000
Cabinets-labor				750
Appliance Package				2000
Flooring lvp	turnkey	3.5	650	2275
Hardware				350
Countertops				1500
<b>Phase 5- Exterior / landscape / Make Ready</b>				
Final Grading / Driveway	Sqft	5.75		0
Interin and Final Cleaning	Each			0
Backsplash	Each	1	0	0
Landscaping	Each			0
Wood fence	turnkey	24	0	0
Mirrors	turnkey	1	120	120
<b>Builder profit</b>				4450
<b>TOTAL CONSTRUCTION BUDGET:</b>				\$59,995.00

# Low entry barrier

Down payment-friendly

For a \$178,000 purchase price, common down payment paths:

- **FHA**

Minimum 3.5% down payment, approximately \$6,200

**Eligibility depends on credit score/debt-to-income ratio, etc.**

- **Fannie Mae HomeReady**

Minimum 3% down payment, approx. \$5,300 (income  $\leq$  80% of local AMI and meets program/occupancy requirements).

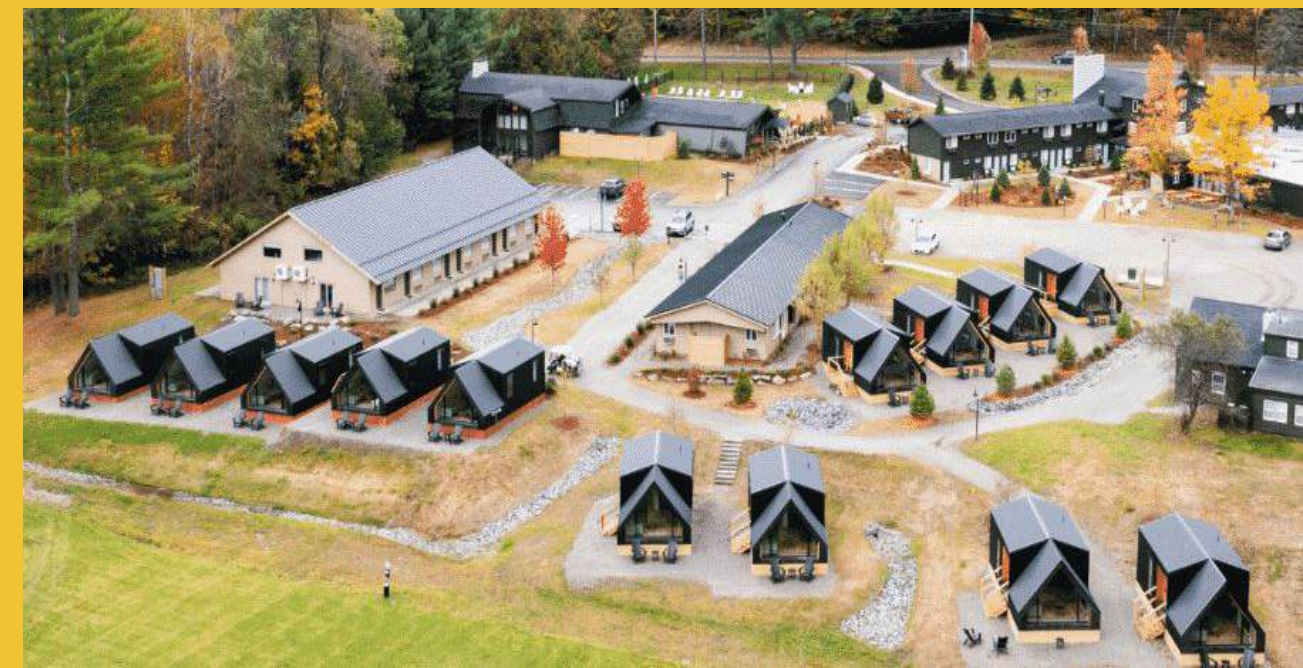
Low total price + low down payment → Keeps monthly payments within target buyers' "affordable range," resulting in high closing efficiency.



# Short Cycle Rapid Cash Flow

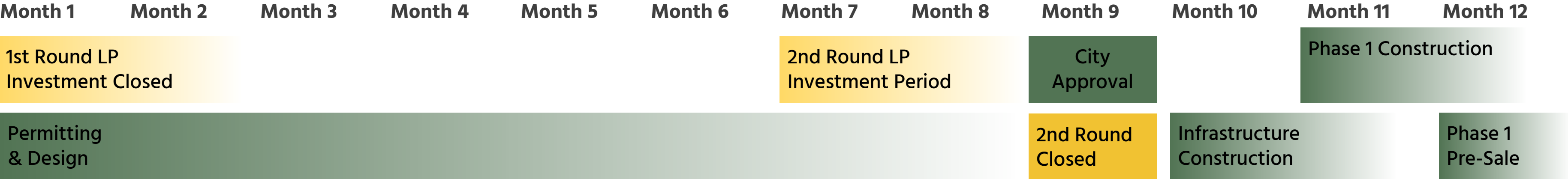
Three-phase rolling construction + Texas “pre-sale feasibility”

- Take the **fast-track approval route** to shorten the overall project cycle by one month.
- Approximately **4 months** of construction per phase post-approval
- **Build-as-you-sell model, rolling cash flow recovery, minimizing market exposure.**
- Texas explicitly provides a standard sales contract (TREC Form 23-19) applicable to unfinished new homes, enabling legal pre-sales/pre-contracts for unfinished properties—crucial for **shortening cash recovery cycles.**

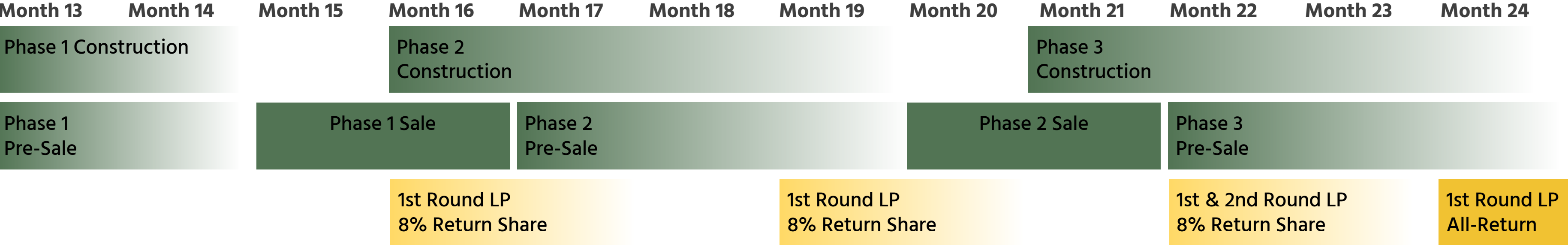


# Project Timing

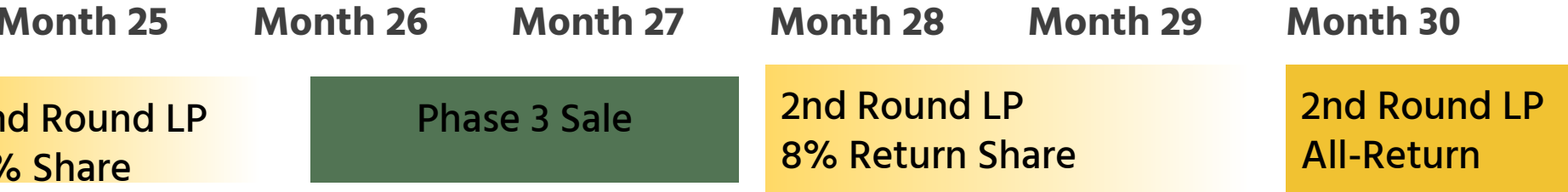
## Year 1



## Year 2



## Year 3



Project Estimation\*

# Real Estate Market Today

- **Urban Population and Employment Trends Endorse**

GHP's "Houston Facts" and economic outlook both point to **sustained job growth** and **net population inflow**, forming a **structural floor for essential home purchases**.

- **Houston 2025 Market**

Listings are rising while prices show a moderate pullback, overall entering a "buyer's market" phase with increased options. However, **entry-level price segments remain easier to sell**. In July 2025, the citywide inventory of 40,112 active listings reached a historic high, with the median transaction price at approximately \$339,000.

- House price between \$100,000 - \$200,000 getting sold in **4 weeks** on average



# Houston Market Today

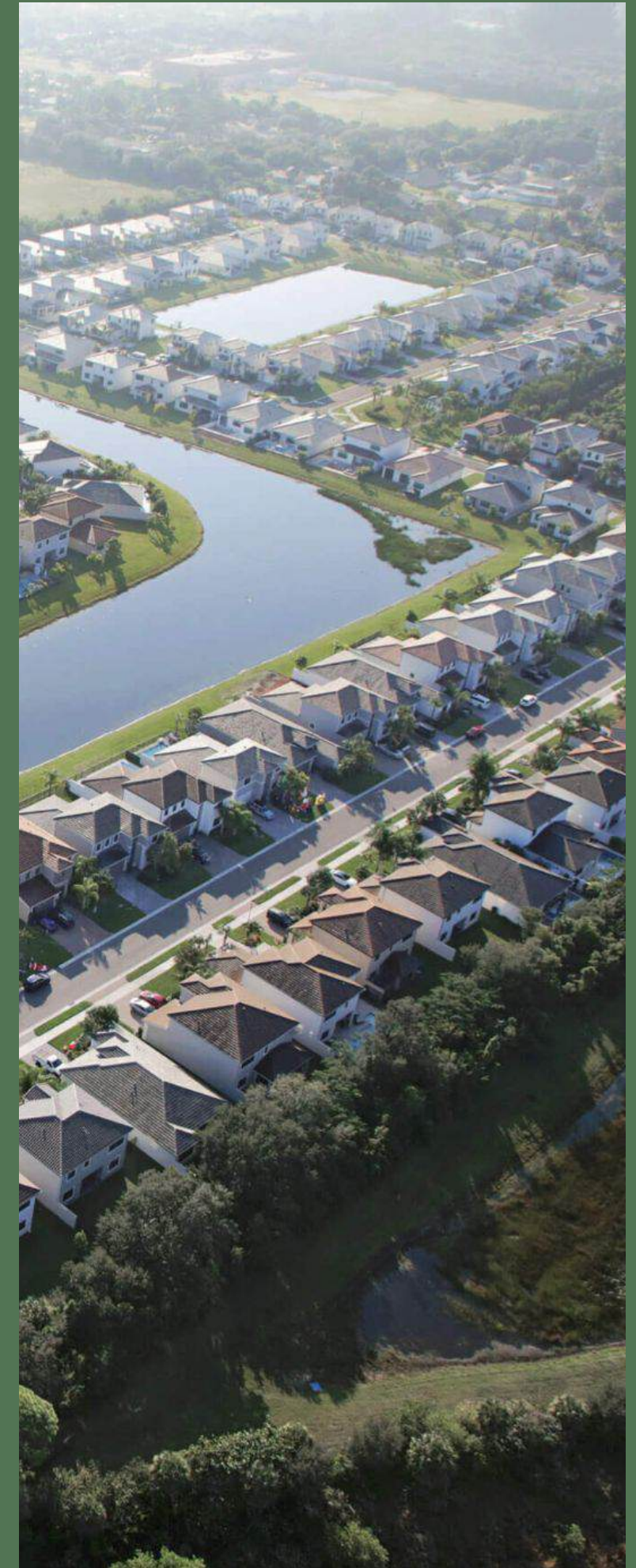
- **Musk** is also working on a project to build small homes in Texas. This market is completely new and untapped. Our project area is undergoing a lot of new housing development, which makes it an ideal location for affordable housing!
- **Dr Horton** building hundreds house and townhomes nearby ranging from 250k-350k
- **City Quest** is building townhomes for mid-300k each
- Nearby **KB Homes** new subdivision sold out
- **First American** is currently having new 3 subdivisions at the same area-(townhomes and single family houses)
- Newly built single-family starter homes in the same zip code houses typically range from \$259,000 to \$310,000. Pricing at \$175,000 would place us significantly below the typical first-time buyer single-family home price range, offering a distinct “**price advantage.**”
- Subdivisions are being built all over this area - **great location for affordable housing !**

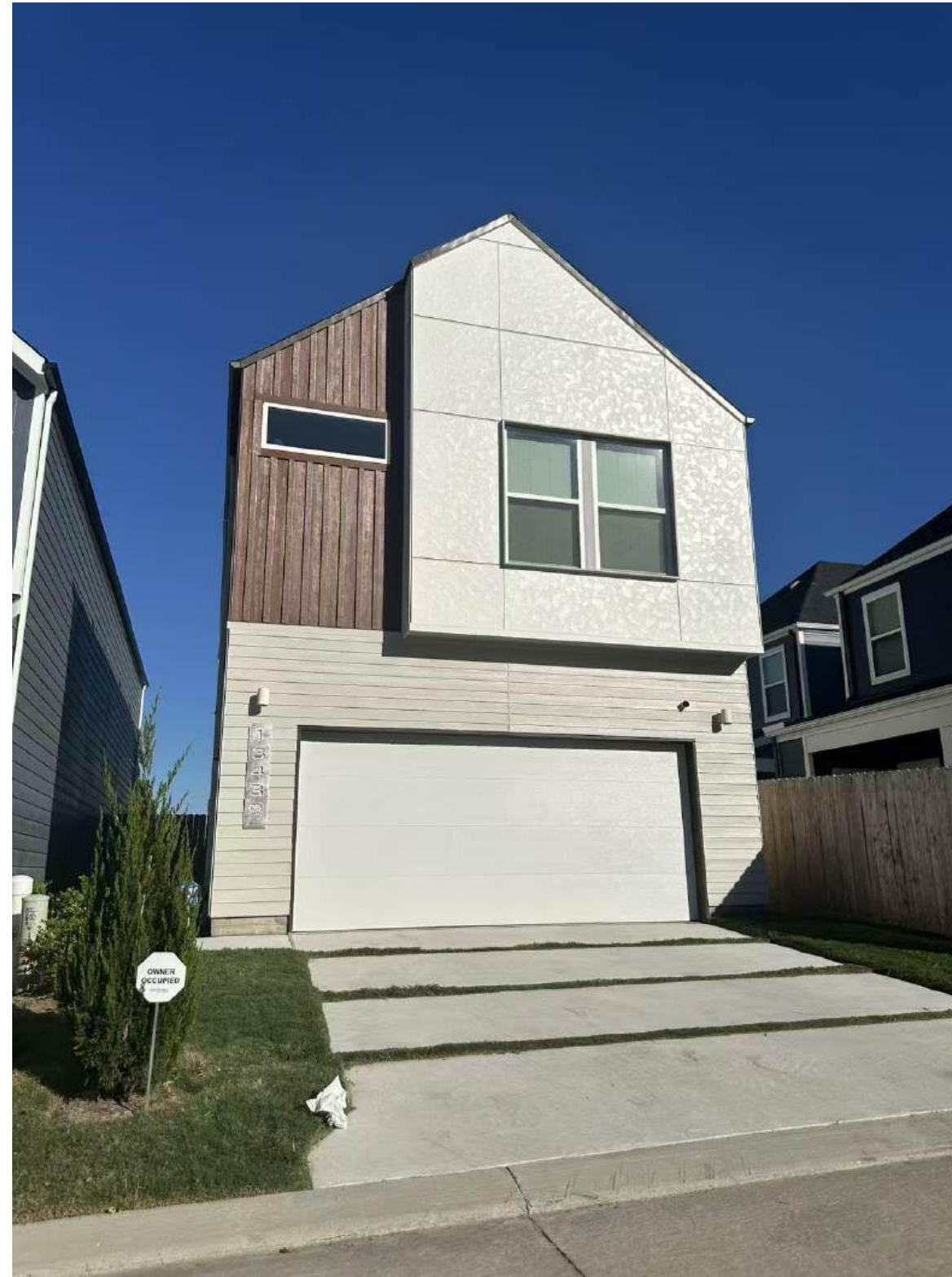


# 2025 Nearby Projects

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- **LGI** is building hundreds houses nearby
- **Garver Gardens** is about to build 200 homes nearby-\$259k-\$359k (2-3 bedrooms)
- **Zury Gardens** is about to build 80 2-floors tiny homes: starting at \$179K (1-2 bedrooms)
- Apartment is under construction right next to Zuri Garden
- **Tinera Terrace** is about to build 22 homes at Acres Homes-\$190k-\$333k each (3 bedrooms)
- **Beckett Cottingham** (approx. 360 multi-unit apartments with pool and clubhouse amenities; rental product targeting upscale tenants). This will generate ongoing foot traffic in the area but won't directly compete with our “small, standalone for-sale units” on price.





First American home.  
Sales Price:  
Approx. 350k

# Market Trend

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- We are not pre-fabricated; we employ affordable, experienced builders for on-site construction, so **tariffs have minimal impact** on us.
- AI primarily replaces higher-educated workers and ordinary middle-class individuals in specific industries—affected groups differ from our target audience. (Source: Harvard Research Report)
- Major builders like DR Horton plan large-scale acquisitions of vacant residential land within three years, with **market expectations stabilizing** in recent years.
- While public affordability for housing continues to decline, robust demand persists nationwide. Consequently, smaller home sizes represent a long-term trend. (NAHB)



# Good News

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- Bureau of Labor Statistics News Release, September 5

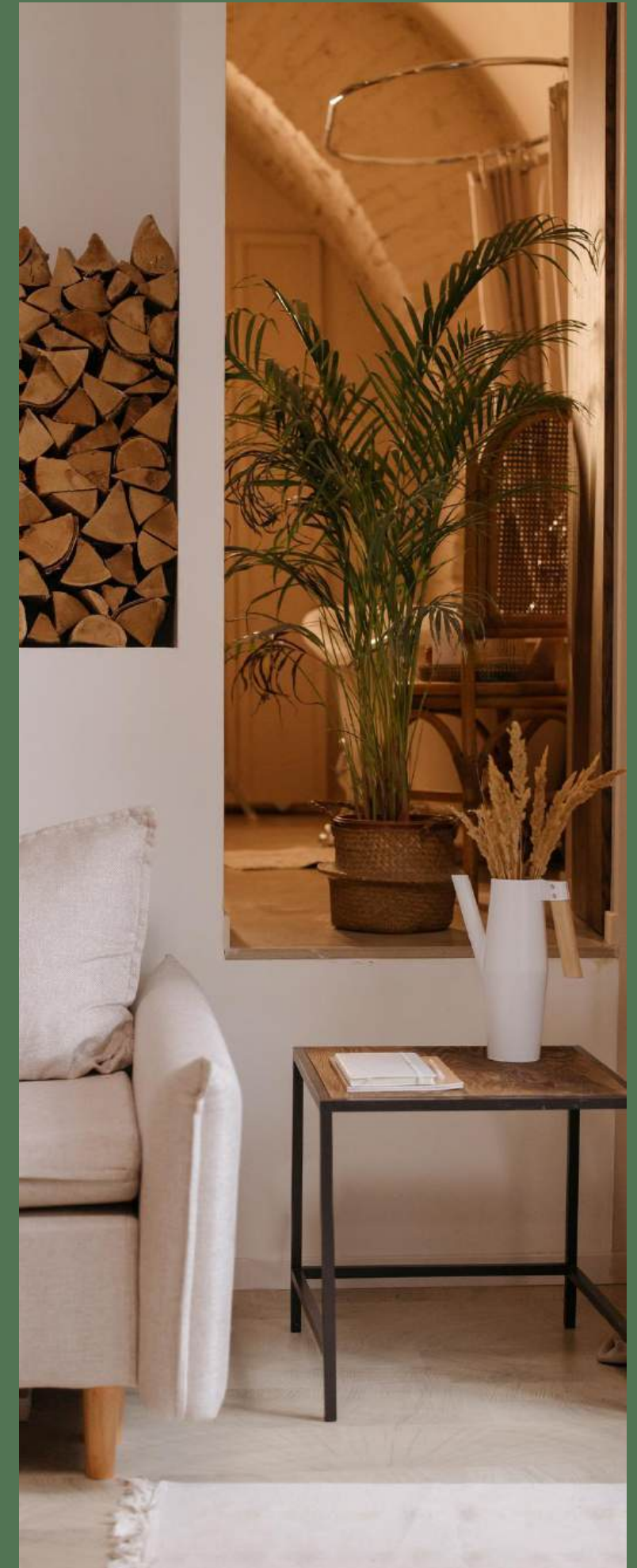
The job market grew weaker, but the healthcare industry hired more people, which helped the overall market. Even though there were fewer new jobs in 2025, healthcare still created tens of thousands of new positions. In addition, the BLS's medium- and long-term projections show that healthcare and social services are set to grow more than any other sector over the next ten years. This supports the idea that "hospital-adjacent, essential-need" products are important.

- Axios March Report :

Houston's population is growing, and there are more jobs and people moving here. This means there is a need for more affordable housing. The Fuqua-Beltway-288 corridor is in the middle of this growth.

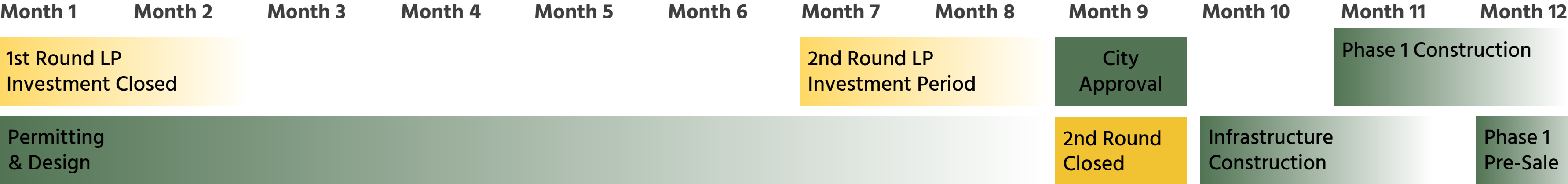
- Redfin September 30 News:

Even though interest rates are going up and people need to save more money upfront, it is still easier to buy smaller houses. Redfin's latest data, combined with NAR's information about first-time buyers and changes in their age structure, confirms that buyers "purchase what they can afford" rather than "saving for larger, more expensive homes."

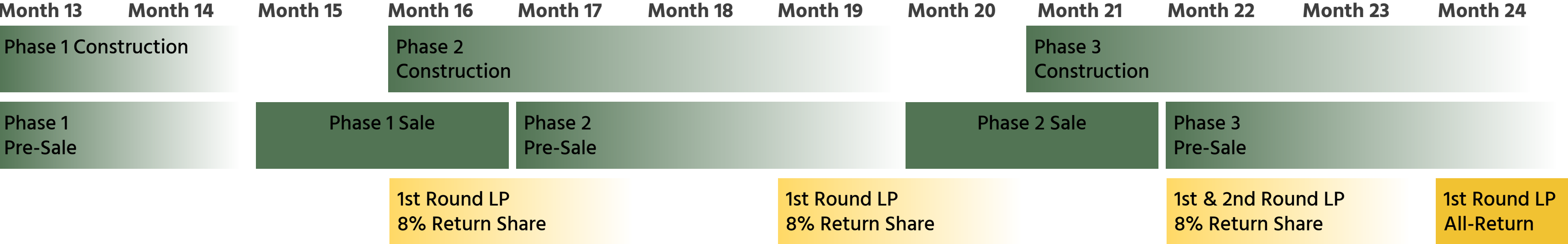


# Project Timing

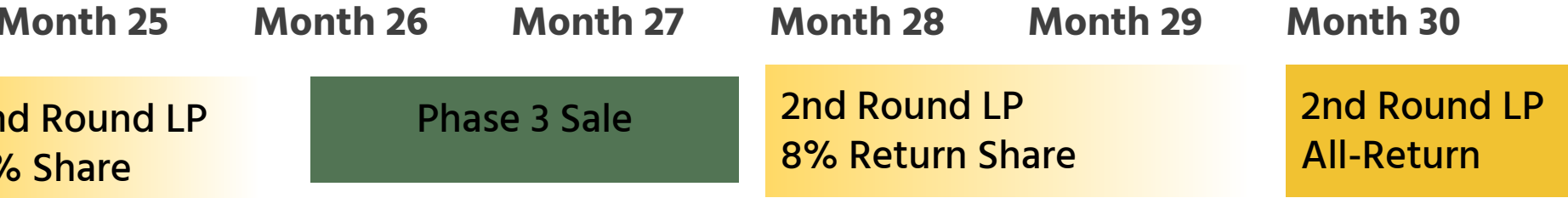
## Year 1



## Year 2



## Year 3



Project Estimation\*

ITEM	VALUE	ITEM	VALUE	ITEM	VALUE
TOTAL UNITS	89	<b>Total Profit</b>	<b>\$6,710,087</b>	Total Equity	\$3,000,000
Phase 1 Units	24	Round 1 LP Equity	\$2,000,000	Round 1 LP Equity	\$2,000,000
Phase 2 Units	30	Round 2 LP Equity	\$1,000,000	Round 2 LP Equity	\$1,000,000
Phase 3 Units	35	Total Equity	\$3,000,000	Equity Share (\$, 32% of Total Profit)	\$2,147,228
Months - Pre-approval (no loan)	9	<b>Equity Share %</b>	<b>32.0%</b>	<b>Yearly Equity Share (annual)</b>	<b>\$1,073,614</b>
Months per Phase	4	Equity Share (\$)	\$2,147,228	<b>Total Equity Share (2 years)</b>	<b>71.6%</b>
Unit Price (\$, commission included)	<b>\$204,966</b>	Total Sale	\$18,242,000	Seasonal Share (3 times)	8.0%
Sales Commission % (inside price)	4.0%	Total Commission	\$729,680	Total Round 1 LP Seasonal Share (per season)	\$114,519
Land Cost per Unit (\$, equity only)	\$12,359.55	Land (\$, equity only)	\$1,100,000	Total Round 2 LP Seasonal Share (per season)	\$57,259
Infrastructure Cost per Unit (\$ total)	\$11,235.96	Infrastructure (\$ total)	\$1,000,000	Last Term Share (remaining balance)	76%
Hard Cost per Unit (\$)	\$81,655	Total Hard Cost (\$)	\$7,267,273	Total Round 1 LP Last Term Share	\$1,087,929
Soft Cost per Unit (\$)	\$3,370.79	Total Soft Costs (\$)	\$300,000	Total Round 2 LP Last Term Share	\$543,964
Loan Rate (annual)	<b>9.5%</b>	Total Loan Interest	\$402,552		
Loan % on Eligible Costs (excl. Land & fees)	70.0%	Total Land Purchasing Fee	\$33,000	<b>EXAMPLE INVESTMENT</b>	<b>VALUE</b>
Land Purchasing Fee % (on Land Cost)	3.0%	Total Development Fee	\$290,018	<b>Investment Amount</b>	<b>\$100,000</b>
Dev Fee % (on Base Cost)	3.0%	Total Construction Management	\$193,345	Month 16 preferred return (8% cash flow)	\$2,000
CM Fee % (on Base Cost)	2.0%	Total Financing Fee	\$121,742	Month 19 preferred return (8% cash flow)	\$2,000
Financing Fee % (on Total Loan)	2.0%	Total Equity Raise Fee	\$60,000	Month 22 preferred return (8% cash flow)	\$2,000
Equity Raise Fee % (on Gross Equity)	2.0%	Asset Management Fee	\$30,000	Month 24 combined	\$165,574
Asset Management Fee % (on Gross Equity)	1.0%	Total Cost	\$11,527,611	- Remaining Balance	\$65,574
<ul style="list-style-type: none"> <li>- Hard Cost: labor fee, material fee, other construction cost</li> <li>- Soft Cost: government fee, design and engineering fee</li> <li>- Land Purchasing: closing, seller financing, attorney fee</li> <li>- Development Fee: project planning, scheduling and budgeting management</li> <li>- Construction Management: construction operation, site supervision</li> </ul>				- Entire Investment Amount	\$100,000
				Total 2-year return (Profit)	\$71,574
				<b>Total 2-year combined</b>	<b>\$171,574</b>

# Project Finance scenario 1

Normal operational status and dividend distribution when the project is progressing smoothly

# Investment

Typical operational status and dividend distribution when the project is progressing smoothly.

- 3 quarterly cash flow distribution
- Principal and all remaining dividends will be paid in full at the end of the 2 year project period
- Total revenue is calculated as 32% of the project's total revenue.
- Individual total revenue is determined by the proportion of the investment amount to the project's total investment amount, which is then used to allocate 32% of the total revenue "LP Dividends"
- GP/LP Split: 68% VS 32%

ITEM	VALUE
Total Equity	\$3,000,000
Round 1 LP Equity	\$2,000,000
Round 2 LP Equity	\$1,000,000
Equity Share (\$, 32% of Total Profit)	\$2,147,228
<b>Yearly Equity Share (annual)</b>	<b>\$1,073,614</b>
<b>Total Equity Share (2 years)</b>	<b>71.6%</b>
Seasonal Share (3 times)	8.0%
Total Round 1 LP Seasonal Share (per season)	\$114,519
Total Round 2 LP Seasonal Share (per season)	\$57,259
Last Term Share (remaining balance)	76%
Total Round 1 LP Last Term Share	\$1,087,929
Total Round 2 LP Last Term Share	\$543,964

EXAMPLE INVESTMENT	VALUE
<b>Investment Amount</b>	<b>\$100,000</b>
Month 16 preferred return (8% cash flow)	\$2,000
Month 19 preferred return (8% cash flow)	\$2,000
Month 22 preferred return (8% cash flow)	\$2,000
Month 24 combined	\$165,574
- Remaining Balance	\$65,574
- Entire Investment Amount	\$100,000
Total 2-year return (Profit)	\$71,574
<b>Total 2-year combined</b>	<b>\$171,574</b>

## LP Distribution Schedule:

- Project Length: 24 Months
  - Month 16 8% Preferred Return Distribution
  - Month 19 8% Preferred Return Distribution
  - Month 22 8% Preferred Return Distribution
  - Month 24 Rest of profit + Principle Return
- Class A: \$50,000 Minimum,  
GP/LP Split= 68%/ 32%
  - Class B: \$300,000 Minimum (More than 1 entity Grouping is fine)  
GP/LP Split= 65%/ 35%
  - Asset Management Fee: 1% Flat Fee \* Total Raised Capital
  - Projected Annual Return for LP (After deducting all of the expenses and fees):  
**28% - 36% depends on variety of factors**  
(According to our financial sensitivity tests)

# Project Risk

## Frequently Asked Question & Answers

- What if zoning doesn't go through?

First, the probability of zoning not being approved is extremely low, as the adjacent community was developed by us and has already undergone zoning approval. Local residents and landowners all want their property values to increase, so they support our new development. In the extremely rare case it doesn't go through, we will refund investors' capital within six months.

- What if construction and other costs increase?

We will sign an agreement specifying the maximum acceptable construction price before commencement, so mid-project price hikes are generally unlikely. We also have our own building material channels, allowing us some control over material pricing. Other potential cost increases have been factored into the financial statements. While this could indeed reduce overall dividends, even with a 10% rise in construction costs and a more than 5% decrease in selling prices, we can still provide investors with approximately 30% dividends.

# Project Risk

## Frequently Asked Question & Answers

- What if the project is completed but we can't sell it quickly?

We will convert short-term loans into long-term loans, with interest rates expected to fluctuate between 6.5% and 9.5%. In the current market, rental rates for Tiny Homes in our area average around \$1,500. Based on this calculation, annual rental income conservatively totals over \$280,000. This project was initially designed for long-term leasing due to its high rental yield, making it ideal for long-term investment. We shifted to sales to provide investors with faster returns.

- Flooding and Extreme Weather Risks

Our land is not located in a flood zone (FEMA NFHL/FIRMette verified). When constructing new homes, we excavate a retention pond (artificial lake). The excavated soil is used to raise the building plot, and each house is elevated several feet above ground level, providing enhanced flood resistance. Compared to larger-scale projects and larger home designs, our construction timeline is relatively short, flat, and fast, reducing the risk of extreme weather impacting the schedule.

# Project Risk

## Frequently Asked Question & Answers

- Citywide inventory is rising, price growth is slowing, and buyers' bargaining power is increasing. How should we respond?

Tiny homes have an extremely low entry barrier and target a different demographic than most inventory-heavy properties (condos, mid-sized single-family homes). Houston's 2024–2025 airport passenger traffic and tourism are projected to hit record highs, providing macroeconomic support for demand.

- What if delays occur due to municipal approvals?

We can expedite municipal approvals through accelerated channels, saving 2-4 weeks. Our current calculations already use a conservative 5-month phase, ensuring we can fully repay investors within 24 months with remaining capacity.

# Risk Management

## During Significant Economic Shifts in Project Execution

- When house prices go down by 10%, interest rates go up by 100 basis points, and various costs are much higher than expected (like infrastructure costs going up twice as much), we only need to build half the units (42 out of 89) to make sure the main investment is safe.
- If everything goes to plan, we should be able to pay back the first group of investors within the next three months. If we complete the first two phases and sell 55-60 units, we can normally pay back the original investors plus interest at a rate of more than 30% each year.
- Risk control that happens in phases
  - The land value will increase by 30% if the land is approved in the next 3 months.
  - When the project is fully approved and construction starts, loan limits will go up (and interest rates will go down at the same time), which might mean that the second investment tranche will be smaller. This will ultimately increase the overall yearly return rate.
  - If you start selling 3-6 months before the property is ready, you can recover some of the costs and be sure you'll sell the main units.
  - If sales are made more quickly, investors can get their money back more quickly too.

# Risk Management

## During Significant Economic Shifts in Project Execution

Assuming the market experiences significant volatility and adjustments in the future, with ten units remaining unsold per phase over the two years following completion

- Profit margin revised downward to 40%, rental growth revised downward to 2%, vacancy rate doubled to 10%, and monthly rent calculated conservatively at \$1,500
- Total rental income is calculated based on selling one unit per phase every two months (reflecting a reduction of one unit's rental revenue every two months).
- Total returns are calculated as 32% of the project's total net profit (investors are entitled to rental income dividends).
- Total investment return rate at project completion remains at 59%.

Item	Value
TOTAL UNITS	89
Phase 1 Units	24
Phase 2 Units	30
Phase 3 Units	35
Units for Rent / Phase	10
Sale Price / Unit	\$ 150,000
Profitability Rate	40%
Monthly Rent / Unit	\$ 1,500
Annual Year Growth	2%
Vacancy Rate	10%
Operation Expense	20%
Resale Time (Month)	24
<b>End of Resale</b>	
NOI from Rent	\$ 407,106
Sales Profit (net)	\$ 1,728,000
Phase 1 Sales Profit	\$ 806,400
Phase 2 Sales Profit	\$ 1,152,000
Phase 3 Sales Profit	\$ 1,440,000
Equity Share (%)	32%
<b>Total Profit</b>	
Total Profit	\$ 5,533,506
Total Equity Share (\$)	\$ 1,770,722
<b>Total Equity Share (%)</b>	<b>59%</b>

# National Tailwinds + Local Demand

## 1. U.S. Macro Trend: Homes Are Shrinking – But Still Not Affordable Enough

- Across the U.S., newly built homes have steadily decreased in size, falling from an average of approximately **2,466 sq ft in 2015 to about 2,150 sq ft in 2024**, the smallest level in nearly 15 years. Developers are actively pivoting toward **smaller starter homes and townhomes** in response to affordability pressures. ([NewHomeSource](#))
- However, despite shrinking unit sizes, **starter home prices increased by roughly 44% between 2020 and 2024**, with the median price now approaching **\$287,000**, materially raising the entry barrier for first-time buyers. ([The Wall Street Journal](#))
- Multiple studies estimate a **nationwide housing shortage of ~4 million units**, with the most acute deficit in small, affordable **entry-level homes**. ([Investopedia](#))

**Conclusion:** The true shortage is not housing overall, but **price-accessible small-format homes**. A **~\$175,000, 650 sq ft detached home** sits precisely in the price band that buyers nationwide are seeking – but supply remains extremely limited.

## 2. Houston: Income vs. Home Price Mismatch

- The **Houston metro area's 2023 median household income** is approximately **\$80,458**. ([Data USA](#))
- According to the City of Houston's 2024 AMI (Area Median Income) data, **80% AMI for a family of four is \$75,700**, and **120% AMI is \$113,500**, placing the **\$50k–\$110k income range** firmly within the city's core working and middle-class demographic. ([City of Houston](#))
- Income distribution data shows roughly **28% of Houston households earn between \$50k and \$100k annually**, representing a large pool of households clustered around the **\$70k income level** – the project's primary target demographic. ([Neilsberg](#))
- By contrast, only about **40% of Houston households can afford the area's ~\$340k median home price**, which requires an annual income of approximately **\$94k**. ([HAR.com](#))

**Conclusion:** The population able to purchase \$170k–\$180k homes far exceeds the population able to afford \$340k homes.

## 3. The Backbone of Our Project: Large Volumes of Single and Small Families

- Within the City of Houston, **32% of households are single-person**, and **28% are two-person households** – a combined **60% of all households**. Including three-person households pushes coverage beyond **75%**. ([Houston State of Health](#))
- This aligns closely with the project's target segments:
  - **Young working professionals**: 1-2 person households
  - **Small families & single parents**: 2-3 person households
  - **Empty nesters / seniors**: 1-2 person households

**Conclusion:** In a city where over **60% of households consist of one or two people**, a **650 sq ft, 2-bed/2-bath single-story detached home** is structurally aligned with demographic reality – not merely just a speculative niche.

## 4. Rental Cost Pressure Creates Natural Ownership Demand

- More than **half of renters in Houston and Harris County are cost-burdened**, spending over **30% of income on rent**, with many exceeding **50%**. ([Rice News](#))
- Current data shows average **two-bedroom apartment rents around \$1,500/month**, with prime submarkets reaching **\$1,750–\$2,400/month**. ([Apartments.com](#))

**Calculation:** Project underwriting indicates that a **\$175,000 home**, financed via FHA or conventional loans including taxes and insurance, results in an estimated monthly **payment around \$1,400** – comparable to, or lower than, prevailing apartment rents. For renters earning **\$60k–\$80k annually** who want to exit apartment living, this represents a **highly rational and attainable upgrade path**.



# Market Shift to Compact Housing

Compact housing is relatively new in Houston, but proven across the U.S. and Texas.

1. **Cottage Court / small detached courtyard communities are written into zoning and planning codes in many cities.**
  - For example, **Raleigh's Cottage Court regulations** allow a group of small detached homes or townhomes to share a common courtyard, with typical unit size caps of **800–1,000 sqft**; Raleigh's **UDO** explicitly identifies this type of "small-format housing cluster" as an encouraged development form. ([udo.raleighnc.gov](http://udo.raleighnc.gov))
  - Some planning reports explicitly note that **typical cottage court units are under 1,000 sqft**, making them an important solution to "missing middle housing" (the shortage of housing affordable to middle-income households). ([National Association of Home Builders](#))

This approach is nearly identical to our **650 sqft, single-story, clustered small detached homes**, except that our product is tailored specifically to the Texas market (private parking and optional solar capability for special-use scenarios).

2. **Texas already has newly built tiny home communities in the 700–800 sqft range actively selling.**
  - In **Princeton, North Texas, Tillage Farms**, developed by **Lennar**, is a tiny home community where individual homes are **under 700 sqft** and priced at "**just over \$170,000**," representing a real-world example of newly built small homes in the **~\$170k price range**. ([WFAA](#))
  - Local media in **San Antonio** are also promoting "**tiny homes under \$200K**," with many new small-format homes ranging from **700–1,200 sqft**, explicitly positioned for the **affordable, first-time homebuyer market**. ([Texas Ally Real Estate Group, LLC](#))
  - Texas also features **Bird's Nest**, an all-female tiny home community designed for senior women, consisting of **11 tiny homes** with **500+ people currently on the waitlist**, demonstrating strong demand for small, detached homes. ([People.com](#))
3. **Houston itself is actively encouraging "attainable housing / small-format homes + technological innovation."**
  - Beginning in 2025, **Taylor Morrison** launched a **400-home "attainable housing" community in Montgomery County north of Houston**, with pricing from the low \$200k range to the \$300k range – clearly below the regional median home price of approximately **\$346k** – targeting middle-income families unable to afford larger urban homes. ([Houston Chronicle](#))
  - Houston has also recently broken ground on **Zuri Gardens** on the city's southeast side, delivering **80 two-bedroom small-format homes** (with study) built using **3D-printed concrete**, priced around **\$250k**, and included in the City's **Affordable Home Development Program**, emphasizing proximity to the **Texas Medical Center** and suitability for working professionals. ([Chron](#))
  - In North Houston, a **16-unit mini single-family community** with approximately **900 sqft per home** has been fully leased with historically low vacancy, demonstrating strong rental demand for small-format homes. ([Homes.com](#))



# Policy-Supported Demand

## 1. Population & Income: Households Earning Below \$70k Make Up the Majority

- In the Houston metro area, approximately **31% of households earn under \$50k**, and **29% earn between \$50k–\$100k**, meaning nearly **60% of households earn below \$100k**, making it difficult to afford new homes priced at the **\$330k–\$400k median range**. ([Census Reporter](#))
- The middle-income range spans approximately **\$40k–\$120k**, closely aligning with the targeted “**~\$70k working family / single**” demographic. ([InnovationMap](#))
- At the same time, the City of Houston has launched the **Homebuyer Assistance Program**, offering up to **\$50,000 in down payment assistance** for qualified first-time homebuyers – clearly signaling the City’s intent to help this group transition from **long-term renting to primary homeownership**. ([City of Houston](#))

**Policy and data together point to the same conclusion:** the market needs lower total-price, entry-level homes.

## 2. Housing Affordability & Rental Market: Many Households Are “Rent-Trapped”

- In Harris County and Houston, **more than half of renters spend over 30% of their income on rent**, with typical two-bedroom rents ranging from **\$1,500 to \$2,400 per month**. ([Rice News](#))
- Our target is to keep **monthly ownership costs in the \$1,400–\$1,600 range**, while leveraging city and state down payment assistance programs to reduce upfront cash requirements to **several thousand to low five figures**.

For many renters currently paying **\$1,500–\$1,800** for apartments, our **Tiny Homes** represent a more stable and more **cost-efficient long-term alternative**.

## 3. Supply Side: Severe Starter Home Shortage, Small Homes Fill Faster

- In many U.S. cities, developers have effectively **stopped building true starter homes**, favoring larger, higher-margin products – resulting in an acute shortage of entry-level supply. ([HAR.com](#))
- Media analysis also notes that **smaller existing homes** – particularly those **priced below \$300k** – often **sell immediately upon listing**, effectively becoming the new starter home category. ([New York Post](#))

Local Houston market data reflects the same trend: in **Third Ward / Near East Side**, **600–800 sqft older homes**, when priced appropriately, exhibit **very short days on market** (expanded in the comps section below).



# Compact Housing Comparables

Address (Houston)	Type / Beds	Size (sqft)	Year	Neighborhood / Notes	Listing / Sold Info*	Rough \$ / sqft	DOM / Velocity
<b>5619 Kittridge St 77028</b>	SF 2/1	700	1940	Northeast Houston, B-/C Area	List price \$159k, pending 2024-09-17, closed 2024-11-13, HAR transaction range of \$160–185k. ( <a href="#">HAR.com</a> )	≈\$227/sqft (based on 159k listed price)	Sold in approximately 28 days
<b>2812 Brailsfort St 77004</b>	SF 2/1	634	1936	Third Ward / East of Med Ctr	Records: closed on 2025-01-07 at approximately \$274k; Redfin valuation at \$200k+. ( <a href="#">Zillow</a> )	At 274k ≈ \$432/sqft	Sold quickly after listing
<b>2707 Delano St 77004</b>	SF 2/1	672	Older Home	Third Ward near TMC	HAR indicates 672 sqft 2/1 single-family home. Records: closed on 2024-10-18 at approximately \$205k. ( <a href="#">HAR.com</a> )	≈\$305/sqft	Short DOM (verifiable with local brokers)
<b>3246 Beulah St 77004</b>	SF 2/2	800 ±(HAR/Redfin approximately 783–800)	1936	Third Ward	List price \$219k, closed 2024-07-26, HAR transaction range \$215–250k. ( <a href="#">HAR.com</a> )	≈\$270–\$310/sqft	Sold within the same season after listing
<b>3215 Adelia St 77026</b>	SF 2/1	672	1936	Kashmere / 77026 B- Area	Zestimate approximately \$155.9k, estimated rent ~\$1,064/mo. ( <a href="#">Zillow</a> )	Estimated \$230/sqft+	Held for long term ownership / rental
<b>4020 Sayers St 77026</b>	4-plex (4×2/1)	2,448 Total	1930	Valencia Park, inner NE	Four-unit 2/1, closed 2023-07-12, HAR transaction range \$250–285k, near downtown, small-unit multifamily product. ( <a href="#">HAR.com</a> )	Per-unit equivalent ~\$60–70k/unit	Multifamily investment, low vacancy

- Across **Third Ward / Med Center South**, older **600–800 sq ft homes** – often with dated construction, limited insulation, weak micro-locations, and no community amenities – consistently transact in the **\$160k–\$270k range**, implying **\$230–\$430 per sq ft** pricing.
- **Buyers in this segment are already accepting** :
  - Small unit sizes (often 2-bed layouts);
  - Average or below average micro-locations;
  - Older homes with inferior energy efficiency.



# Summary

## Key Project Information Overview

- Phase 1 LP Total plan raise Equity: \$2,000,000 (\$2.0 M)
- Total 89 Units
  - ◆ Sale Price \$178,000 ~ \$248,000
  - ◆ Construction Cost \$60,000
- Total Sales EOP \$14,700,000
- Total Project Duration: 24-30 Months
  - ◆ 8-9 Month Permitting
  - ◆ 1 Month Infrastructure
  - ◆ 4 Month Construction/Phase
- Phase 1 LP Exit 24 Month
  - ◆ Month 16 8% Preferred Return
  - ◆ Month 19 8% Preferred Return
  - ◆ Month 22 8% Preferred Return
  - ◆ Month 24 Rest of Profit +Principle





# Contact Us

Frequently Asked Question & Answers

**Lan Cairns**

Investor Relation/Fund Manager

Tel: 315-744-7053

Email: [investorlanc@gmail.com](mailto:investorlanc@gmail.com)

[fuquatinyhomecommunity@gmail.com](mailto:fuquatinyhomecommunity@gmail.com)

**Emma Li**

General Partner

Tel: 213-626-9703



Online Form for  
More information