



Building the future of fine living  
Single Family Rental Communities Tailormade for Millennials

**A-Class**

Single Family Rental  
Community

**Vertical  
Integration**

Land Development,  
Construction, Property  
Management,  
Maintenance

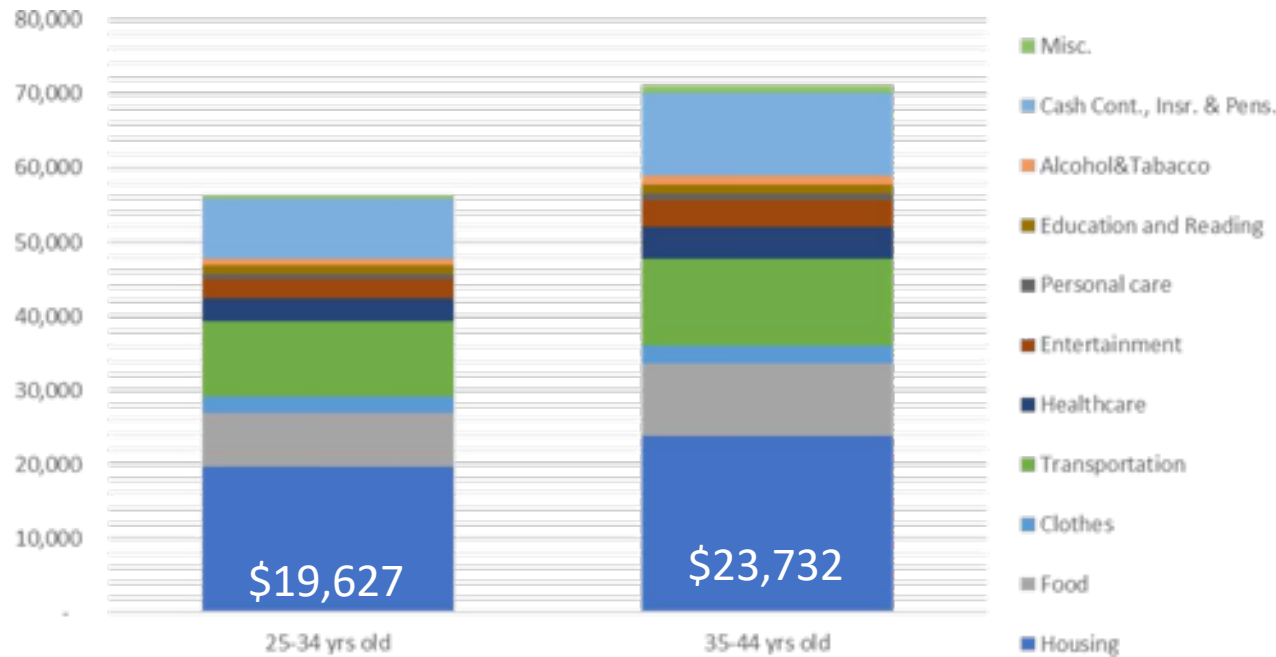
**85%**

Of Our Tenants Are  
Millennials

**2 Trillion**

Housing Market for  
Millennials

# Housing Market for Millennials in the U.S.--\$2 Trillion, Coupled with Decreased House Ownership



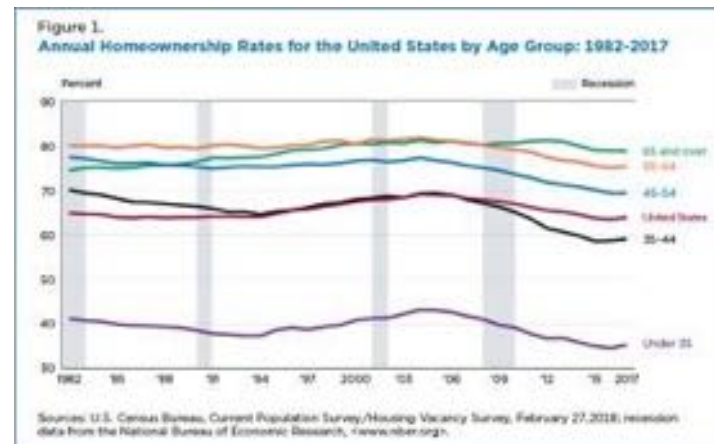
## Millennials Annual Expenses Per Capita in 2019

Source: U.S. Bureau of Labor Statistics

### Millennials in the U.S. — —

It refers to a generation born in the 20th century and reaching adulthood in the 21st century. There are currently 83.1 million millennials in the United States.

In 2020, the average pre-tax annual income of a millennial (25-44 years old) was \$84,352, after-tax income \$70,146, and total expenditure \$61,334. The housing-related expenditure was \$21,409, accounting for



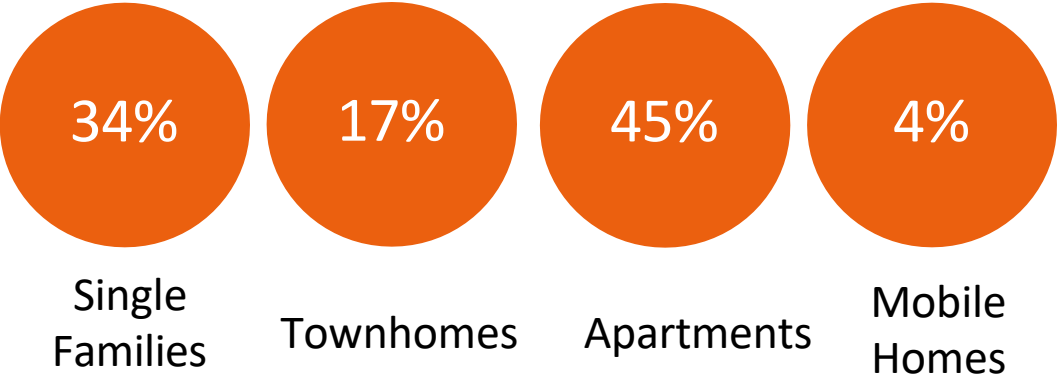
House Ownership decreases significantly among millennials

# Growth of Millennials Families-> An Ever Increasing Demand for Rentals



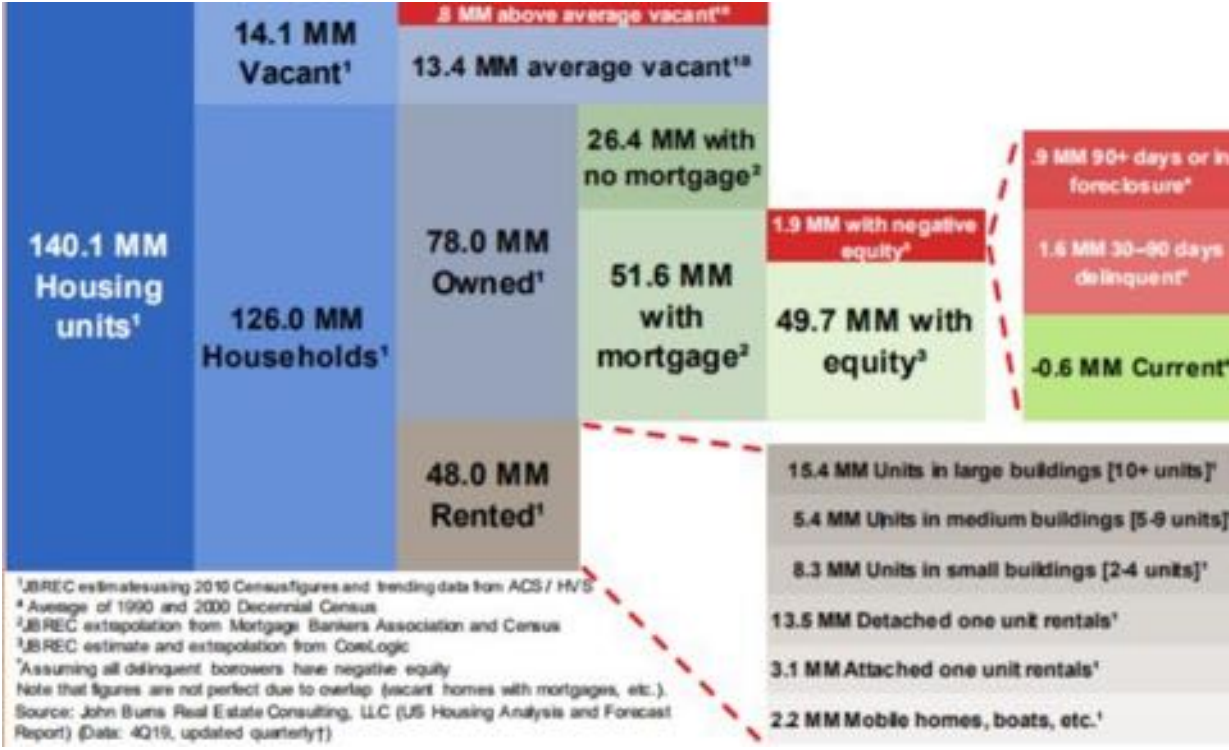
In the next 10 years. The families between 35-44 years old will increase by 2.9 million.

## Housing Types for Families



<https://www.nmhc.org/research-insight/quick-facts-figures/quick-facts-resident-demographics/household-characteristics/>

# Overview of Housing Market in the U.S.



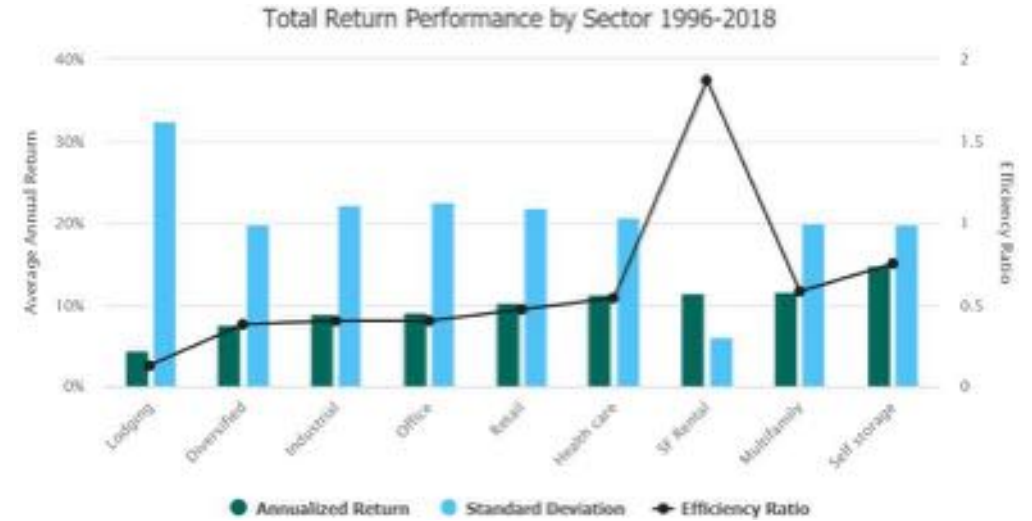
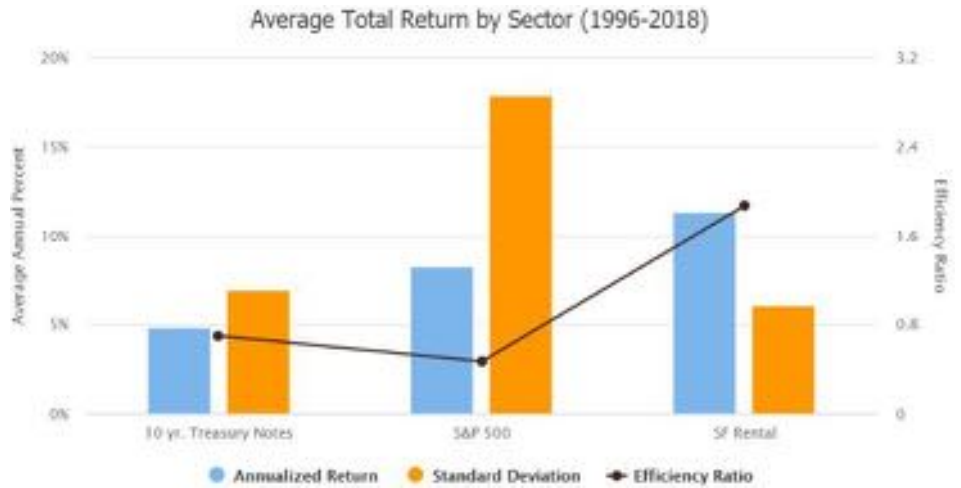
Currently, only less than 2% of inventory of single-family rentals are held by institutions.

Millennial tenants (25-44) account for more than 60% of single-family rental market.



Compared with SP 500 and 10-year treasury note, SFR has average returns that are much more stable and higher than even equity returns over the past 22 years.

Since 1996, the average annual, total returns for the SFR sector exceed most commercial real estate sectors, and it did so with a lot less volatility as measured by the standard deviation of total returns--the SFR sector is much more efficient in producing returns for a given unit of risk



Source: National Real Estate Investor, Single-Family Rentals: The Best Alternate to Commercial Real Estate Investm



# SFR Gains More Traction during the Pandemic

## Single-Family Rental Occupancy Rate Was the Highest in 20+ Years when Covid-19 Hit

### Rental Occupancy Rates



Sources: US Census Bureau, Current Population Survey/Housing Vacancy Survey; John Burns Real Estate Consulting, LLC (Data: 1Q20; Pub: Jun-20)

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**INSIDER**

Big investors have set aside more than \$50 billion to buy homes across the US and rent them out. Here are 15 people leading the charge.



## JPMorgan wants to invest \$700M building rentals in Sun Belt states

Fund is targeting investors potentially overexposed to major cities like New York and San Francisco

TRD NATIONAL / TRD Staff

September 30, 2020 04:30 PM

## Covid-19 Has Transferred Millions of Jobs to the House... Many Permanently or Hybrid Home/Work

### Work from Home Needs

- Quiet
- Separate rooms for everyone
- High speed internet



### Work from Home Desires

- Spend more on housing
- Upgraded everything



### Bloomberg

Live Now Markets Technology Politics **Wealth** Pursuits Opinion Businessweek Equality Green CityLab Crypto More

Wealth Real Estate

## Wall Street's \$85 Billion Housing Bet Intensifies U.S. Land Boom

Investors are snapping up lots to build an empire of suburban rental homes.



Watch Live TV Listen to Live Radio

### Most Read

**Pursuits**  
Eating Two Portions of Fish Per Week Linked to Deadly Skin Cancer

**Business**  
Why Inflation is Hitting American Households Like Never Before

**Technology**  
Meta Halts Development of Apple Watch Rival With Two Cameras



# Shortage of a Quality Single Family Product in the Rental Market that Fits the Lifestyle of Millennial Families

## WB's Single-Family Rental Communities For Millennials Top Single-Family Rental Communities in the U.S.

Tenants' Demand	Apartments	Traditional SFR	WB's Single Family Rental Communities
Family-Friendly Community	X	?	✓ Master-planned communities designed for millennial families
Quality School District	X	?	✓ Score>6 (/10)
Space	X	?	✓ 3-4 beds, 2.5-3.5bathrooms, garage, yard
Public Facility	✓	?	✓ Trails, play area, dog park
Service	✓	X	✓ Managed by HOA-dry cleaning, landscaping, street cleaning, trash pickup
Lifestyle	?	?	✓ Close to lakes, forest, beach, golf courses or other natural resources; a green and healthy lifestyle ✓ Surrounded by restaurants, shops and other facility; convenient and close to everything
Rent per Sqft*	1.26	1.02	\$1-1.11
Value for the Price	Low	Low	High

\* Houston as example

Home Gym



Classroom



Study



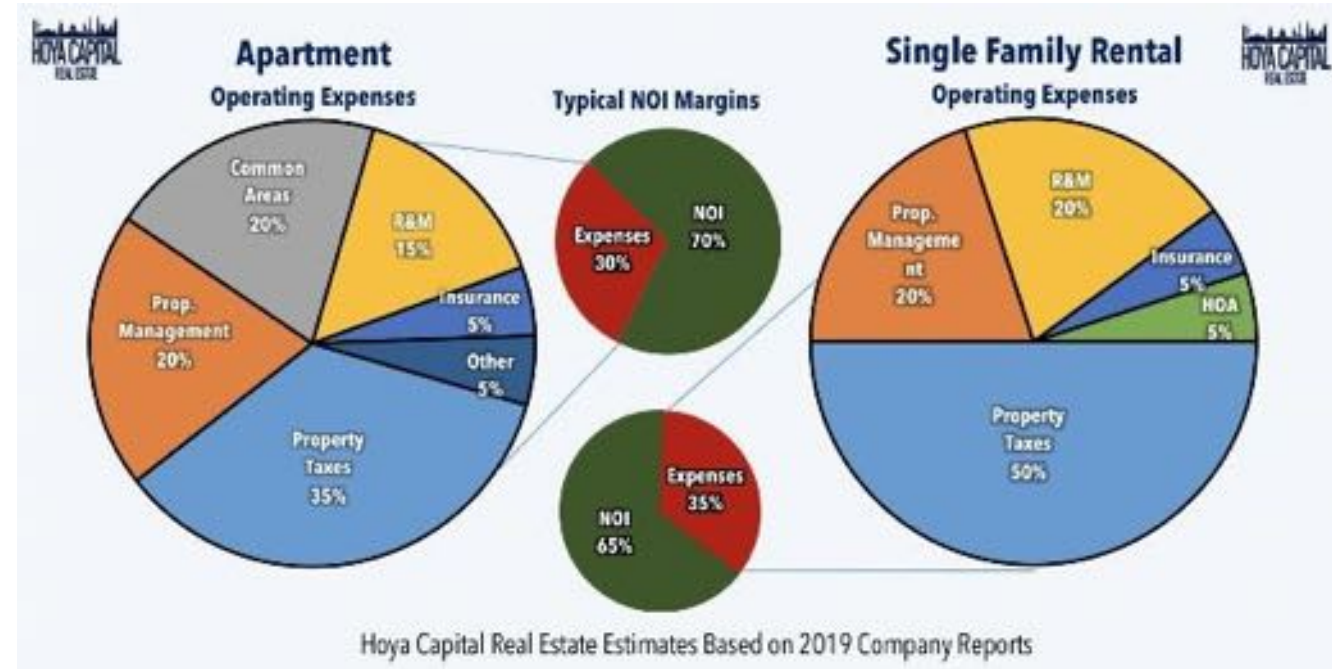
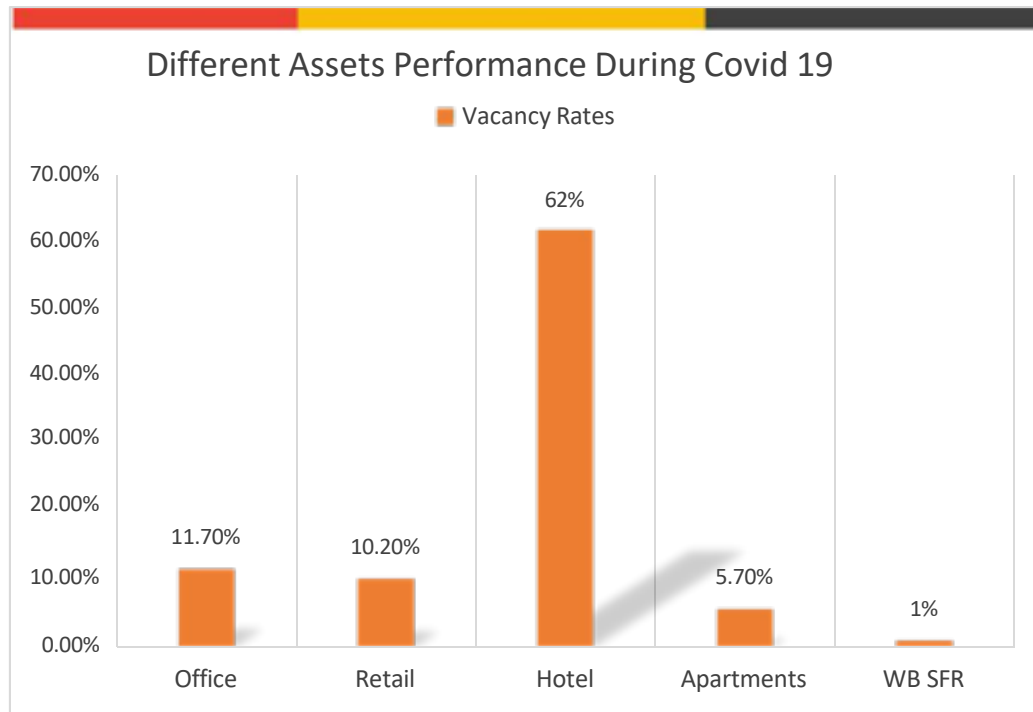
Conference Room





# WB Built to Rent Single Family Communities – Crown Jewel of SFR

## Apartments vs. Traditional SFR



<https://seekingalpha.com/article/4308007-single-family-rentals-millennials-knocking-on-door>

Vacancy rate of WB's A-class single family rental communities: 1%

NOI and Operating Expenses of WB's communities: 65% and 35%

## WB's Competitive Advantages

### Reasons for Tenants to Choose WB :

- Close to work
- Quality school district
- Newly-built
- Functional floorplan
- Modern design
- Energy-efficient designs and appliances
- Onsite amenities
- Community service
  - Dry cleaning
  - Courier
  - Landscaping
  - Mobile app for maintenance
  - Online forums with neighbors
  - Community events—garage sale, costume party, crawfish festival

Framework of WB Single Family Rental Communities		
Work	Industry	Employers
Live	House Features	●Open space ● high ceiling ● garage and yard ● 3-4 beds and 2.5-3.5 baths ● energy-efficient doors, windows, walls and appliances ● multiple walk-in closets ● oversized kitchen island
	Communities	●Community activities ● interest groups ● Service including dry-cleaning, courier, maintenance ● Amenities including play area, coffee center, trails and dog parks
Play	Park and Recreation	●City parks ● country clubs and golf clubs ● lakes and other natural scenes ● waterparks, skydiving, race car tracks ● YMCAs ● Gyms ● Sports courts (baseball, tennis, basketball) ● Cinemas
	Dining and Retail	●Restaurants ● bars ● shops ● supermarkets
Raise a Kid	Education	●Daycare ● Preschools ● elementary schools ● middle schools ● high schools ● private schools ● after schools ● colleges and universities
	Fun	●Museums ● activity centers ● parks and zoos ● lakes and other natural scenes ● water parks ● YMCA ● Sports courts (baseball, tennis, basketball)









## Design and Construction

User Survey  
House Design  
Standardized Floor Plan  
Cost Management  
Quality Control  
Construction  
Interior Design



## Maintenance

Landscaping  
Maintenance of Public  
Facilities  
House and Appliance  
Maintenance



**WB's Competitive  
Integrated Platform**

Internet-Based Standardization of Design, Procurement,  
Construction, Lease Management and Maintenance

Tenant Recruitment  
Tenant Analysis  
Remote Control  
Community Service

## Land Development

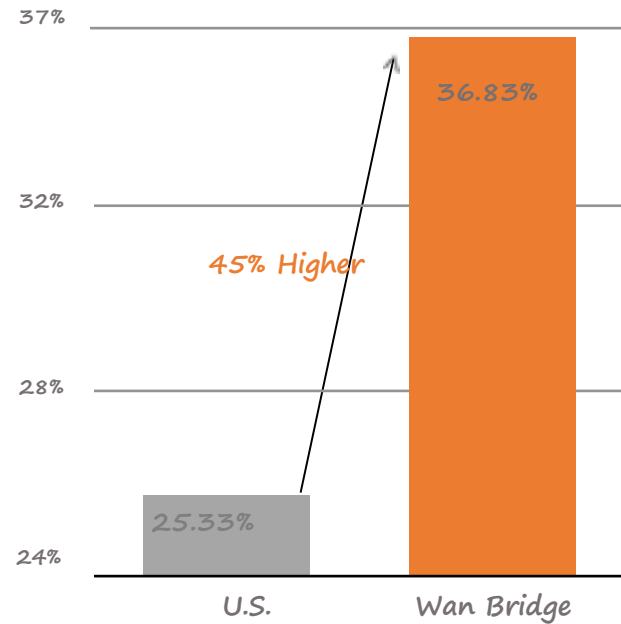
## Lease Management

Land Acquisition  
Master planning  
Landscape Design  
Cost Management  
Clearing and Grading  
Paving and Drainage  
Environment Study  
Stormwater Analysis  
Infrastructure  
Platting and Permitting

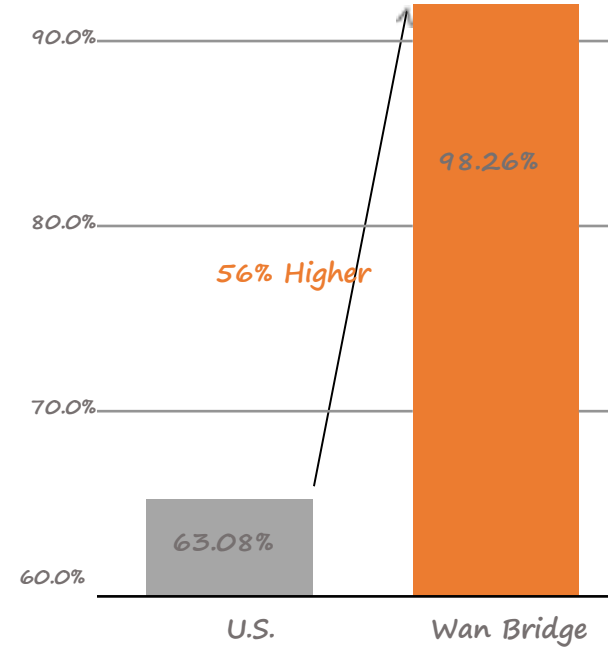
Lease Management

## WB's Rent Growth and Appreciation Are Higher than US Average by 45% and 56%

2017-2022 Rent Growth Rate



2017-2022 House Appreciation Rate



\* WB rent growth rate and house appreciation rate based on the Austin market.

# Future Growth Strategy

## Integrate and Acquire Small Builders

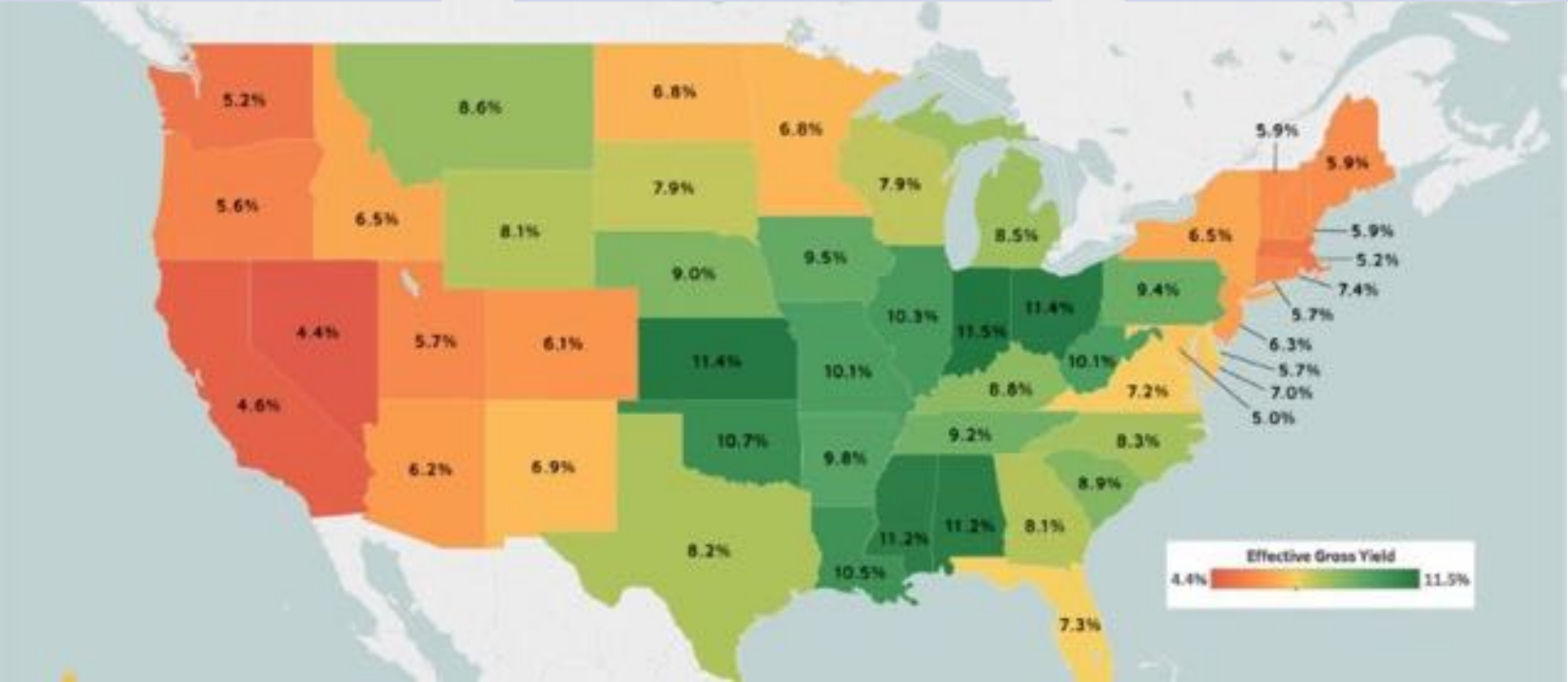
- Those that have a highly efficient team

## Expand to Other Cities and States

- Areas with relatively lower cost but high economic growth

## Acquire Properties that meet WB's Standards

- Design, quality and location that meet WB's standards







# Overview of Development Projects



## WB's Full Range of Product Types



**Low Density Acreage Homes**



**Medium Density Single Families**



**Duplexes**



**High Density Single Families**



**High Density Patio Homes**



**Triplexes**



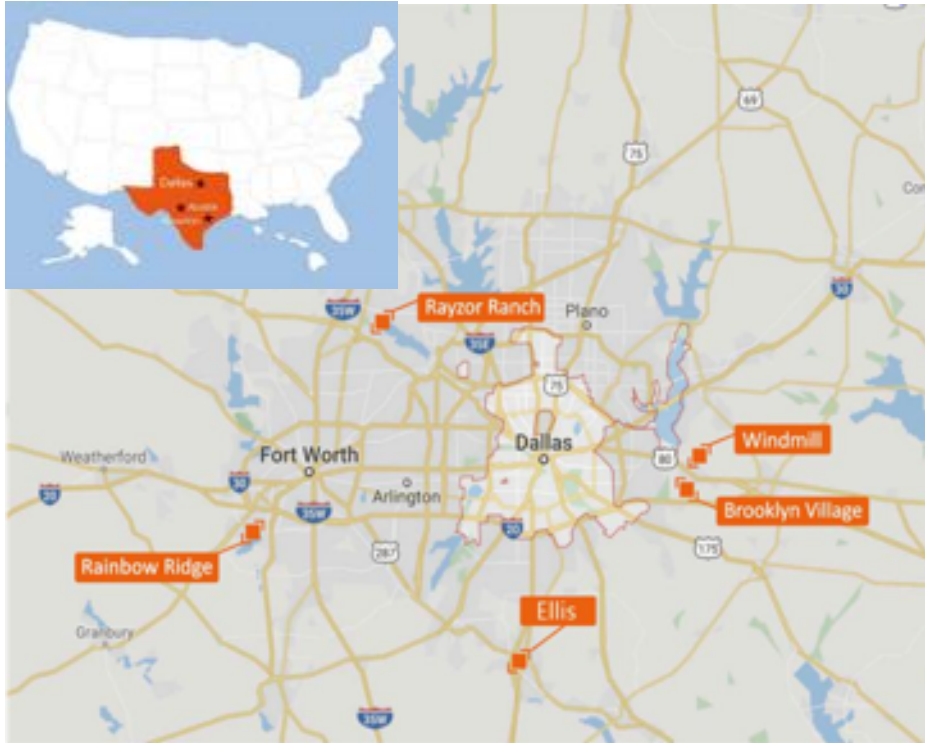
**Townhomes**



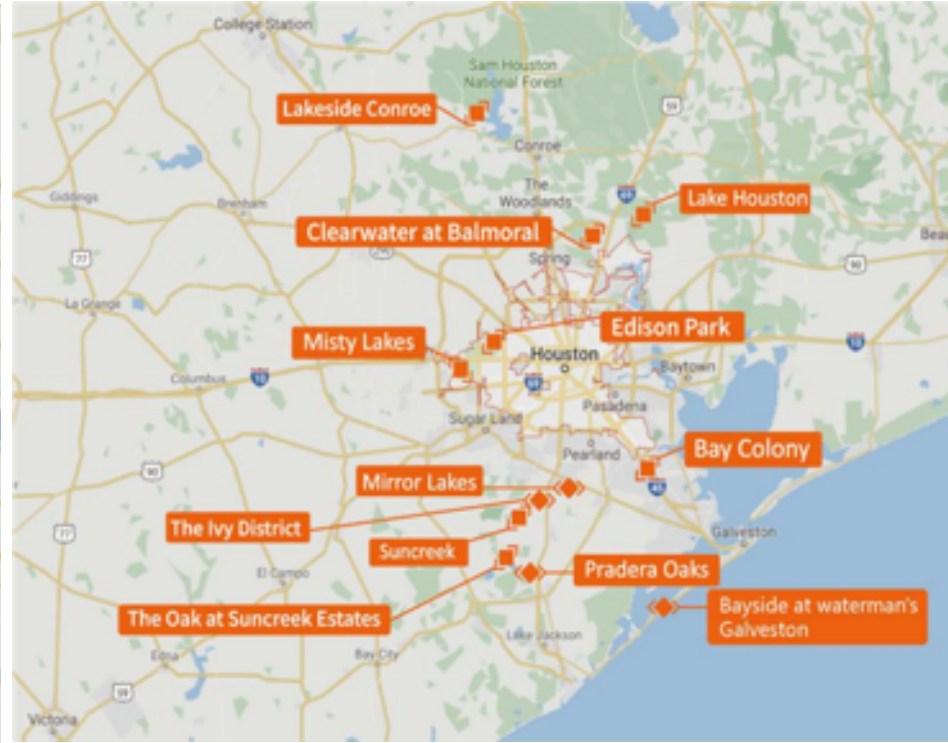
**Beach Houses**

# WB's Projects

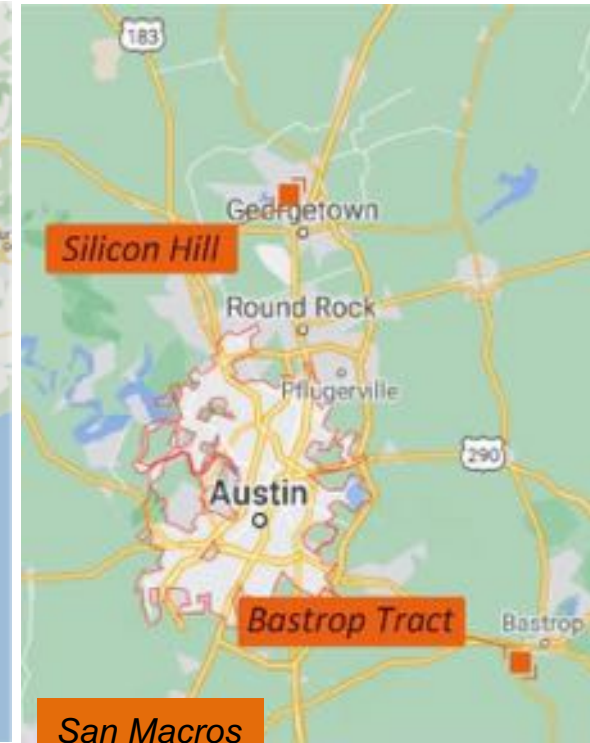
Dallas



Houston



Austin



**Land Bank : Houston 10876 Lots, Dallas 3153 Lots, Austin 3626 Lots**

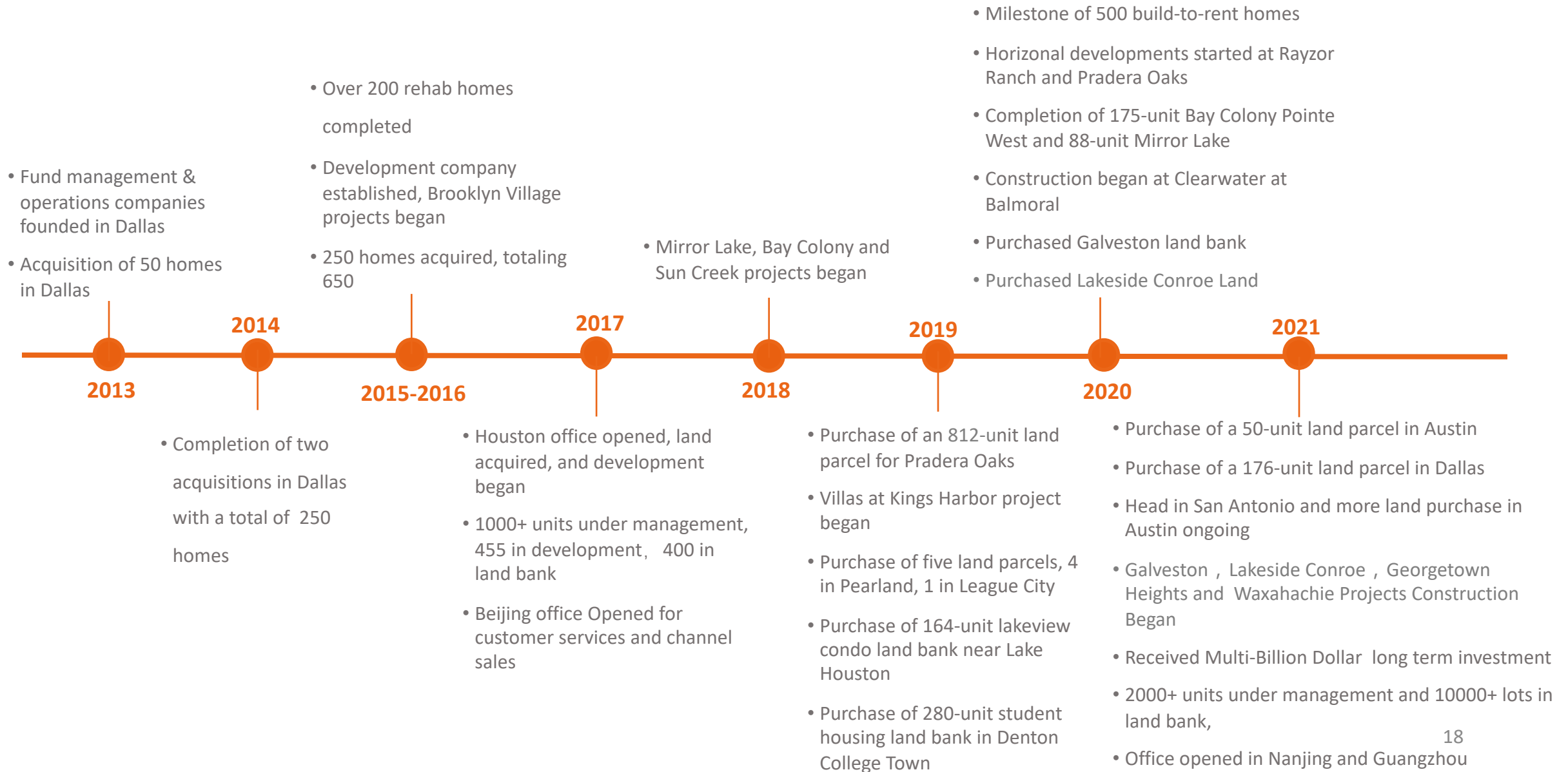


# WAN BRIDGE

Building the future of fine living

- Leading Developer and Operator of Build-to-Rent Communities in Texas
- US\$650 Million in Assets and Development
- Major Projects Based in Dallas, Houston and Austin
- Multi-billion long-term institutional investment

# Company History





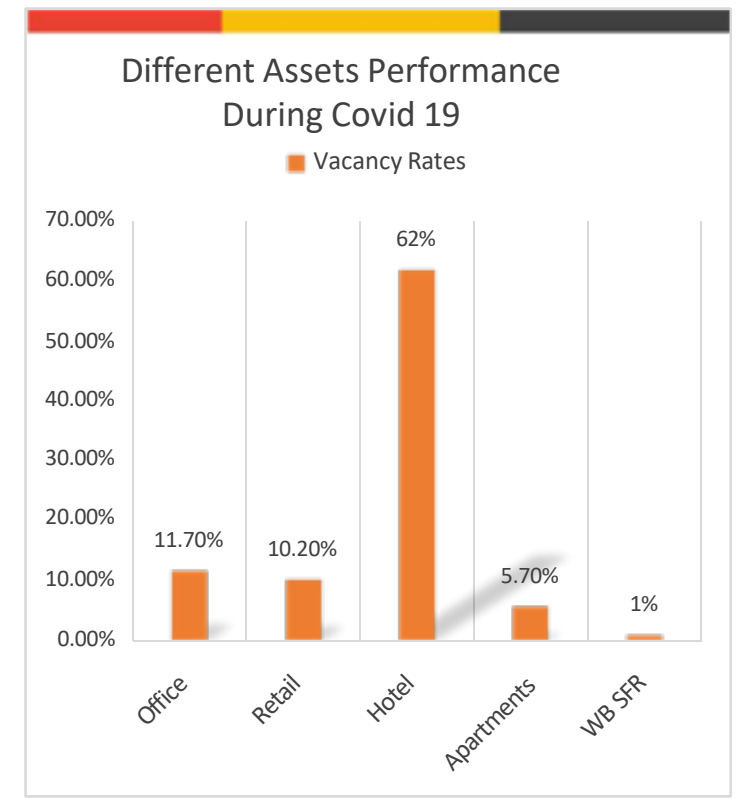
# SINGLE-FAMILY RENTAL & Build-for-Rent

Some of the largest deals from 2020-PRESENT

This list is not 100% comprehensive, given the evolving nature of the single-family rental and build-for-rent sector. We tried our best to include transactions that were made public between 2020-present.

2020	2021		2022											
<b>MAR 2020</b> CAPITAL INVESTMENT JPMorgan Chase Bank JOBA \$120M VALUE	<b>MAY 2020</b> PREFERRED EQUITY INVESTMENT ANHEIM IMRGH \$200M VALUE	<b>JUL 2020</b> JOINT VENTURE JPMorgan Chase Bank Brookfield \$300M VALUE	<b>AUG 2020</b> PREFERRED EQUITY INVESTMENT TRIMCO REALTY Sparrow \$300M VALUE	<b>SEP 2020</b> CAPITAL INVESTMENT REBRICAP ROCKPOINT \$400M VALUE	<b>OCT 2020</b> JOINT VENTURE ROCKPOINT \$250M VALUE	<b>OCT 2020</b> JOINT VENTURE ROCKPOINT \$375M VALUE	<b>OCT 2020</b> PARTNERSHIP HEAVEN \$134M VALUE	<b>DEC 2020</b> INVESTMENT PRETIUM \$125M VALUE	<b>2021</b> <b>JAN 2021</b> ACQUISITION / TAKE PRIVATE ARES Pretium \$2.5B VALUE	<b>JAN 2021</b> JOINT VENTURE Pretium P/P \$700M VALUE	<b>FEB 2021</b> CONSTRUCTION LENDER AVANTIA Alliance Bank \$30.6M VALUE	<b>FEB 2021</b> PARTNERSHIP HEAVEN \$30.6M VALUE		
<b>MAR 2021</b> JOINT VENTURE ELECTRA \$1.25B VALUE	<b>MAR 2021</b> JOINT VENTURE LENNAR \$1.25B VALUE	<b>MAR 2021</b> JOINT VENTURE CALSIS \$1B VALUE	<b>APR 2021</b> EQUITY INVESTMENT GREAT GOLF \$200M VALUE	<b>APR 2021</b> INVESTMENT WOODSTOCK \$150M VALUE	<b>APR 2021</b> JOINT VENTURE ATLAS \$250M VALUE	<b>APR 2021</b> ACQUISITION \$4B VALUE	<b>APR 2021</b> JOINT VENTURE \$32M VALUE	<b>APR 2021</b> ACQUISITION / TAKE PRIVATE SYN \$300M VALUE	<b>JUN 2021</b> PARTNERSHIP \$300M VALUE	<b>JUN 2021</b> CAPITAL INVESTMENT \$5B VALUE	<b>JUN 2021</b> CREDIT FACILITY \$300M VALUE	<b>JUN 2021</b> EQUITY AND DEBT FINANCING Arrived \$37M VALUE	<b>JUN 2021</b> FINANCING OF COMPANY KKR	
<b>JUN 2021</b> JOINT VENTURE \$54M VALUE	<b>JUN 2021</b> CREDIT FACILITY FINANCING \$375M VALUE	<b>JUL 2021</b> JOINT VENTURE WALTON \$5B VALUE	<b>JUL 2021</b> JOINT VENTURE \$5B VALUE	<b>AUG 2021</b> INVESTMENT IN SFR PORTFOLIO \$1.2B VALUE	<b>AUG 2021</b> EQUITY INVESTMENT \$200M VALUE	<b>SEP 2021</b> FINANCIAL FACILITY \$450M VALUE	<b>SEP 2021</b> JOINT VENTURE \$1B VALUE	<b>SEP 2021</b> JOINT VENTURE \$500M VALUE	<b>SEP 2021</b> JOINT VENTURE \$300M VALUE	<b>OCT 2021</b> JOINT VENTURE \$300M VALUE	<b>OCT 2021</b> EQUITY INVESTMENT \$750M VALUE	<b>OCT 2021</b> CLOSING OF DEAL \$570M VALUE	<b>OCT 2021</b> CAPITAL INVESTMENT WB \$570M VALUE	<b>OCT 2021</b> ACQUISITION OF SFR COMMUNITY \$1.1B VALUE
<b>OCT 2021</b> PARTNERSHIP \$300M VALUE	<b>NOV 2021</b> SFR INVESTMENT & JV \$1.5B VALUE	<b>NOV 2021</b> ACQUISITION \$2.5B VALUE	<b>NOV 2021</b> EQUITY INVESTMENT \$1B VALUE	<b>NOV 2021</b> PARTNERSHIP \$170M VALUE	<b>NOV 2021</b> JOINT VENTURE \$840M VALUE	<b>NOV 2021</b> SFR INVESTMENT \$3B VALUE	<b>NOV 2021</b> SFR INVESTMENT \$3B VALUE	<b>NOV 2021</b> ACQUISITION OF SFR COMMUNITY \$4B VALUE	<b>NOV 2021</b> JOINT VENTURE \$4B VALUE	<b>NOV 2021</b> JOINT VENTURE \$640M VALUE	<b>NOV 2021</b> SFR PARTNERSHIP \$40M VALUE	<b>NOV 2021</b> JOINT VENTURE \$1.5B VALUE	<b>NOV 2021</b> SFR INVESTMENT \$1.25B VALUE	
<b>JAN 2022</b> SFR INVESTMENT \$1B VALUE	<b>JAN 2022</b> JOINT VENTURE \$600M VALUE	<b>JAN 2022</b> CREDIT FACILITY \$200M VALUE	<b>JAN 2022</b> ACQUISITION OF SFR COMMUNITY \$200M VALUE	<b>FEB 2022</b> SFR INVESTMENT WB \$200M VALUE	<b>FEB 2022</b> JOINT VENTURE \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE	<b>FEB 2022</b> SFR PARTNERSHIP \$300M VALUE

50 billion institutional money pouring into SFR industry and WB in on the list



Vacancy rate of WB's A-class SFR communities: 1%

Brookfield has raised \$300 million, including some of its own capital, for a vehicle called Brookfield Single-Family Rental that will acquire and renovate homes.

\$375 million committed to joint venture. A total of over \$1 billion, including debt is expected to be deployed by the JV.

\$1.25 billion total equity commitment led by Centerbridge alongside Allianz Real Estate and other high quality institutional investors. Including leverage, the venture will be positioned to acquire \$4 billion of new single-family homes and townhomes from Lennar and potentially other home builders.

The JV expects to deploy \$1 billion acquiring and renovating in high-growth states, including Colorado, Arizona, Idaho, Nevada, and Utah.

Initial equity commitment of \$300 million (one third from each partner) and include the ability for investors to increase the vehicle size to \$450 million, representing \$1.5 billion of purchasing potential when including associated leverage.

Quinn Residences closes strategic investment led by Conversant Capital, including Monarch Alternative Capital. The final closing amount exceeds the company's previously announced target of \$600 million in April 2021.

# WB Receives Multibillion Long-term Investment

RESIDENTIAL REAL ESTATE

## Wan Bridge receives 'multibillion-dollar' investment to develop build-to-rent communities





HOUSTON CHRONICLE

## Investment kicks off major growth plans for Texas build-to-rent developer

  
Katherine Feser  
Updated: Oct. 22, 2021 4 a.m.






The Bay Colony Pointe West neighborhood built by Houston-based Wan Bridge in League City. The neighborhood's houses are available exclusively as rentals.

BUSINESS > REAL ESTATE

## This developer plans to put up 30,000 rental homes in Dallas, Houston, Austin suburbs

Wan Bridge says it will make a multibillion-dollar investment over the next five years.



A single-family rental home in the Brooklyn Village development in Forney.

The Daily News.

Business Home / AP / Business

*Now Celebrating 100 Years* *The Always the Season*

NEXT UP  
 Peru realiza cerimônia de corte da fita em seu pavilhão na D...

AP


## Wan Bridge Announces Multi-Billion Dollar Partnership to Significantly Enhance Growth

Oct 19, 2021 | Updated Oct 19, 2021



HOUSTON--(BUSINESS WIRE)--Oct 19, 2021--

**Wan Bridge**, a Texas-based builder and operator of build-to-rent (BTR) communities, today announced a multi-year, multi-billion dollar capital commitment from a well-



## Wan Bridge Underway on 50-Unit Build-to-Rent Community in Georgetown, Texas

REBUSINESSONLINE.COM – (By Taylor Williams) – WAN Bridge, a Texas-based builder, and operator is underway on the construction of Georgetown Heights, a 50-unit build-to-rent community that will be located on the northern outskirts of Austin. The community...

[Read More »](#)





Acquired units	1,055
Built units	500
Units under construction	800
Existing units	1,555
Accumulative units in one year	3,000
<b>Occupancy Rate</b>	<b>99.7%</b>



# Brooklyn Village, Forney-Completed



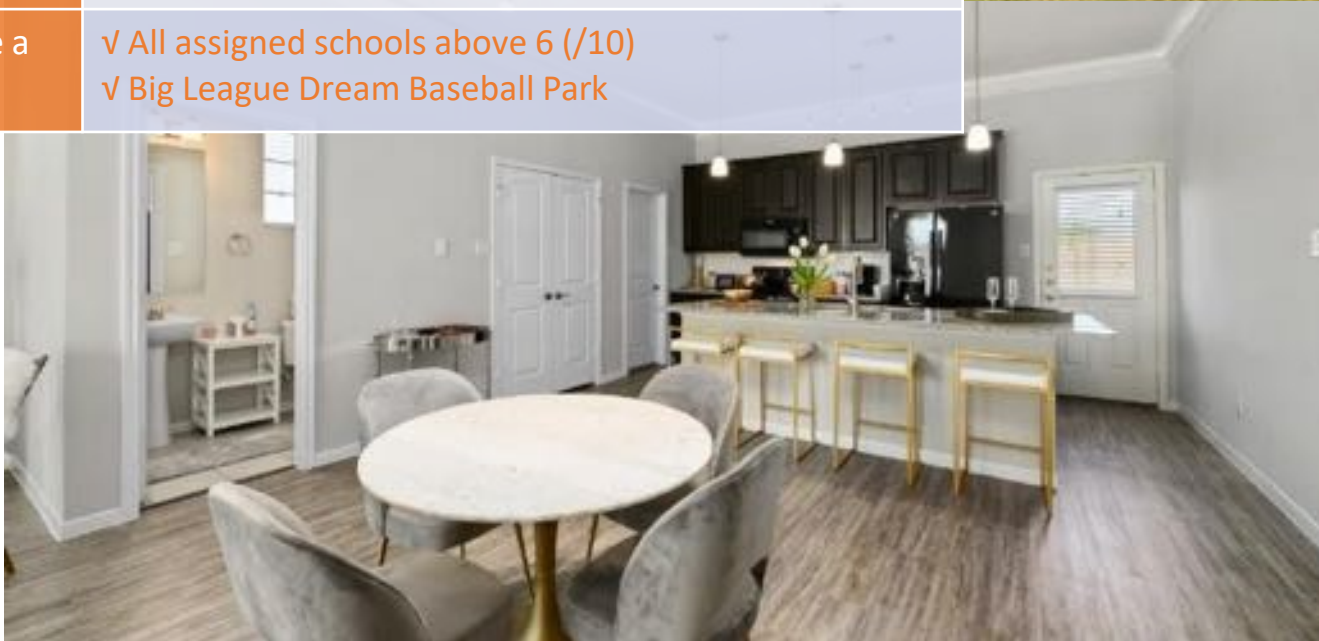
<b>Location</b>	Forney, TX
<b>Project</b>	Brooklyn Village
<b>Start Date</b>	June, 2016
<b>Type</b>	Single Family
<b>Total Unit</b>	181
<b>Total GFA</b>	305,000 sqft
<b>Duration of Project</b>	24 months
<b>Model</b>	3 Bed – 4 Bed
<b>Average Size</b>	1,700 sqft

<b>Work</b>	✓20 minutes to Downtown
<b>Live</b>	✓ 3-4 beds, 2.5-3.5baths ✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
<b>Play</b>	✓ Trails, green area, city park ✓ Restaurants and shops nearby
<b>Raise a Kid</b>	✓ All assigned schools above 7 (/10)



# Bay Colony Pointe West, League City-Completed

Work	√10 mins to NASA and 20 mins to Port of Houston
Live	√ 4beds, 3.5 baths √ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Play	√ Trail, green area, play area, dog park √ Many restaurants and shopping areas near by including Baybrook Mall, the second largest mall in Houston √ Close to NASA and Kemah, Southshore Harbor Marina, Top Golf, Lifetime Fitness
Raise a Kid	√ All assigned schools above 6 (/10) √ Big League Dream Baseball Park



<b>Location</b>	League City, TX
<b>Project</b>	Bay Colony
<b>Start Date</b>	August, 2017
<b>Type</b>	Single Family
<b>Total Unit</b>	173
<b>Total GFA</b>	311,400 sqft
<b>Duration of Project</b>	24 months
<b>Model</b>	4 Bed + 3.5 Bath
<b>Average Size</b>	1,800 sqft

# Bay Colony Pointe West, League City-Completed

FIRST FL.:	955 SQ.FT.
SECOND FL.:	850 SQ.FT.
TOTAL LIVING AREA:	1805 SQ.FT.
GARAGE:	423 SQ.FT.
FRONT PORCH:	85 SQ.FT.
REAR PORCH:	64 SQ.FT.
TOTAL:	2377 SQ.FT.



1st. Floor Layout Plan



2nd. Floor Layout Plan





# Bay Colony Pointe West, League City- Completed





# Mirror Lake, Pearland-Completed

Location	Pearland
Project	Mirror Lake
Start Date	January, 2018
Type	Duplex
Total Unit	88
Total GFA	160,000 sqft
Duration of Project	24 months
Model	3 Bed – 4 Bed
Average Size	1,700 sqft



Work	√15 mins to Texas Medical Center
Live	√ 3-4 beds, 2.5-3.5baths √ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Play	√ Trails, green area, play area, dog park √ Abundance of restaurants and shops nearby, 20 mins to TMC, the largest medical center in the world √ Right next to a 40-acre lake √Many golf courses nearby
Raise a Kid	√ All assigned schools above 8 (/10)



# Mirror Lake, Pearland-Completed





# The Oak at Suncreek Estates, Rosharon-Under Construction

<b>Location</b>	Rosharon, TX
<b>Project</b>	Suncreek
<b>Start Date</b>	Nov, 2017
<b>Type</b>	Single Family
<b>Total Unit</b>	51 Units
<b>Total GFA</b>	180,000 sqft
<b>Home Construction Period</b>	36 month
<b>Model</b>	4 Bed + 3.5 Bath
<b>Average Size</b>	2,600 sqft



## Work

✓30 mins to Freeport and 20 mins to Lake Jackson

## Live

✓ 4 beds, media room, game room, 3.5 baths  
✓ Each house comes with more than 1 acre of land  
✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup

## Play

✓ Close to sky diving center, MSR Houston and beach

## Raise a Kid

✓ All assigned schools above 6 (/10)



# The Oak at Suncreek Estates, Rosharon-Under Construction





# Lake Houston, Kingwood-Completed (Townhouse/ Single-family)

Location	Kingwood
Project	Lake Houston
Start Date	End of 2019
Type	Townhomes/Single Family
Total Unit	34
Duration	24 months
Model	3-4 Bedrooms
Average Size	2,000-2,200sqft



Work	✓10 mins to George Bush Airport
Live	✓ 4 beds and 3.5 baths ✓ "The Livable Forest" with trees and lakes ✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Play	✓ Trails, green area, forest, lakes ✓ Walking distance to many restaurants and shops along Lake Houston ✓PGA standard 90-hole golf course and Kingwood Country Club
Raise a Kid	✓ All assigned schools above 9 (/10)



# Lake Houston, Kingwood-Completed





# Lake Houston, Kingwood-Completed





# Lake Houston, Kingwood-Completed



# Lake Houston, Kingwood-Completed

SECOND FL.:	922 SQ.FT.
THIRD FL.:	912 SQ.FT.
TOTAL LIVING AREA:	1834 SQ.FT.
GARAGE:	605 SQ.FT.
1ST FL. OPEN AREA:	269 SQ.FT.
1ST FLELEV.:	26 SQ.FT.
TOTAL:	2734 SQ.FT.



1st. Floor Layout Plan



2nd. Floor Layout Plan



3rd. Floor Layout Plan





# Pradera Oaks, Bonney-Under Construction

Location	Bonney
Project	Pradera Oaks
Start Date	End of 2019
Type	Single Family
Total Unit	812
Duration of Project	36 Months
Model	3-4 Bedrooms
Average Size	1,600-1,800 sqft

**Work** ✓30 mins to Freeport and 20 mins to Lake Jackson

**Live** ✓ 4 beds and 3.5 baths  
✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup

**Play** ✓ Trails, green area, dog park, play area  
✓ Restaurants and shops in the community  
✓ Close to sky diving center, MSR Houston and beach

**Raise a Kid** ✓ All assigned schools above 6 (/10)



# Pradera Oaks, Bonney-Under Construction





# Pradera Oaks, Bonney-Under Construction





# The Residences at Rayzor Ranch, Denton-Under Construction

Location	Denton
Project Name	The Residences at Rayzor Ranch
Star Date	March 2020
Type	Townhomes/Single Family
Total Unit	280
Duration of Project	18 Months
Model	3-4 Bedrooms
Average Size	2,023-2,292 sqft



## Work

✓ Multiple universities and colleges within Denton

## Live

✓ 3-4 beds and 2.5-3.5 baths  
 ✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup  
 ✓ Trails, green area, coffee center and cafeteria

## Play

✓ Located in the largest college town in the U.S. with three lakes nearby  
 ✓ Trails, green area, dog park and play area  
 ✓ Onsite shops and dining  
 ✓ Walk distance to supermarket, shops and restaurants

## Raise a Kid

✓ All assigned schools above 9 (/10)



# The Residences at Rayzor Ranch, Denton-Under Construction



# The Residences at Rayzor Ranch, Denton-Under Construction



1st. Floor Layout Plan



2nd. Floor Layout Plan

FIRST FL:	701 SQ.FT.
SECOND FL.:	1114 SQ.FT.
TOTAL LIVING AREA:	1815 SQ.FT.
GARAGE:	469 SQ.FT.
FRONT PORCH:	7 SQ.FT.
TOTAL:	2291 SQ.FT.





# The Residences at Rayzor Ranch, Denton-Under Construction





# Ivy District, Pearland-Under Construction

Location	Pearland
Project Name	Ivy District
Start Date	December 2020
Type	Townhomes
Total Units	51
Duration of Project	18 Months
Model	3-4 Bedrooms
Average Size	1,700-1,900 sqft



Work	√ 15 mins to Texas Medical Center
Live	√ 3-4 beds, 2.5-3.5baths √ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Play	√ Trails, green area, play area, dog park √ Abundance of restaurants and shops nearby, 20 mins to TMC, the largest medical center in the world √ Right next to a 40-acre lake √ Many golf courses nearby
Raise a Kid	√ All assigned schools above 8 (/10)



# Ivy District, Pearland-Under Construction



1st. Floor Layout Plan



2nd. Floor Layout Plan

FIRST FL.:	983 SQ.FT.
SECOND FL.:	875 SQ.FT.
TOTAL LIVING AREA:	1858 SQ.FT.
GARAGE:	412 SQ.FT.
PORCH:	18 SQ.FT.
PATIO:	18 SQ.FT.
TOTAL:	2306 SQ.FT.

# Ivy District, Pearland-Under Construction





# Clearwater at Balmoral, Atascocita, TX-Completed

Location	Atascocita
Project Name	Clearwater at Balmoral
Start Date	August 2020
Type	Townhomes
Total Units	94
Duration of Project	12 Months
Model	3-4 Bedrooms
Average Size	1,438-1,766 sqft



Work	√15 mins to IAH
Live	√ 3-4 beds, 2.5-3.5baths √ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Play	√ In a Crystal Lagoon community √ Trails, green area, play area, dog park √ Abundance of restaurants and shops nearby
Raise a Kid	√ New elementary school



# Clearwater at Balmoral, Atascocita, TX-Completed





# Clearwater at Balmoral, Atascocita, TX-Completed



# Palm Bay, Galveston-Under Construction

Location	Galveston, TX
Project	Palm Bay Galveston
Start Date	December 2020
Type	Single Family & Condo
Total Unit	94+20
Duration of Project	12 months
Model	3 Bed – 4 Bed
Average Size	1,600-1,800 sqft



Work	✓ Port of Galveston, nearby plants, oil drilling facilities, hospitality
Live	✓ 3-4 beds, 2.5baths ✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Play	✓ Trails, green area ✓ Country club, state park, marina
Raise a Kid	✓ Galveston ISD



# Palm Bay, Galveston-Under Construction





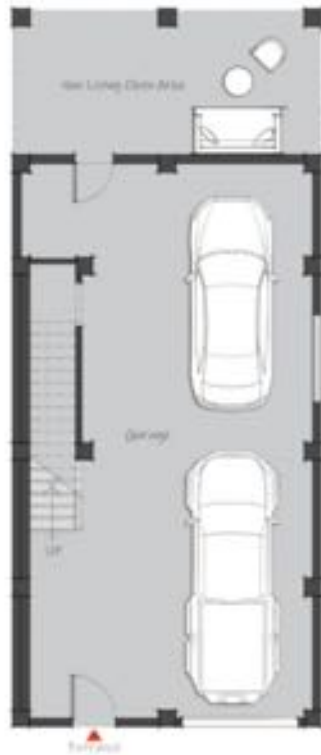
# Palm Bay, Galveston-Under Construction





# Palm Bay, Galveston-Under Construction

SECOND FL:	907	SQ.FT.
THIRD FL.:	907	SQ.FT.
TOTAL LIVING AREA:	1814	SQ.FT.
GARAGE:	832	SQ.FT.
2ND PATIO:	84	SQ.FT.
3RD PATIO:	84	SQ.FT.
TOTAL:	2814	SQ.FT.



1st. Floor Layout Plan



2nd. Floor Layout Plan



3rd. Floor Layout Plan

# Edison Park, Houston-Completed

Location	Houston, TX
Project	Edison Park
Start Date	December 2020
Type	Single Family
Total Unit	6
Duration of Project	6 months
Model	4 Bed
Average Size	2,402-2,426 sqft



Work ✓ Houston Medical Center, Downtown Houston

Live ✓ 4 beds, 3.5baths  
✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup

Raise a Kid ✓ Houston ISD



# Edison Park, Houston-Completed

FIRST FL:	567	SQ.FT.
SECOND FL :	932	SQ.FT.
THIRD FL:	927	SQ.FT.
TOTAL LIVING AREA:	2426	SQ.FT.
GARAGE:	429	SQ.FT.
PORCH:	23	SQ.FT.
TOTAL:	2878	SQ.FT.



1st. Floor Layout Plan



2nd. Floor Layout Plan



3rd. Floor Layout Plan

## Edison Park, Houston-Under Construction





# Lakeside Conroe-Under Construction

Location	Conroe, TX
Project	Lakeside Conroe
Start Date	December 2020
Type	Single Family & Duplexes
Total Unit	239
Duration of Project	24 months
Model	3 Bed – 4 Bed



Work	✓ Close to the Woodlands
Live	✓ 3-4 beds, 2.5-3.5 baths ✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Play	✓ Trails, green area ✓ On Lake Conroe, two country clubs and resort nearby
Raise a Kid	✓ Montgomery High School 8(/10)

# Lakeside Conroe-Under Construction





# Lakeside Conroe-Under Construction

SECOND FL:	1114	SQ.FT.
THIRD FL.:	774	SQ.FT.
TOTAL LIVING AREA:	1888	SQ.FT.
GARAGE:	382	SQ.FT.
2ND PATIO:	80	SQ.FT.
3RD PATIO:	50	SQ.FT.
TOTAL:	2400	SQ.FT.



1st. Floor Layout Plan



2nd. Floor Layout Plan

## Lakeside Conroe-Under Construction





# Silicon Hills, Austin-Under Construction



Location	Georgetown Austin	Work	√ 30 minutes drive to CBD Austin
Project	Silicon Hills	Live	√ 3-4 beds, 2.5-3.5 baths √ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
Start date	Q4 2021		
Type	duplex		
Total Units	50	Amenities	√ close to downtown Georgetown √ plenty of amenities
Construction Period	12month		
Model	3 – 4 beds	Growth Potential	√ fast population and jobs growth drive property value,



## Silicon Hill, Austin—Under Construction





# Silicon Hill, Austin—Under Construction





# Ellis Dallas- Under Construction



Work	✓ 30 minutes drive to downtown Dallas
Live	✓ 3-4 beds, 2.5-3.5 baths ✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup
amenities	✓ close to downtown Waxahachie, plenty of amenities ✓ intersection of 3 highways
growth potential	✓ fast population and jobs growth drive property value

Location	Waxahachie Dallas
Project	Ellis
Start date	July 2021
Type	single family
Total units	127
Construction Period	15↑month
Model	3 – 4 beds



# Ellis Dallas- Under Construction





# Lago Mar - Under Construction



Location	City of Texas City
Project Name	Lago Mar
Start Date	March 2022
Type	Townhomes
Total Units	76
Duration of Project	12 Months
Model	3-4 Bedrooms

Work	<ul style="list-style-type: none"> <li>✓ 30 mins to downtown Huston</li> <li>✓ beside I-45 highway</li> </ul>
Live	<ul style="list-style-type: none"> <li>✓ 3-4 beds, 2.5-3.5 baths</li> <li>✓ HOA—courier, dry cleaning, landscaping, street cleaning, trash pickup</li> </ul>
Play	<ul style="list-style-type: none"> <li>✓ In a largest Crystal Lagoon Master community in TX</li> <li>✓ Trails, green area, play area, dog park, Abundance of restaurants and shops nearby</li> </ul>
growth potential	<ul style="list-style-type: none"> <li>✓ fast population and jobs growth drive property value</li> </ul>



# Lago Mar - Under Construction







Showroom  
case 1







Showroom  
Case 2





Showroom  
Case 3





# Management Team



**Bin Wan**  
CFO & Co-Founder



**Charlie Tipton**  
Regional Manager  
Construction



**Charles (Tre') F. Dibrell III**  
Director, Land  
Development Dallas



**Cliff Stephenson**  
Director of Service  
TBD Management LLC



**Danting Li**  
COO & Co-Founder



**Jeanette Rogers**  
Community Manager  
TBD Management LLC



**Jody Boyd**  
Director of Land  
Acquisition Dallas



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Public Relations &  
Branding



**Kyle Spicer**  
Senior Vice President  
Austin & San Antonio Division



**Lisa Kennedy**  
Regional Director  
TBD Management LLC

# Management Team



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Senior Director  
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**Sky Usher**  
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**Stephen Graves**  
Regional Manager  
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**Ting Qiao**  
CEO & Co-Founder



**Yao Yao, CFA**  
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Finance & Accounting



**Yina Chi**  
Senior Director Design



**Fowler Knight**  
VP of HR



**Lisa Clark SVP**  
Land Development



**Binh Ngo**  
VP of construction



**Kristina Chervenka**  
VP of Operation







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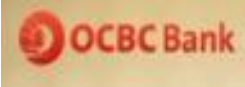
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