

# Troy, TX 70-Lot Investment Opportunity

Fully Entitled Finished Lots • High Demand • Secured Returns



# Problem & Opportunity

## The Problem

The developer must exit quickly due to a large builder's contract cancellations, leaving 70 fully entitled lots available.

There is a scarcity of finished lots for small builders, who are squeezed out by national developers.

## The Opportunity

Strong buyer demand is driven by rapid population growth near Waco and Troy.

Zero-down USDA financing makes \$250k-300k homes accessible, creating massive demand for affordable housing.



# Market & Demand Drivers



## Rapid Growth

Troy's population has more than doubled in two decades and continues to accelerate.



## Housing Deficit

Central Texas faces a shortage of 300k+ homes; even with rising permits, supply lags demand.



## Affordable Path

USDA loans offer 100% financing, driving absorption of entry-level homes.



# The Enclave of Troy – Site Overview



Fully developed Phase 1 lots



Surrounding acreage under contract



Planned roads & utilities installed



Growth corridor between Waco & Temple

Google Maps Location: [View Site Location](#)

Local Comps: [Market Analysis Portal](#)

# Investment Strategy



## Pre-sell to Builder

Secure builder commitment



## Acquire Lots

Purchase finished lots



## Deed over to builder

Grant first-lien deed of trust



## Construction Loan

Builder uses lot as down payment



## Build Homes

Complete construction



## Sell Homes

Close with buyers



## Profit Share

Distribute returns



# Overall Investment Economics – Entire 70-Lot Project

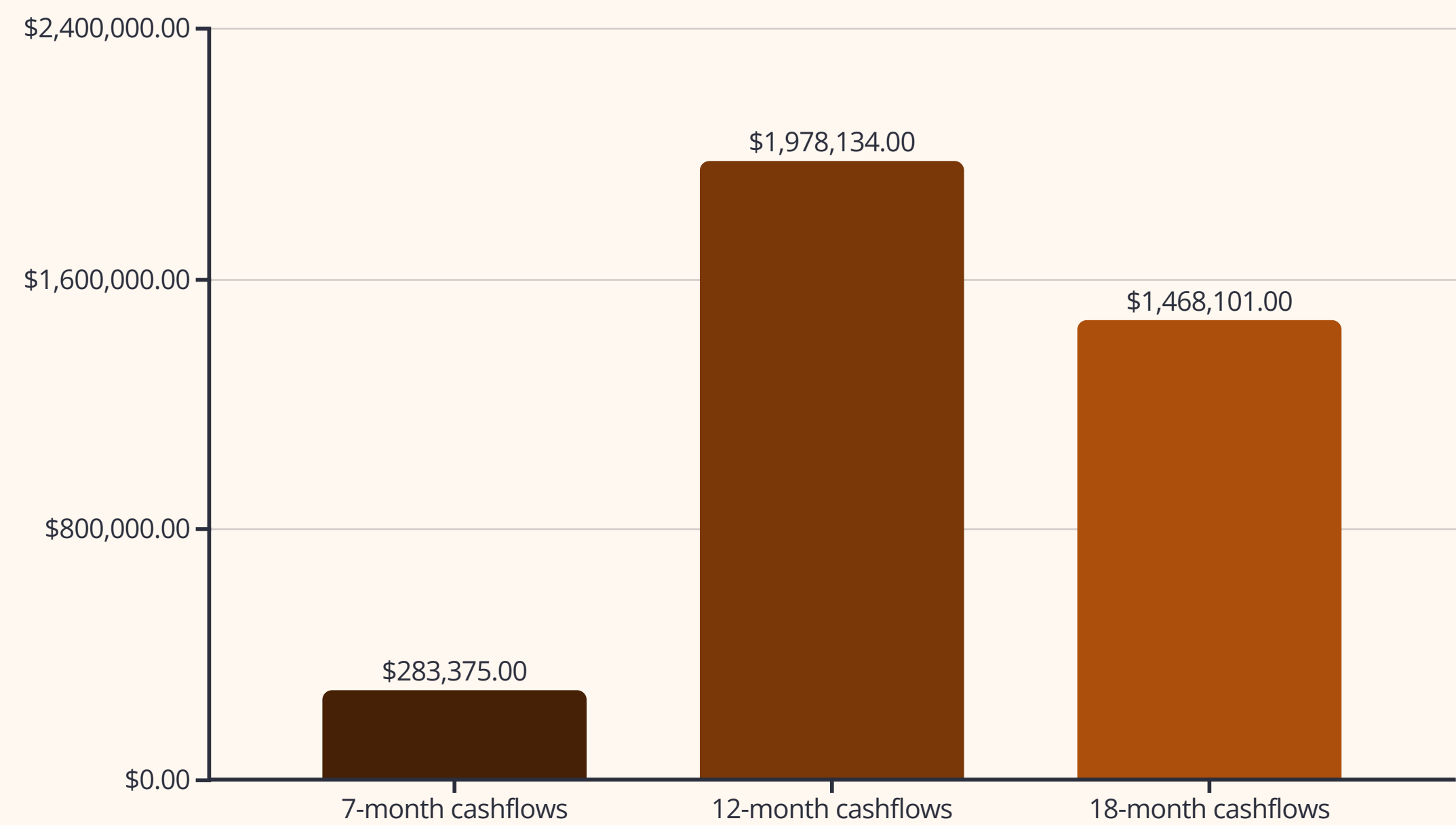
## Key Project Metrics

- Total Lots: 70
- **Capital Raised: \$3,175,000**
- Lot Cost per Lot: \$42,857
- Management Fee per Lot: \$2,500
- Total Raise per Lot: \$45,357
- **Investor Profit Share per Home: \$11,318.13**
- Total profit share: 35% of builder profit

## Global Returns (All 70 Lots)

- **Total Cash Back: \$3,729,610**
- **Total Profit: \$554,610**
- **Project Cash-on-Cash Return: 88%**
- **Target Annualized ROI (weighted): 20%**

## Projected Cashflows by Timeline



# Capital & Returns — Profit Participation Model

## Equity-Based Profit Share Structure

### Required Capital per Phase

Phase	Lots	Capital Required
Phase 1	20 lots	\$910,000
Phase 2	20 lots	\$910,000
Phase 3	20 lots	\$910,000
Phase 4	10 lots	\$455,000

**Total Capital for All 70 Lots: \$3,185,000**

### Investor Returns

#### Per-Lot

Profit Share per Home: \$11,318.13 (paid at closing)

Principal returned at closing when home sells

No monthly interest payments

#### Project-Level Summary

Total Cash Back: \$3,729,610

Total Profit: \$554,610

Cash-on-Cash Return: 88%

#### Per Phase Example (20-lot phase)

Total Investment: \$910,000

Total Cash Back: \$1,066,451

Target Annualized ROI: 20%

#### Per Phase Timing (Annualized ROI by Timeline):

- 7-month lots: 30% annual ROI

- 12-month lots: 17.5% annual ROI

- 18-month lots: 12% annual ROI

**Target Annualized ROI: 20%**

### Notes for Investors

- Investors receive 35% of builder profit at closing
- Principal and profit share both paid when each home sells
- Returns come entirely from profit participation

# How Investor Security Works

## Second-Position Lien

Eppler Capital holds a second-position lien on each individual lot.

## Deed Transfer Structure

Lot is purchased in Eppler Capital's name and deeded to the builder using a Texas-approved deed instrument.

## Guaranteed Lot Reimbursement ("Lock-Back")

Investor receives full reimbursement of the lot purchase price BEFORE any profit split.

## Builder Responsible for All Construction Loan Obligations

Builder pays:

- Interest on the construction loan
- Insurance
- Utilities
- Bank fees
- Permits
- Engineering
- All carrying & construction expenses

## No Sale Without Clearing the Lien

The home cannot be sold unless the investor's lien is cleared by the title company.



Lot is purchased in Eppler Capital's name



Eppler Capital deeds property to builder for construction loan (secured by deed of trust)



Builder constructs home (builder bears all costs)



Home sells → title company pays Eppler Capital first



Investor receives:

- Lot purchase reimbursement
- + 35% of Revenue



# How Profit Is Calculated – Full Transparency for Investors

- **One Deal, Three Documents:**

Each lot is secured with:

- One Deed of Trust
- One Promissory Note
- One Joint Venture Agreement

These outline all financial terms, roles, and responsibilities.

- **Builder Submits All Receipts Daily/Weekly**

During construction, the builder uploads every receipt, including:

- Labor
- Materials
- Subcontractors
- Engineering/permits
- Utility/interest payments

This ensures real-time cost tracking.

- **Backend Ledger for Each Lot**

Dedicated ledger per lot, tracking:

- Construction expenses
- Lot reimbursement
- Net profit calculation
- JV profit split (35% Revenue Share)

- **Profit Split Logic**

- Calculate total construction + selling costs
- Subtract from sale price to get Net Profit
- Investor receives:
  - 100% lot reimbursement (\$65,000), then
  - 35% of Net Profit (shared between investor (35%) & operator (65%))

- **100% Transparency**

Investors can request a full itemized accounting.



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Builder uploads receipts



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Backend ledger updates



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Net profit auto-calculates



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JV terms apply (lock-back + profit split)



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Investor receives payout at closing via title company

# Risks & Mitigation

## Market Slowdown

**Risk:** Demand softens or rates rise

**Mitigation:** Entry-level price points and USDA financing maintain accessibility

## Construction Delays

**Risk:** Builds run long

**Mitigation:** Using multiple small builders and staggered phases reduces timeline risk

## Builder Default

**Risk:** A builder fails to complete

**Mitigation:** Second-lien deeds and the ability to replace builders via title company escrow

## Financing Tightens

**Risk:** Banks reduce lending

**Mitigation:** Lots serve as down payment and builders have established local bank relationships



## Track Record & Team

1,400+

Real Estate Transactions

Completed in 6 years

400

Lot Development

Greensboro project with national builder

### Key Credentials

- Developer of a 400-lot Greensboro project with a national builder
- Established relationships with local banks and builders

### Security & Structure

- All deals closed through third-party title companies
- SPV is TLP Texas Land Holdings LLC

# Summary & Next Steps

## The Opportunity

01	02	03
70 finished lots, each acquired for \$45,357.	All lots are pre-sold to multiple small builders on the day of purchase, reducing execution risk through diversification.	Strong buyer demand driven by population growth and USDA 0% down financing, supporting stable absorption at the price point.
04	05	06
Investors receive 35% of builder profit at closing - no monthly interest payments.	At closing, investors receive \$11,318.13 profit participation per home plus the full \$45,357 principal payoff.	Per-lot total cashback: \$56,675.13
07	08	09
Investor returns: <ul style="list-style-type: none"><li>Cash-on-cash return: 88%</li><li>Blended annualized ROI across all 70 lots: 20%</li></ul>	Capital is secured by second-position deeds of trust on each individual lot, with all transactions handled through third-party title escrow.	Principal and profit share both paid when each home sells.

## Ready to Move Forward?

- Schedule a call with Craig to review the offering [here](#).
- Secure an allocation in Phase 1 or subsequent phases.





Secure Your Position

70 lots. Proven  
demand.

Exceptional  
returns.

This is a time-sensitive opportunity to participate in a fully entitled, pre-sold development with institutional-grade security and small-builder flexibility.

