



THE **JADE** RESIDENCES

at WATERFALL GLEN

2305 SOKOL COURT • DARIEN • IL

◆ INVESTMENT MEMORANDUM ◆

PRESENTED BY

LXG

**PROJADES**



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# NEW MULTI-FAMILY APARTMENT COMPLEX

LOCATION	SITE	FLOORS	APARTMENTS	PARKING
<b>DARIEN, IL</b>	<b>2.7</b> ACRES	<b>4</b> STORIES	<b>72</b> UNITS	<b>140</b> SPACES

The Jade Residences is a planned development in 2022 of a 72-unit modern multi-family luxury apartment complex on a 2.71-acre site at Highway 55 and Lemont Road in Darien IL. The site is only 30 minutes from Downtown Chicago and within an affluent neighborhood that boasts high household incomes, education levels and home values.

## INVESTMENT HIGHLIGHTS

TARGETED CASH-ON-CASH \*

**187** %

TARGETED IRR \*

**16.0** %

*\* The targeted Cash-on-Cash and IRR are projected based the sale of the property after a 48-month hold.*

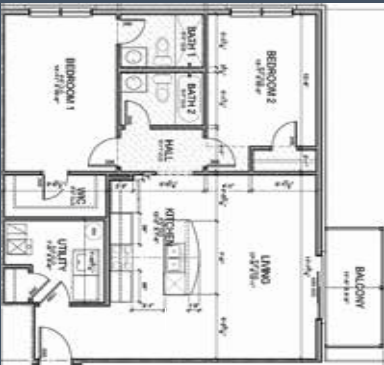






## UNIT A

16



-  | 2 BEDROOMS
-  | 2 BATHROOMS
-  | 1,054 SF

## UNIT B

23



-  | 1 BEDROOM
-  | 1 BATHROOM
-  | 741 SF

## UNIT C

16



-  | 2 BEDROOMS
-  | 2 BATHROOMS
-  | 1,112 SF



## UNIT D

7



-  | 2 BEDROOMS
-  | 2 BATHROOMS
-  | 1,100 SF

## UNIT E

3



-  | 2 BEDROOMS
-  | 2 BATHROOMS
-  | 1,314 SF

## UNIT F

3



-  | 2 BEDROOMS
-  | 2 BATHROOMS
-  | 1,366 SF

# THE PROPERTY | LOCATION



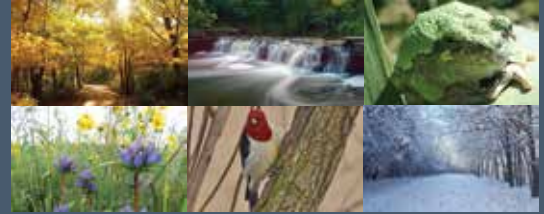
Darien is a desirable Chicagoland neighborhood having a resident base with demographics that are substantially stronger than the broader Chicago Land Market. The median household income within a 1-mile radius of the project is **\$90,904**, 66% higher than the metro average of \$49,300.

This affluence is driven by a labor force that is highly educated (60.4% bachelor's degree or higher; 81.5% white collar) and young (median age of 38). As a result, the median home value within the same 1-mile radius is **\$334,001**, 70% higher than the Chicago Metro; newly-constructed homes within a mile from the site are selling at well over \$700K, creating a barrier to homeownership and a 35% rentership rate in the area.

The community is located close to Hospitals, Schools, Malls, Restaurants, Shopping, Highways, Train Stations, Public Transport, Fortune 500 Government Agencies within 0.5 - 8 mile radius.

NEXT TO THE

## WATERFALL GLEN FOREST PRESERVE



Waterfall Glen offers gently rolling to hilly terrain with 11 miles of trails popular with hikers, bicyclists, horseback riders and cross-country skiers. It also offers fishing and an orienteering course, model airplane field and youth group campground.

"... among the best hiking experiences in Chicago ..."

INFO: [lxg.tiny.us/WG](http://lxg.tiny.us/WG)







Lemont-Bromberek CSD 113A's mission is to empower students to think critically and become productive, global citizens through innovative learning, collaborative communication and responsive citizenship.



Excellence in student learning that encourages engagement and critical thinking in all aspects of learning;

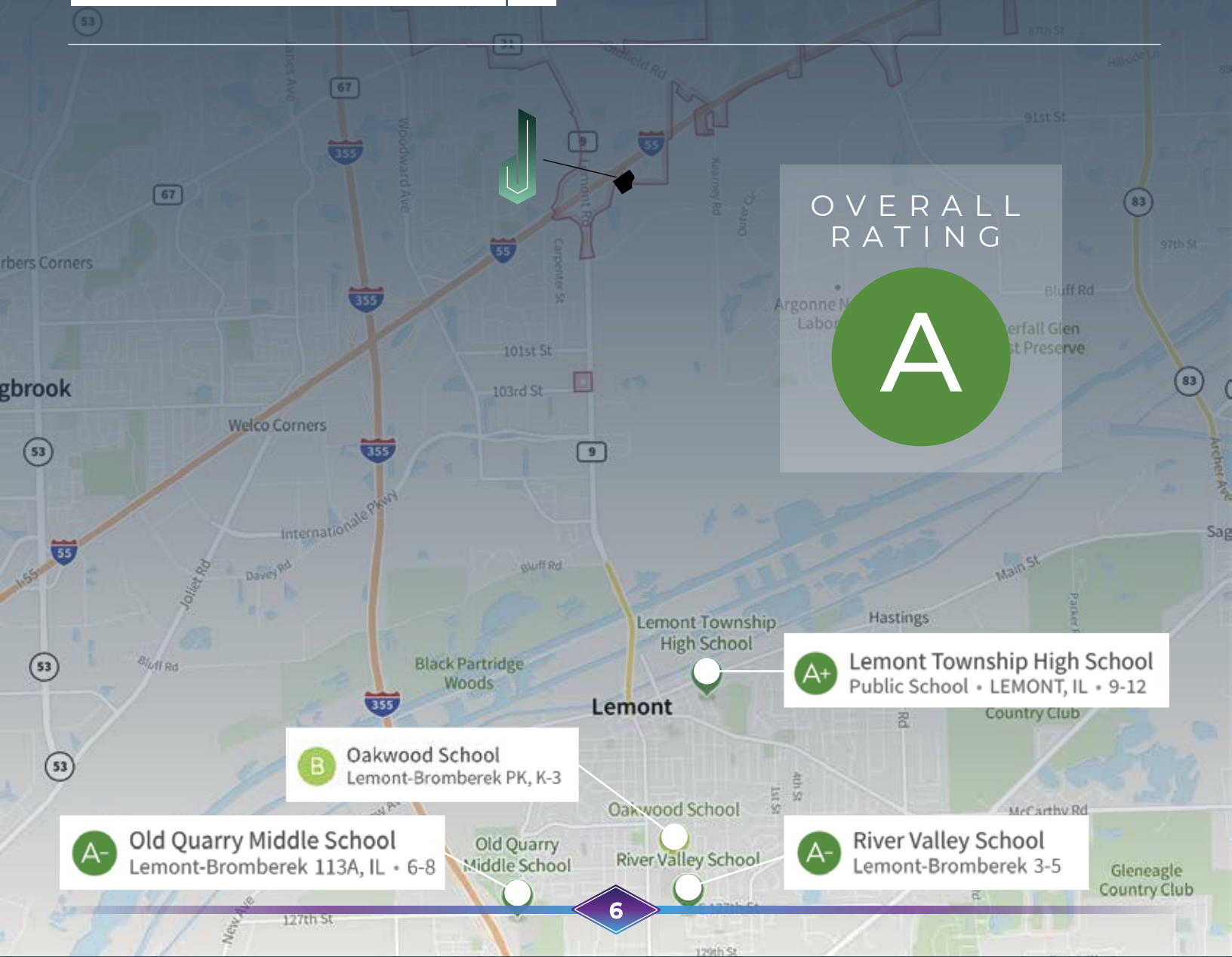
Professional, passionate, knowledgeable, and skillful staff who work in collaboration to provide a dynamic and rewarding learning experience for students;

Access to opportunities that removes barriers and leads to academic success;

Leadership by continually innovating and implementing best practices to move our district forward;

Fiscal responsibility to live within our means through efficient planning and monitoring;

A safe and nurturing environment that fosters spirit, loyalty, and pride through a sense of belonging;





## RETURN SUMMARY



## ACQUISITION SUMMARY

	\$	\$ per		
		RENTABLE SF	GROSS SF	UNIT
<b>TOTAL EQUITY</b>	<b>\$ 3.8 M</b>			
<b>TOTAL DEBT</b>	<b>\$ 11.5 M</b>			
<b>TOTAL ACQUISITION COST</b>	<b>\$ 15.3 M</b>			
Land Purchase Price	\$ 1,090,000	\$ 15.67	\$ 13.13	\$ 15,571
Construction Costs	\$ 12,250,000	\$ 176.14	\$ 147.59	\$ 175,000
Interest Reserve	\$ 600,000	\$ 8.63	\$ 7.23	\$ 8,571
Closing, Fees & Working Capital	\$ 1,360,000	\$ 19.56	\$ 16.39	\$ 19,429
<b>Total Acquisition Costs</b>	<b>\$ 15,300,000</b>	<b>\$ 220.00</b>	<b>\$ 184.34</b>	<b>\$ 218,571</b>
Debt	\$ 10,485,000	\$ 150.76	\$ 126.33	\$ 149,786
Mezz Debt	\$ 1,000,000	\$ 14.38	\$ 12.05	\$ 14,286
Equity	3,815,000	\$ 54.85	\$ 45.96	\$ 54,500

## FINANCIAL SUMMARY

	2022	2023	2024	2025	2026
<b>Rental Income</b>					
1 Bd/1 Bth	\$ -	\$ -	\$ 206,586	\$ 419,370	\$ 431,951
2 Bd/2 Bth	\$ -	\$ -	\$ 229,932	\$ 466,762	\$ 480,765
2 Bd/2 Bth	\$ -	\$ -	\$ 214,560	\$ 435,557	\$ 448,624
2 Bd/2 Bth	\$ -	\$ -	\$ 93,324	\$ 189,448	\$ 195,131
2 Bd/2 Bth	\$ -	\$ -	\$ 45,414	\$ 92,190	\$ 94,956
2 Bd/2 Bth	\$ -	\$ -	\$ 46,710	\$ 94,821	\$ 97,666
Effective Gross Income (EGI)	\$ -	\$ -	\$ 836,526	\$ 1,698,148	\$ 1,749,092
- Concessions (Free-Rent)	\$ -	\$ -	\$ (119,504)	\$ (53,317)	\$ (13,329)
- Vacancy Loss	\$ -	\$ -	\$ (209,132)	\$ (147,388)	\$ (131,454)
- Bad Debt	\$ -	\$ -	\$ (25,395)	\$ (74,872)	\$ (80,215)
<b>Net Rental Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 482,496</b>	<b>\$ 1,422,571</b>	<b>\$ 1,524,093</b>
Occupancy		0%	38%	91%	92%
<b>Other Income</b>					
Ratio Utility Billing System (RUBS)	\$ -	\$ -	\$ 12,600	\$ 30,640	\$ 30,960
Other Income	\$ -	\$ -	\$ 12,600	\$ 30,640	\$ 30,960
Parking Income	\$ -	\$ -	\$ 12,600	\$ 30,640	\$ 30,960
<b>Effective Gross Income (EGI)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 520,296</b>	<b>\$ 1,514,491</b>	<b>\$ 1,616,973</b>
<b>Operating Expenses</b>					
Utilities	\$ -	\$ -	\$ 21,000	\$ 51,819	\$ 53,939
Admin & General	\$ -	\$ -	\$ 15,750	\$ 38,864	\$ 40,454
Payroll	\$ -	\$ -	\$ 42,000	\$ 103,637	\$ 107,878
Repairs & Maintenance	\$ -	\$ -	\$ 10,500	\$ 25,909	\$ 26,970
Contract Services	\$ -	\$ -	\$ 14,438	\$ 35,625	\$ 37,083
Advertising	\$ -	\$ -	\$ 7,875	\$ 19,432	\$ 20,227
Make Ready Costs	\$ -	\$ -	\$ 3,938	\$ 9,716	\$ 10,114
Management Fees	\$ -	\$ -	\$ 26,015	\$ 75,725	\$ 80,849
Insurance	\$ -	\$ -	\$ 11,250	\$ 27,760	\$ 28,896
Property Taxes	\$ -	\$ -	\$ 112,500	\$ 277,600	\$ 288,959
<b>Total Operating Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 265,265</b>	<b>\$ 666,087</b>	<b>\$ 695,368</b>
<b>Net Operating Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 255,031</b>	<b>\$ 848,403</b>	<b>\$ 921,605</b>
NOI Margin	0%	0%	49%	56%	57%
Asset Management Fees	\$ 3,179	\$ 38,150	\$ 38,150	\$ 38,150	\$ 38,150
<b>Cash Available Before Debt Service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 235,956</b>	<b>\$ 810,253</b>	<b>\$ 883,455</b>
Debt Payment After Opening	\$ -	\$ -	\$ 242,473	\$ 673,361	\$ 658,360
Mezz Debt Payment After Opening	\$ -	\$ -	\$ 60,000	\$ 120,000	\$ 120,000
<b>Total Debt Service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 302,473</b>	<b>\$ 793,361</b>	<b>\$ 778,360</b>
Proceeds from Sale	\$ -	\$ -	\$ -	\$ -	\$ 7,040,419
<b>Total Cash Flow</b>	<b>\$ (3,815,000)</b>	<b>\$ -</b>	<b>\$ (66,517)</b>	<b>\$ 16,892</b>	<b>\$ 7,145,514</b>
CF Distribution After Split	\$ 3,815,000	\$ -	\$ -	\$ -	\$ -
<b>Distribution to LPs</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,892</b>	<b>\$ 6,888,140</b>



## LEASE COMPARABLES

- ★ **BOULEVARD AT CENTRAL STATION**  
6701-6723 SOUTH STREET, TINLEY PARK, IL 60477
- A** **ORLAND RIDGE TOWNHOMES AND VILLAS**  
9414 TRILLIUM LANE, ORLAND PARK, IL 60487
- B** **NINETYSEVEN ON THE PARK**  
9750 CRESCENT PARK CIRCLE, ORLAND PARK, IL 60462
- C** **THE RESIDENCES OF ORLAND PARK CROSSING**  
9510 140TH STREET, ORLAND PARK, IL 60462
- D** **UPTOWN LAGRANGE APARTMENTS**  
31 E OGDEN AVENUE, LA GRANGE, IL 60525
- E** **HIGHLAND RIDGE**  
14158 S HILLTOP LANE, LOCKPORT, IL 60441

**A** **ORLAND RIDGE TOWNHOMES AND VILLAS**  
9414 TRILLIUM LN, ORLAND PARK, IL 60487

**NUMBER OF UNITS** 294  
**YEAR BUILT** 2020

**AMENITIES/FEATURES** UNITS FEATURE BLENDING FLOORING, GRANITE COUNTERTOPS, DROP PENDANT LIGHTING, MODERN CROWN TOP, PREMIER FINISHES, STAINLESS STEEL APPLIANCES, AND WINE REFRIGERATOR AND CUPBOARD. ORLAND RIDGE HOUSES WILL FEATURE AN INDOOR RESIDENT LOUNGE, OUTDOOR POOL WITH OUTSIDE LOUNGE COMPLETE WITH BBQ, SEATING AND FIRE PIT, BUSINESS CENTER, FITNESS CENTER, PICKLEBALL COURTS, AND A PET SPA FOR YOUR FOUR-LEGGED FRIEND.

UNIT TYPE	AVERAGE SF	LOW RENT	HIGH RENT	AVERAGE RENT	RENT/SF
1 BR/1 BATH	1,205	\$2,295	\$2,295	\$2,295	\$1.91
2 BR/2 BATH	1,332	\$2,420	\$2,420	\$2,420	\$1.82

**B** **NINETYSEVEN ON THE PARK**  
9750 CRESCENT PARK CIR, ORLAND PARK, IL 60462

**NUMBER OF UNITS** 235  
**YEAR BUILT** 2013

**AMENITIES/FEATURES** PROPERTY FEATURES SWIMMING POOL AND CLUBHOUSE, PEY PLAY AND LAND WASHING STATION, CAR WASHING STATION, LOUNGE, BREAKFAST AND COFFEE CONCIERGE, ELEVATOR, FITNESS CENTER, GYM, ROOM, METAL CENTER AND MOVIE THEATER ROOM, SANDERS AND GRILLING AREAS. UNITS FEATURE WASH AND DRY IN UNIT OR HOOD UP BLUETOOTH SOUND SYSTEM, WALK IN CLOSET, GRANITE COUNTERTOPS AND HARDWOOD FLOORS.

UNIT TYPE	AVERAGE SF	LOW RENT	HIGH RENT	AVERAGE RENT	RENT/SF
1 BR/1 BATH	777	\$1,660	\$1,670	\$1,665	\$2.14
2 BR/2 BATH	1,266	\$2,090	\$2,330	\$2,210	\$1.75

**C** **THE RESIDENCES OF ORLAND PARK CROSSING**  
9510 140TH STREET, ORLAND PARK, IL 60462

**NUMBER OF UNITS** 228  
**YEAR BUILT** 2016

**AMENITIES/FEATURES** UNITS FEATURE 9 FOOT CEILING, AMPLE CLOSET, ATTACHED GARAGE, GRANITE COUNTERTOPS, PREMIUM PLANK FLOORING, STAINLESS STEEL APPLIANCES, AMENITY WALK-OUT, CLUBROOM, COMMUNITY ROOM, STORAGE, COMPLIMENTARY COFFEE, GRILLING STATION, OUTDOOR OWNERS' POOL, TABLE TENNIS ROOM, SWIMMING POOL, AND FITNESS CENTER.

UNIT TYPE	AVERAGE SF	LOW RENT	HIGH RENT	AVERAGE RENT	RENT/SF
1 BR/1 BATH	843	\$2,419	\$2,539	\$2,516	\$2.98
2 BR/1 BATH	860	\$2,429	\$2,429	\$2,429	\$2.76
2 BR/2 BATH	1,290	\$2,362	\$2,642	\$2,602	\$2.02
3 BR/2.5 BATH	1,847	\$3,355	\$3,550	\$3,453	\$1.87

**D** **UPTOWN LAGRANGE APARTMENTS**  
31 E OGDEN AVE, LA GRANGE, IL 60525

**NUMBER OF UNITS** 254  
**YEAR BUILT** 2017

**AMENITIES/FEATURES** FITNESS CENTER, DOG PARK, POOL, CLUBHOUSE, CONTROLLED ACCESS MAINTENANCE AND MANAGEMENT OFFICE, PET WASHING STATION, CORPORATE SUITES, SPA, PICKLEBALL AND BASKETBALL, TENNIS AND VOLLEYBALL COURTS.

UNIT TYPE	AVERAGE SF	LOW RENT	HIGH RENT	AVERAGE RENT	RENT/SF
1 BR/1 BATH	754	\$1,865	\$2,160	\$2,033	\$2.69
2 BR/2 BATH	1,200	\$1,972	\$1,972	\$2,467	\$2.06
3 BR/2 BATH	1,589	\$4,175	\$4,433	\$2,469	\$1.55

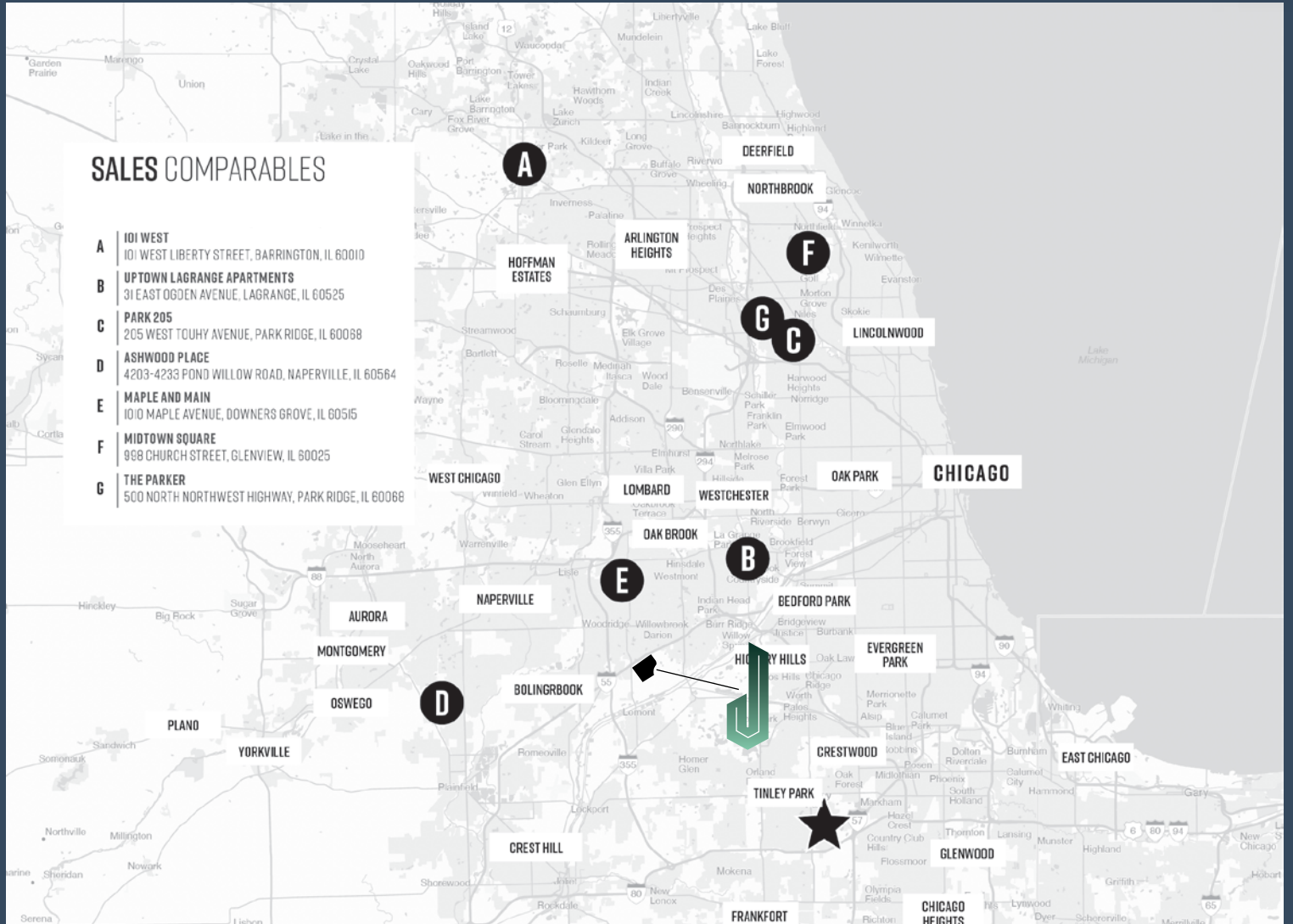
**E** **HIGHLAND RIDGE**  
14158 S HILLTOP LN, LOCKPORT, IL

**NUMBER OF UNITS** 240  
**YEAR BUILT** 2017

**AMENITIES/FEATURES** UNITS FEATURE STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS IN UNIT LAUNDRY, AMENITIES INCLUDE SWIMMING POOL, SUN DECK, FITNESS CENTER, YOGA ROOM, DOG PARK, CLUBHOUSE, SOCIAL LOUNGE, THEATER ROOM.

UNIT TYPE	AVERAGE SF	LOW RENT	HIGH RENT	AVERAGE RENT	RENT/SF
1 BR/1 BATH	820	\$1,552	\$1,640	\$1,596	\$1.95
2 BR/1 BATH	1,164	\$1,951	\$2,205	\$2,078	\$1.74





## SALES COMPARABLES

- A** **101 WEST**  
101 WEST LIBERTY STREET, BARRINGTON, IL 60010
- B** **UPTOWN LAGRANGE APARTMENTS**  
31 EAST OGDEN AVENUE, LAGRANGE, IL 60525
- C** **PARK 205**  
205 WEST TOUHY AVENUE, PARK RIDGE, IL 60068
- D** **ASHWOOD PLACE**  
4203-4233 POND WILLOW ROAD, NAPERVILLE, IL 60564
- E** **MAPLE AND MAIN**  
1010 MAPLE AVENUE, DOWNERS GROVE, IL 60515
- F** **MIDTOWN SQUARE**  
988 CHURCH STREET, GLENVIEW, IL 60025
- G** **THE PARKER**  
500 NORTH NORTHWEST HIGHWAY, PARK RIDGE, IL 60068

**A** **101 WEST**  
101 WEST LIBERTY STREET, BARRINGTON, IL 60010

COE	6/15/10
NUMBER OF UNITS	64
YEAR BUILT/RENOVATED	2008
SP	80,000

**PROPERTY FEATURES** SWIMMING POOL, SUNDECK, FITNESS CENTER, FITNESS CENTER, COMMUNITY CENTER, AND HOIST TOP TERRACE.

**AMENITIES/FEATURES** INDOOR GARAGE PARKING

PRICE	\$20,750,000
PRICE PER UNIT	\$324,375
PRICE PER SF	\$240.83
CAP RATE	-
GRM	-
UNIT MIX	52 1/2 BR 1 BATH 12 1/2 BR 2 BATH

**C** **PARK 205**  
205 WEST TOUHY AVENUE, PARK RIDGE, IL 60068

COE	5/10/10
NUMBER OF UNITS	40
YEAR BUILT/RENOVATED	2008
SP	208,370

**PROPERTY FEATURES** SWIMMING POOL, SUNDECK, FITNESS CENTER, BICYCLE STORAGE, BIKES & BAR AREA IN UNIT, LAUNDRY AND NICKED GARAGE PARKING.

**AMENITIES/FEATURES**

PRICE	\$46,750,000
PRICE PER UNIT	\$1,168,750
PRICE PER SF	\$224.95
CAP RATE	4.20%
GRM	-
UNIT MIX	60 1/2 BR 1 BATH 12 1/2 BR 2 BATH 3 1/2 BR 2 BATH

**E** **MAPLE AND MAIN**  
100 MAPLE AVENUE, DOWNERS GROVE, IL 60515

COE	10/16/10
NUMBER OF UNITS	40
YEAR BUILT/RENOVATED	2008
SP	80,000

**PROPERTY FEATURES** SWIMMING POOL, SUNDECK, FITNESS CENTER, BICYCLE STORAGE, HOIST TOP TERRACE, LOUNGE, CLUB ROOM, AND ON SITE RESTAURANT.

**AMENITIES/FEATURES**

PRICE	\$44,000,000
PRICE PER UNIT	\$1,100,000
PRICE PER SF	\$448.58
CAP RATE	-
GRM	-
UNIT MIX	34 1/2 BR 1 BATH 3 1/2 BR 2 BATH 3 1/2 BR 2 BATH

**G** **THE PARKER**  
500 NORTH NORTHWEST HIGHWAY, PARK RIDGE, IL 60068

COE	5/30/10
NUMBER OF UNITS	46
YEAR BUILT/RENOVATED	2008
SP	83,440

**PROPERTY FEATURES** SWIMMING POOL, SUNDECK, FITNESS CENTER, COMMUNITY CENTER, AND HOIST TOP TERRACE.

**AMENITIES/FEATURES** INDOOR GARAGE PARKING AND OUTDOOR GRILL PHOTO.

PRICE	\$8,576,000
PRICE PER UNIT	\$184,261
PRICE PER SF	\$237.74
CAP RATE	5.20%
GRM	-
UNIT MIX	46 2 BR 1 BATH

**B** **UPTOWN LAGRANGE APARTMENTS**  
31 EAST OGDEN AVENUE, LAGRANGE, IL 60525

COE	10/10/10
NUMBER OF UNITS	254
YEAR BUILT/RENOVATED	2017
SP	208,300

**PROPERTY FEATURES** SWIMMING POOL, SUNDECK, FITNESS CENTER, CLUBHOUSE, CONFERENCE CENTER, ROOFTOP TERRACE, IN-UNIT LAUNDRY AND GARAGE PARKING.

**AMENITIES/FEATURES**

PRICE	\$88,377,500
PRICE PER UNIT	\$348,000
PRICE PER SF	\$428.67
CAP RATE	-
GRM	-
UNIT MIX	131 0 BR 1 BATH 64 0 BR 1 BATH 94 0 BR 2 BATH 9 0 BR 2 BATH

**D** **ASHWOOD PLACE**  
4203-4233 POND WILLOW ROAD, NAPERVILLE, IL 60564

COE	10/10/10
NUMBER OF UNITS	40
YEAR BUILT/RENOVATED	2008
SP	40,000

**PROPERTY FEATURES** ATTACHED GARAGE IN UNIT, LAUNDRY AND TOWNHOMES STYLE UNITS.

**AMENITIES/FEATURES**

PRICE	\$8,500,000
PRICE PER UNIT	\$212,500
PRICE PER SF	\$286.46
CAP RATE	4.70%
GRM	-
UNIT MIX	80 2 BR 2 BATH TOWNHOMES

**F** **MIDTOWN SQUARE**  
988 CHURCH STREET, GLENVIEW, IL 60025

COE	5/24/10
NUMBER OF UNITS	108
YEAR BUILT/RENOVATED	2014
SP	95,000

**PROPERTY FEATURES** SWIMMING POOL, SUNDECK, FITNESS CENTER, CLUBHOUSE, FITNESS CENTER, LAUNDRY FACILITIES, AND ON SITE MAINTENANCE AND PROPERTY MANAGEMENT.

**AMENITIES/FEATURES**

PRICE	\$48,000,000
PRICE PER UNIT	\$444,444
PRICE PER SF	\$223.95
CAP RATE	-
GRM	-
UNIT MIX	61 1 BR 1 BATH 31 2 BR 1 BATH



CONSTRUCTION

STABILIZATION

SALE

2023

2024

2025

2026

2027

BREAK  
GROUND

CONSTRUCTION  
COMPLETE

INVESTOR  
DISTRIBUTION

## THE DESIGN - BUILD PROCESS



### ONE-STOP-SHOP APPROACH

Having one experienced firm deploy all facets of project design and development gives you more decision-making power, reduces overall project costs, accelerates schedules, reduces waste and generates improved overall efficiency and value. From site selection to project completion, we provide a smooth and trusted process that allows you to utilize your time and resources most effectively.



Our team of engineers, project managers, and architects survey your proposed commercial site and provide insight into anticipated challenges, projected budgets, and potential unforeseen costs. We arm you with valuable data that is essential in negotiations whether you are leasing or purchasing the property. Earlier integration means more accurate budgeting from day one.



### SITE SELECTION ASSISTANCE



### DESIGN & PERMITTING

Our licensed architecture division provides expert consultation from project start to turnover based on your needs. Our team performs all design duties including architectural, mechanical, plumbing, electrical, civil, and structural design as well as permitting, expediting, interior design, material and equipment selection, décor design, and in-field value engineering.



Our project management team serves as your single point of contact as they coordinate the design and architecture team while simultaneously pricing the project in real-time with our multiple licensed and vetted sub-vendors. With this approach we drive competitive and accurate project development costs while still in the final design phase, allowing opportunities to value-engineer and fine-tune the budget before starting construction.

### PRE-CONSTRUCTION MANAGEMENT & PROJECT BUDGETING



### CONSTRUCTION MANAGEMENT & GENERAL CONTRACTING

Upon procuring building permits, our construction team provides you with a detailed project schedule with milestones and key dates. Your dedicated construction team including project managers, coordinators, site supervisors, and project accountants collaborate to complete the methodical construction and inspections process. Continuous quality control checks and safety measures are deployed during construction while providing you with constant updates and reports on project progress.



Upon completing construction, we schedule and pass all inspections to get your location open quickly for business! We work with all your internal vendors and teams to transition the site over to your operations. Our design and field teams coordinate with you and verify everything meets your standards and expectations. Our project expediting and accountants team completes all project paperwork providing you with warranty documents and after sales support information.



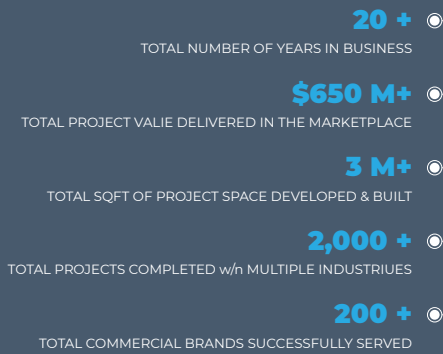
### CONSTRUCTION COMPLETION, TURNOVER, & CLOSEOUT







## COMMERCIAL DEVELOPMENT



Our foundational roots starting as Level Construction in 2005 have evolved into additional in-house competency verticals over the years – Level Development, Level Hospitality & Level Capital – supporting multiple industries, sectors and service areas. Today, all verticals are represented by our parent company, LXG.

LXG provides full-service national client solutions, including site selection & qualification, entitlements & feasibility, funding & acquisition, design & construction and sales & marketing. The distinctive advantage of specialized in-house domain verticals working in-concert provide our commercial partners a comprehensive and proven end-to-end experience in developing nationwide expansion points.

Our company structure provides the ability to quickly adjust with the client's growth strategy taking into account the ever changing CRE landscape while upholding our core principles – Trust, Transparency and Tenacity. With corporate offices located in Houston & Chicago, LXG is able to service clients nationwide.

## PROJADES

## RESIDENTIAL DEVELOPMENT



Our foundational roots started as a software development firm in early 2002, where we created an intelligent data-driven software application leveraging a vast number of data sources in early 2009 to pin point high value residential sites for investment, which accelerated the site selection and acquisition process. In addition, the software application further enabled systematic market, vendor & pricing analysis to quickly evaluate the appropriate investment strategy & approach. These collective capabilities provided our team the quick decision-making advantage based on data, which positioned us to build, own and manage 800+ properties and manage 2,200+ external properties.

Our company has been blessed with a continuum of a workforce of leaders with instinctual foresight, creative imagination and relentless courage to change the course of direction at key points along the way so that the company could remain competitive and continue to grow in a new verticals, including real estate. These accomplishments do not happen in silo - rather it takes a team of trusted and like-minded individuals, which we cherish and support everyday.