

625 AT PRAIRIE VIEW

A P A R T M E N T S

625 ELM ST. PRAIRIE VIEW, TX 77484

\$8,772,641

Total Net Operating Income (Phases 1 & 2)

6.5%

Cap Rate

\$134,963,708

Stabalized Value

Phase 1...

120 units (168 beds) completed July 2022. Opened August 2022, 100% occupied with current waiting list of over 150 students. Property is the only Class A Property in the market and is preferred housing among Prairie View A&M Students. The current Net Operating Income is \$1,676,998.

Phase 2...

Consists of 400 units (960 beds), with a planned completion of August 2025. The Projected Net Operating Income is \$7,095,643, to be stabilized in the year 2026. The estimated total Net Operating Income, combining Phases 1 and 2 for August 2026, is projected to be \$8,772,641.

Why we like this opportunity...

- Our tenant is the Texas A&M System with investment grade credit with a \$7.8 billion balance sheet
- Rent is paid bi-annually, 6 months in advance
- Prairie View A&M University is growing its student population from 9,300 students to 15,000 students by 2029
- Current demand for housing exceeds 3,000 beds and is projected to exceed 8,000 beds by 2029
- Students prefer our housing as opposed to the current on-campus housing



Investment Metrics

- **14% Preferred Rate of Return**
- **An additional 70% profit split, up to 2 times initial investment**
- **2.5 year hold period**
- **Minimum investment, \$25,000**

Sponsor

Charles Williams, owner and Managing Member of Pioneer Realty Capital, has been a nationwide Commercial Real Estate advisor advising clients on billions of dollars in real estate transactions. Mr. Williams also actively develops multifamily properties, townhomes, and sing family residential land lots

Pioneer Realty Capital is a Commercial Real Estate development company based out of Arlington, TX. We have over 20 years of experience. We focus on adding value to our communities and partners with thoroughly vetted Commercial Real Estate development projects, creative financing structures, and investment opportunities targeting above market returns.



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Call us for
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