

# HAYWORTH TANGLEWOOD, DST

1414 WOOD HOLLOW DR, HOUSTON, TX 77057



Fitness Center

## OFFERING DETAILS

Total Offering Price	\$125,886,957
Total Equity	\$77,886,957
Minimum Investment	\$50,000
Total Loan Amount	\$48,000,000
Loan-to-Value	38.13%

## TARGETED BENEFITS

- 2017 Pre-Inflation Built
- Class A: Modern, Luxury Amenities
- Income Tax-Free State
- Below Market Rental Rates
- Upscale Submarket

Source: Walker & Dunlop, 2021



Concierge Desk



Pool Cabanas



Ariel View

## PROPERTY PROFILE

Year Built	2017
Total Units	246
Net Rentable Area	351,002 SF
Average Unit Size	1,427 SF
Stories	8-Story Midrise





Sun Lounge



Fitness Center

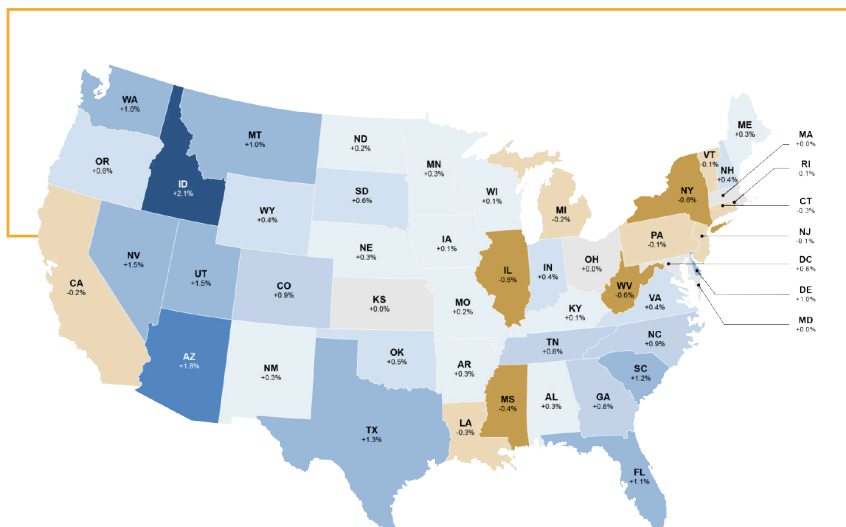


Drawing Room Coffee Station

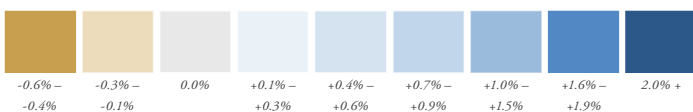
## WHY THE HAYWORTH

Versity believes pro-growth states that exhibited the least restrictive COVID lockdown policies will continue to attract population growth. According to the U.S. Census Texas is one of the primary destinations for those leaving progressive coastal states. We believe COVID restrictions played a role, however, a longer-term driver will continue to be Texas' income-tax-free pro-growth reputation.

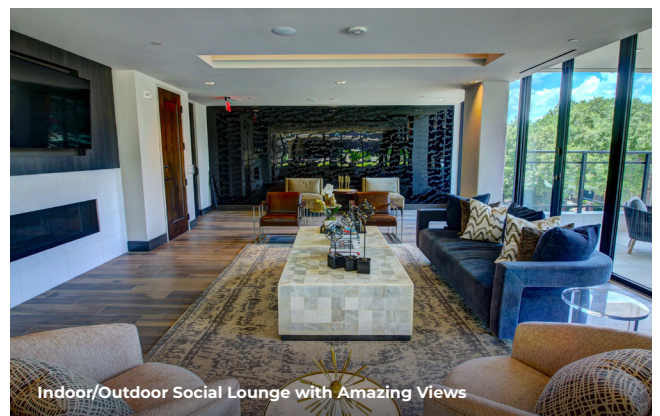
We believe the property is positioned for success over the coming 5 to 10 years due to a couple of factors. First, the property was built prior to the recent run-up in commodity and labor costs. We believe anything built today will likely cost more to produce, potentially resulting in higher rents to break even. This should benefit the entire market. Second, as the last of the lease-up concessions burn off the property has room to grow rents organically. At the time of purchase, The Hayworth had average rent per square foot of \$1.96 vs the market average of \$2.28. We feel both factors bode well for rent growth in one of the more highly coveted submarkets, Tanglewood.



The greatest population growth in the US has been in the Southeast, Southwest, and Northwest states. Through July, 69,500 people left California over the past 12 months for lower-cost states.



Source: <http://www.census.gov/library/visualizations/2021/dec/2020-percent-change-map.html>, US Census April 21, 2021



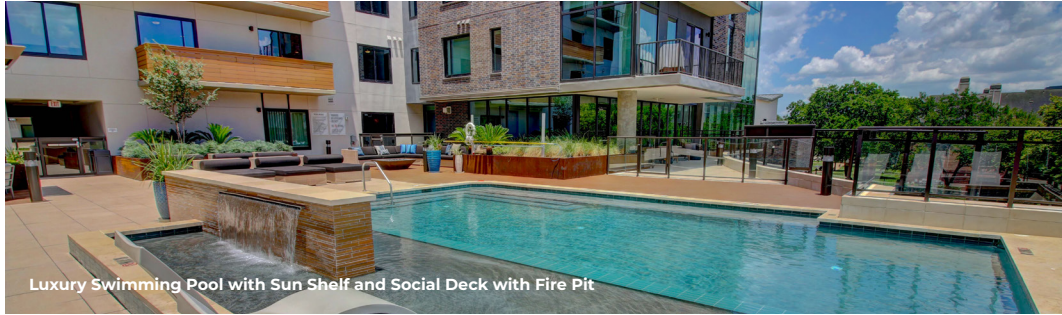
Indoor/Outdoor Social Lounge with Amazing Views



Outdoor Grilling Kitchen



## PROPERTY FEATURES



Luxury Swimming Pool with Sun Shelf and Social Deck with Fire Pit



Ceramic Tile Surround in Tub & Shower

### SOPHISTICATED INTERIORS (\*in select homes)

- Spacious Open Floor Plans
- 10' Ceilings with 8' Solid Core Interior Doors
- 3cm Quartz Kitchen Counter Tops
- Tile Kitchen Backsplashes
- Gas Cook Tops
- Built-in Wine Chillers\*
- Solar Shades
- Frameless Glass Showers
- Ceramic Tile Surround in Tub & Shower
- Powder Bathrooms\*
- Custom Built-In bookshelves, Art Niches or Office Nooks\*
- Private Balconies
- Hardwood in Living/Dining Areas & Carpet in Bedrooms
- Gourmet Kitchen Islands
- Stainless Steel Appliances
- 42" Custom Crafted Wood Cabinets
- Undermount Stainless Sinks
- 2cm Quartz Bathroom Counter Tops
- Oversized Soaking Tubs\*
- Framed Bathroom Mirrors
- Full-Sized Washer & Dryers
- Lighted Ceiling Fans in Den & Bedrooms

### MODERN AMENITIES

- Luxury Swimming Pool with Sun Shelf & Social Deck with Fire Pit
- Outdoor Grilling Kitchen & Terrace Seating
- Indoor/Outdoor Social Lounge with Amazing Views
- 2 Acre Private Park With Sand Volleyball Courts, Tennis Courts & Picnic Areas
- 24-Hour Athletic Center
- Executive Conference Center/Boardroom & Resident Business Center
- Uber Pick Up/Drop Off Station
- Apartment Butler Resident Services including Housekeeping & Dog Walking Services
- Private Dining Room
- Bike & Storage Room
- Pet Washing & Grooming Station
- Wrap & Craft Gallery (Gift Wrapping & Craft Room)
- Private Freight Elevator for Easy Moving Dry Cleaning Services



Indoor/Outdoor Social Lounge with Amazing Views



# HOUSTON / TANGLEWOOD

## UPTOWN BUSINESS DISTRICT

Source: Walker & Dunlop, 2021

1.4 BILLION Annual Sales

2.4 MILLION SF of Retail

30 MILLION Annual Visitors

700+ Retailers

## HOUSTON GALLERIA

#1 Shopping Destination in the Southern U.S.

3 miles from The Hayworth

The Galleria serves as the #1 shopping and tourist attraction in the Southwest United States. The Galleria recently expanded with a quarter billion dollar investment by adding a brand new Saks Fifth Avenue flagship store and converting the old store into 34 luxury retailers.

Source: Walker & Dunlop, 2021



Downtown Houston

## LOCAL SCHOOL RATINGS

A+

Kinkaid School

A+

Second Baptist School

B

Tanglewood Middle School

B

Briargrove Elementary School

Source: Walker & Dunlop, 2021



## UPTOWN/BUSINESS DISTRICT

26 Million  
SF of Office Space

2,000+  
Companies

11%  
Of Houston's Total  
Office Space

17<sup>th</sup>  
Largest Business  
District in U.S.

Source: Walker & Dunlop, 2021

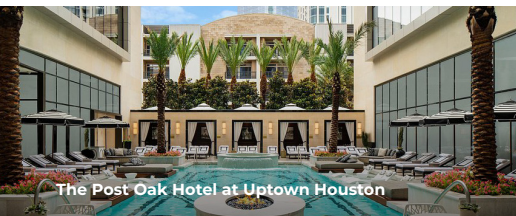
## MEMORIAL DISTRICT

3 Million  
SF of Office Space

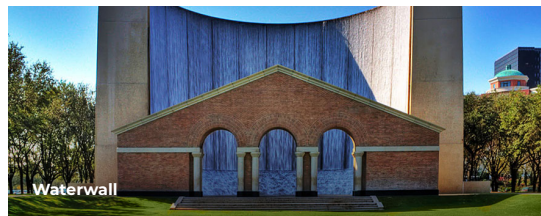
2<sup>nd</sup>  
Largest Medical Campus  
in the Houston Metro

48,000+  
Employees

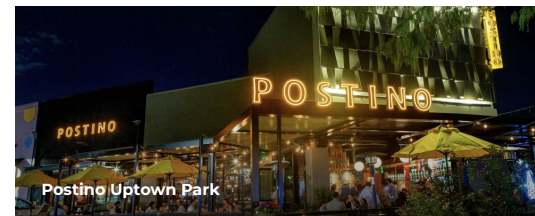
265  
Acres of Developed Real Estate  
Source: Walker & Dunlop, 2021



The Post Oak Hotel at Uptown Houston



Waterwall



Postino Uptown Park



Over \$1.65 Billion in assets under management

Over \$2 Billion in student housing acquisitions closed\*

Providing 1031 Exchange Solutions Since 2009\*\*

\*Includes offerings conducted under predecessor company, NBPPE. | \*\* Under the predecessor Nelson Brothers Professional Real Estate, the predecessor for NB Private Capital, Versity Investments, and Versity Invest.

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See Front Page

\*Versity, and its predecessors (Nelson Brothers Professional Real Estate, the predecessor for NB Private Capital, Versity Investments and Versity Invest) have been a member since 2020

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### Real Estate Risk Disclosure:

- There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.;
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments;
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities;
- Potential for foreclosure – All financed real estate investments have potential for foreclosure;
- Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. Private Placements are Speculative. There is no secondary market for these investments.
- Private placements carry a high degree of risk.
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions;
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits
- Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.