

Urban Lofts 2812-2818 Wingate Fort Worth, TX

www.arundelgroupllc.com





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Executive Summary

Unique Investment Opportunity in West 7th Entertainment District

- Off-market property in a prime location just 2 miles north of Texas Christian University.

Streamline Development Process

- Property purchase includes approved plans with permit approval.
- Project will start building on Day 1.
- Developer will be the builder, construction cost guaranteed.

JV Partnership Opportunity

- The Developer is offering a 50/50 split following investment repayment.
- The Developer is an experienced Engineer and General Contractor, will lead the project build and contribute over 20% of the required equity.
- The property will be actively marketed during construction using advanced 3D modeling by seasoned real estate agents specializing in this market.

Exit Strategy

- A sale or a refinance-and-hold approach ensures flexibility and optimized returns.
- The asset will be sold and/or refinanced ensuring a profitable exit.

Overview Area and Project

Arundel Group Holdings is poised to acquire a prime off-market infill property in the highly desired West 7th/University area of Fort Worth. This transaction includes approved and permitted plans, allowing construction to begin immediately upon closing.

The West 7th district is fast emerging as a vibrant hub for entertainment and urban living, rivaling the allure of Uptown Dallas. Residents and visitors enjoy access to a dynamic blend of cultural landmarks such as the Kimbell Art Museum, the Fort Worth Botanic Garden, and the famous Fort Worth Zoo. The area also boasts a thriving nightlife scene, with premier restaurants, bars, and boutique shopping destinations that define the modern Fort Worth lifestyle.

Situated just 2 miles from Texas Christian University, with proximity to both educational and entertainment venues, this development is perfectly positioned to meet the demands of those seeking convenience, culture, and connectivity.

Multiple sources including the Dallas Business Journal have noted the lack of available multi-family locations in this desired Fort Worth market. The opportunity not only for small family but VRBO and college student housing.

Opportunity

Off Market

The property is coming to the developers off market, eliminating broker fees as well as limiting the competition for buying the property.

Project is derisked in multiple ways

- Project is permitted. No entitlement Issues, No Waiting on Permitting.
- The Developer is the Contractor, therefore construction costs and Build time are controlled.
- Project is a single plat adding additional collateral to Lender and Investors.
- The Developer is providing Interest Reserve Eliminating Loan payments.
- Project can be converted to agency financing as an Alternative to Sales ensuring an exit at the top of the pricing budget.

Construction Services by highly experienced Engineer/Contractor

The in-house construction team consist of a team with 61 years of combined construction experience. Multiple trades will be self-performed.



The Project

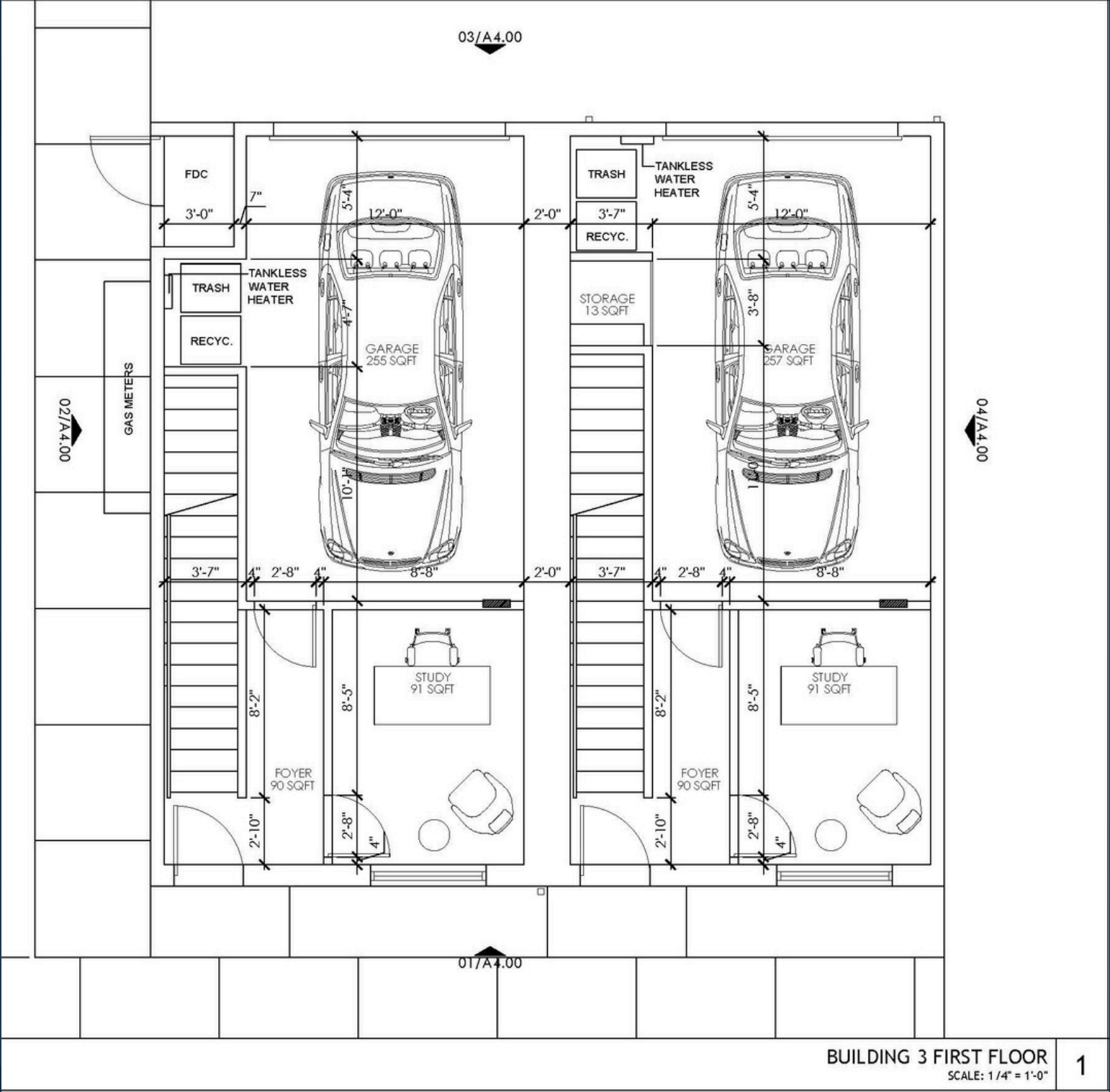


This project features 10 multi-story townhouses thoughtfully designed across a 14,000-square-foot footprint. Each unit offers 3 bedrooms, 2.5 baths, and a sophisticated blend of modern appliances and premium-quality fixtures, catering to discerning buyers and/or renters seeking comfort and style.

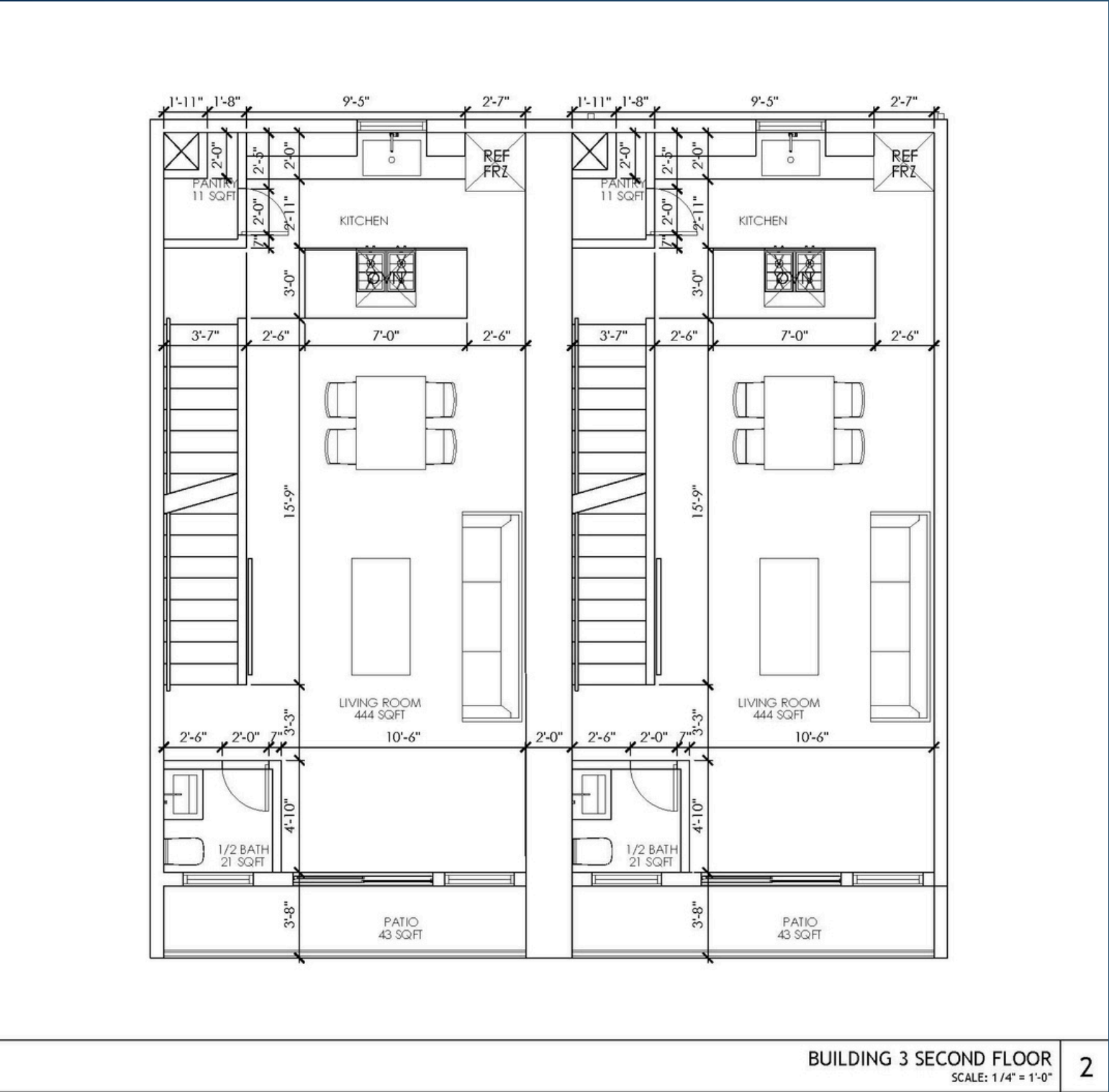
What truly sets this development apart is its one-of-a-kind rooftop experience. Each townhouse includes a rooftop kitchen equipped with a refrigerator, grill, and sink—perfect for outdoor entertaining facing Downtown Fort Worth. Buyers and/or renters can personalize their spaces with large outdoor TVs, creating the ideal setting for game-day gatherings or tranquil evenings under the clear Fort Worth sky.

Access to the rooftop leads through a stylish game room, complete with open air lounge, blending entertainment and elegance into an unparalleled urban living experience.

Floor 1 and 2 Layout

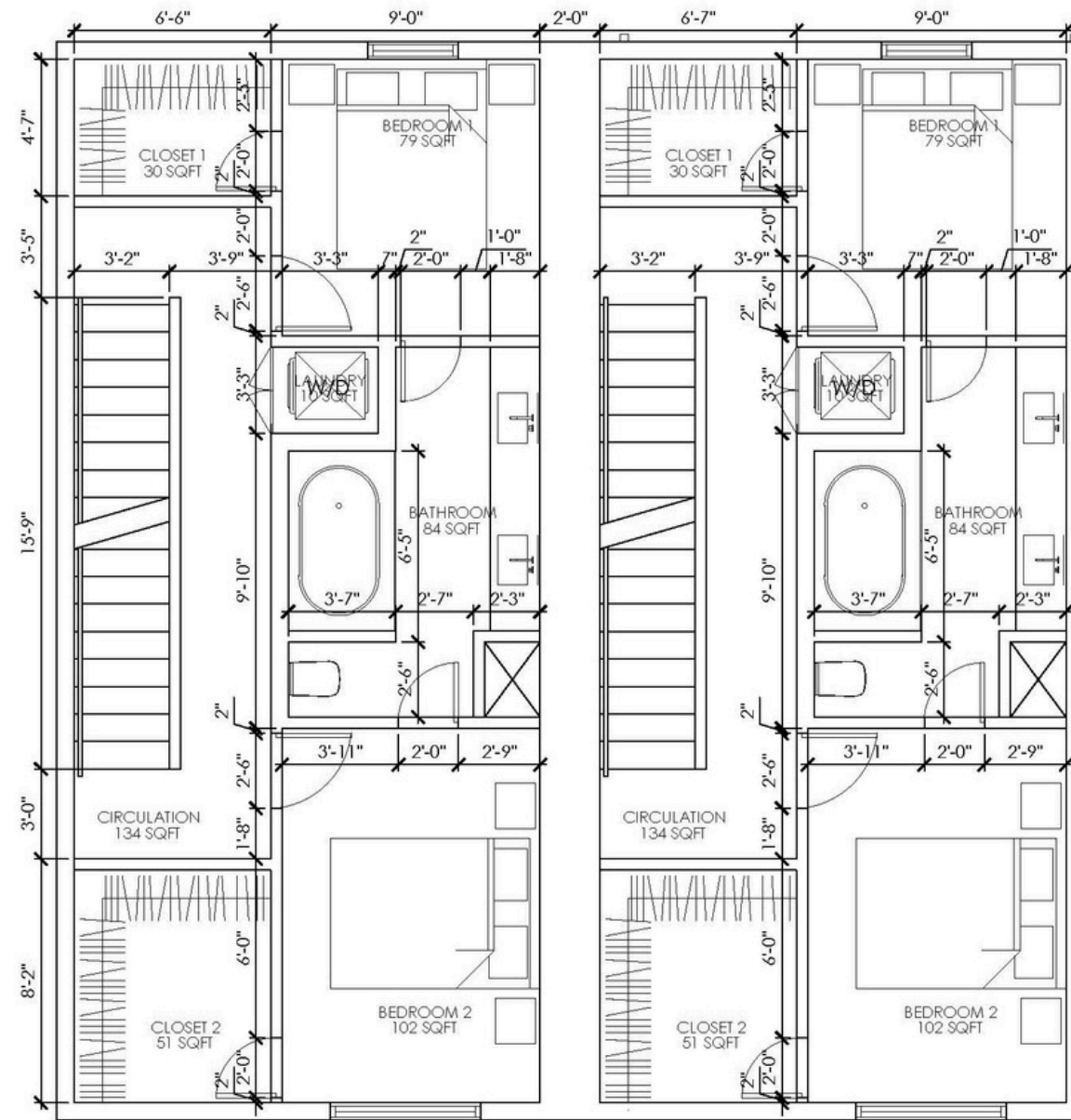


1st Floor



2nd Floor

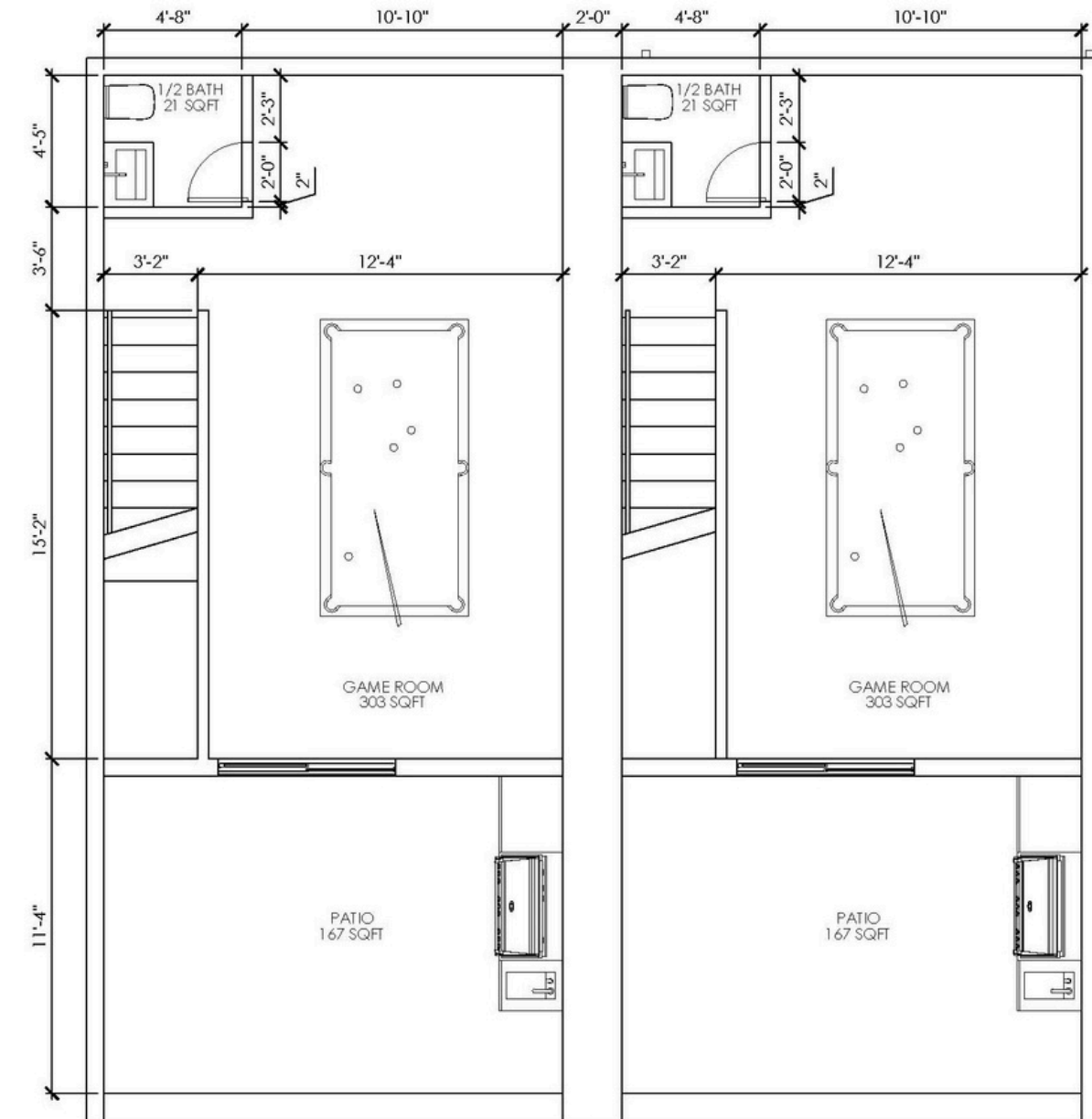
Floor 3 and 4 Layout



BUILDING 3 THIRD FLOOR
SCALE: 1/4" = 1'-0"

3

3rd Floor



BUILDING 3 ROOF DECK
SCALE: 1/4" = 1'-0"

4

4th Floor

The Neighborhood





Comparables

Location	Square Feet	Purchase Price
213 Carroll Street	2486 sqft	\$759,000
209 Carroll Street	2486 sqft	\$784,900
2817 Merrimac	2100 sqft	\$665,000
322 Templeton	2144 sqft	\$555,296
322 Templeton	2463 sqft	\$1,175,000
3701 West 5th Street	1885 sqft	\$669,000

Business Plan



- Close loan, equity and begin construction
- Construction timeline 14-15 months completed by the Developer's internal construction company.
- During construction Developer will evaluate project for sale or refinance into agency financing
- If Project is to be sold, 3D models of the property shall be created for use by professional realtors who are experts in the property's location and product type.
- The construction phase and the sales phase shall run concurrently. Upon completion of each unit, the closing shall occur allowing the debt loan to be eliminated.
- Upon the debt loan elimination, the equity investors shall receive return of capital first. Upon return of 100% of capital the remaining profit shall be split 50/50 between sponsor and investors.

Investment Highlights

Total Project Costs

- \$4,562,226: Complete project costs (including land purchase).
 - \$2,994,578: Construction costs.

Funding Breakdown

- \$3,575,000: Approved debt loan.
- \$987,226: Cash needed to close, covering:
 - Closing costs
 - Interest reserve
 - Acquisition fees
 - Prepaid insurance and taxes
- (\$233,687): Sponsor's contribution during closing and construction (23% of equity capital requirement).
- \$753,540: Equity capital raise required.

Anticipated Returns

- \$5,671,200: Anticipated total project revenue at 100% sale.
- Debt Payment: (\$3,575,000).
- Equity Repayment: (\$753,540).
- Other Costs: (\$146,516) (closing costs, realtor fees).
- Projected Profit: \$1,240,755.

Profit Distribution

- 50/50 Split:
 - Equity partner returns (repayment + profit): \$1,373,917.

Key Metrics

- IRR:
 - 16 months: 25%+
 - 12-14 months: 40%+
- Equity Multiple: 1.82x



Thank You!

Contact Us



Disclaimer



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