The Place at Mason Ranch

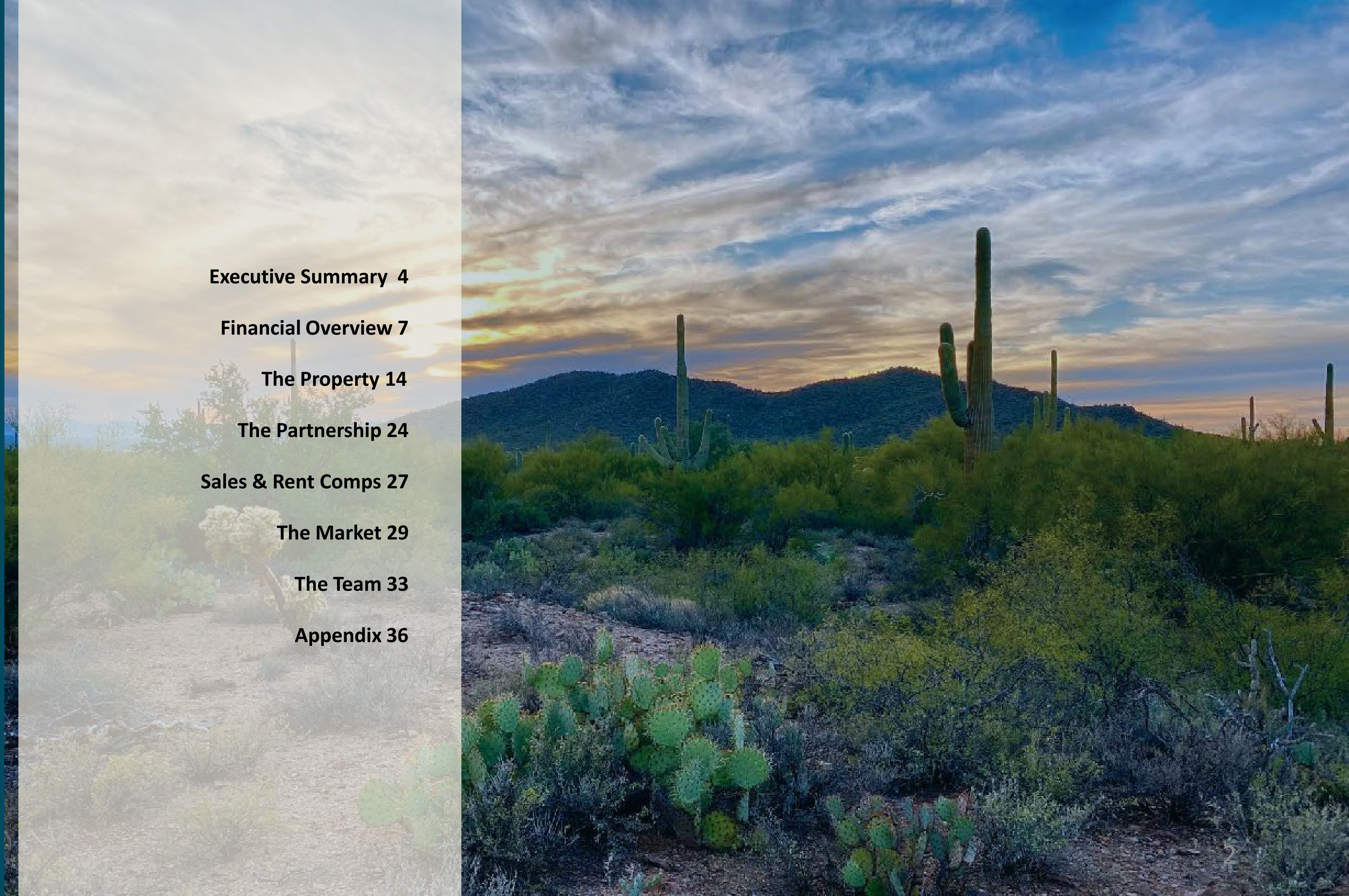
Class "A" Multifamily Development

312 Units Tucson, AZ

MC Companies

Business Plan

Table of Contents



The Disclaimer

The Disclaimer: This Investment Summary (the "Summary") accompanies a Confidential Private Placement Memorandum (the "Memorandum") describing an investment in The Place at Mason Ranch, LP (the "LP"). The terms of the offer of interests in the LP are described in the Memorandum and the exhibits to the Memorandum, including this Summary. Offers will only be made to accredited investors. An investment in the LP is speculative and subject to significant risks that are set forth in the Memorandum.

Forward Looking Statements: Certain information contained in this Business Plan constitutes "forward-looking statements," which reflect the LP's current beliefs and estimates of future economic circumstances. These statements can be identified by the use of forward-looking terminology, such as "may," "will," "seek," "should," "expect," "anticipate," "project", "estimate," "intend," "continue," or "believe" or the negatives thereof or other variations thereon or comparable terminology. The LP believes the estimates and assumptions in the forward-looking statements are reasonable. However, forward-looking statements are inherently uncertain. Due to various risks and uncertainties, actual events or results or the actual performance of the LP may differ materially from those reflected or contemplated in such forward- looking statements.

Risks: An investment in the LP will be a speculative investment and subject to significant risks.

Except to the extent required by applicable securities laws, the LP is not under any obligation to (and expressly disclaims any such obligation to) update its forward- looking statements, whether because of new information, future events, or otherwise. All statements contained in this Investment Summary are made only as of April 30 2024, the date this presentation was prepared.

PLEASE REVIEW THE RISK FACTOR SECTION OF THE MEMORANDUM FOR A MORE DETAILED DESCRIPTION OF THE RISKS THAT MAY BE INVOLVED WITH RESPECT TO AN INVESTMENT IN THE LP.

Foreign Investor Notice: Because of the burden of compliance with US regulations regarding foreign investment, MC Companies has decided that it will accept new investments only from persons and entities that are not subject to withholding or other requirements applicable to foreign investors under US tax law. This was a difficult decision, as we have developed wonderful relationships with numerous foreign investors. However, the cost of compliance is significant enough to affect the returns that are available to our investors.

A foreign investor may be able to satisfy our requirements by forming a multi- member Pass-Through Entity ("US Entity") in the US with other investors. However, before MC Companies accepts any investment from any such US Entity, MC Companies will require an opinion from a Certified Public Accountant or attorney licensed in the US, stating that the multi-member US Entity satisfies our requirements.

Please be aware that a single member LLC is a "disregarded entity" under relevant tax law and will not satisfy our requirements. Similarly, any US Entity where all ownership interests can be traced back to a single foreign person will not satisfy the requirements.

There may be other approaches that would allow a foreign investor to invest with us. It is also possible that any given approach would be unsuccessful or expensive – any investor will have to discuss possible strategies with its accountants and attorneys.

MC Companies and its affiliates do not provide tax, legal, or accounting advice. This material has been prepared for informational purposes only, and it is not intended to provide, and should not be relied on for, tax, legal, or accounting advice. You should consult your own tax, legal, and accounting advisors before engaging in any transaction.

TOTAL PROJECT COST
$86.97M

MINIMUM INVESTMENT
$100K

APARTMENT UNITS
312

AVERAGE UNIT SIZE
1,141

PROJECTED HOLD
8 Years

The Opportunity

PROPERTY TYPE

Class "A"

GROUND UP DEVELOPMENT

The Place at Mason Ranch is a new and strategic ground-up development project by MC Companies consisting of 312 units located in the Bear Canyon/Tanque Verde submarket of Tucson, Arizona. The Limited Partnership will raise $22,430,000 in equity for the development. Investors will receive a preferred return of 8-10% per annum, cumulative, non-compounded, which shall commence upon the closing of the Construction Loan, followed by (ii) a share of excess cash split 70-80% to the LP and 20-30% to GP.

Strong Market

The Tanque Verde submarket has seen low supply of multifamily communities compared to other submarkets in Tucson with ***only one property, totaling 35 units***, under construction within a 5-mile radius of Mason Ranch. Additionally, the median income within a one-mile radius ***is $88,224***, well above the $64,323 of the Tucson MSA.

Steady Occupancy and Increasing Rents

Per CBRE 3Q2023 Multifamily Report, occupancy rates in Tucson averaged 94.3% from 2017 to 2023; with average rent growth of ***$365/month since 2020***. With increased delta between home ownership and average rent costs, the demand for quality multifamily housing is expected to surpass supply.

Market Rental Rates

In the Tanque Verde submarket, there are only ***7 properties*** within a 3-mile radius that have been built in the last fifteen years and one within the last five years. The average per square foot rental rate for those properties currently sits at $1.76 psf. Our pro forma rents upon delivery sit at a ***conservative $1.69 psf***., showing downside protection upon lease-up.

Experienced Development Team

MC Companies has developed and constructed 20 projects totaling 3,641 units in Arizona over the last 30 years, and every investment has been successful regardless of market cycles.

Upscale Foothills Location

The Place at Mason Ranch is in beautiful Northeast Tucson in the foothills of the Catalina Mountains. Residents will be minutes away from grocery stores, eateries, and retail shopping . Local amenities include scenic Mt. Lemmon Highway, walking, hiking and biking trails.

The Property | Summary

Property Summary

The Property will consist of a garden style 312-unit apartment community with 22 buildings totaling 363,436 square feet. There are 6 different floor plans with a weighted average of 1,141 SF.

THE PLACE AT MASON RANCH

2945 and 2965 N Bear Canyon Rd.
Tucson, AZ 85749

Construction Start	November 2024
First Unit Delivered	March 2026
Construction Completion	November 2026
Gross Land Area (Acres)	19.96
Gross Building Area (SF)	363,436
Apartment Subtype	Garden Style
# of Stories	2
# of Buildings	22
# of Units	312
Average Unit Size (SF)	1,141
Weighted Average Rental Rate[1]	$2,050

1) Based on Proposed Rents Upon Lease Up.

Total Project Capitalization

Construction Loan

The Partnership is obtaining a construction loan for $49,550,000 or 57.0% loan-to-cost. The loan is expected to have an initial term of 42 months, with two 12-month extensions subject to meeting certain underwriting standards. The loan will have a floating interest rate estimated at an average of 8.00% over the term. The loan will be secured by a first deed of trust on the project.

Preferred Equity

The Partnership will obtain a Preferred Equity Line of Credit in the amount of $15,000,000. The Line will have a term of five years, and bear an annual interest rate of 13.5%. Interest on the line will accrue but not compound during the construction period. Upon refinance or sale, the Preferred Equity plus all accrued interest will be paid off before any distributions to the Limited Partners.

LP Equity

The Limited Partners will contribute $22,430,000 in LP Equity to the project. The minimum investment is $100,000. The LP's will receive a preferred return of 8-10% per annum (depending on Investment Class), accrued but not compounded. After the Construction Loan and the Preferred Equity is paid off the LPs will receive 100% of the cash flow until the current and accrued preferred return is paid. Excess cash flow will be split 70%-80% to the LPS and 20-30% to the GP. **Principals of the GP will invest $2 million in the LP.**

The General Partner plans to refinance the construction loan to a permanent loan upon stabilization, estimated to be in Year 3.

These financial projections and targeted return on investment were developed by MC Companies and are based on assumption that they believe to be reasonable. The assumptions may be incomplete or incorrect, and unanticipated events and circumstances are likely to occur that would materially affect these projections. Actual results for the periods in the projections will vary and may be material and adverse. The financial projections should be reviewed in conjunction with the "Private Placement Memorandum" and specifically "Risk Factors."

FINANCIAL OVERVIEW

Total Development Costs	$86,977,371
Construction Loan Amount	$49,550,000
Preferred Equity	$15,000,000
Traditional Equity	$22,430,000
Loan-to-Cost	57.00%
Estimated Value when Stabilized[1]	$105,500,000
Total Deal Projected Hold Period	8 years
Estimated LP Equity Multiple	2.7 – 2.9
Estimated LP Levered IRR	15.0 – 15.9%

Full details of financials provided in appendices.

1) The Estimated Value once Stabilized is based on a projected Capitalization Rate of 6.50%

Mason Ranch Apartments, LP → **Senior Construction Loan** $49,550,000 (Personally Guaranteed by Ken McElroy and Ross McCallister) → **Preferred Equity** $15,000,000 13.5% Return → **Limited Partners** $22,430,000 8-10% Preferred Return → **Excess Cash Split Pro Rata** LP – 70-80% GP – 20-30%

Partnership collects rental income. Revenue can also come from parking, trash, etc.

−

MC Residential, the Property Manager, pays loan and operating expenses.

=

After expenses are paid, the partnership distributes the remaining available cash to Preferred Equity investors until they are returned their investment. Once the Preferred Equity is paid the remaining cash will be distributed among the LP investors and GP.

Preferred Return Classes	Minimum Investment Amount	Preferred Return	Waterfall Hurdles	Eight-year Pro Forma IRR
Class A	$1,000,000	10%	80% LP / 20% GP	15.8%
Class B	$500,000	9%	75% LP / 25% GP	15.4%
Class C	$100,000	8%	70% LP / 30% GP	15.0%

Distributions will be made pro rata in accordance with each member's respective Percentage Interests. Distributions to the limited partners of one Preferred Return Class (A, B, or C) will not dilute or impact distributions to the limited partners of any other Preferred Return Class (A, B, or C).

*Projection

Executive Summary | Financial Structure

Class A: Traditional LP Equity Financial Structure
$1,000,000: 15.9% IRR & 2.9 Equity Multiple

Project Under Construction	Continued Construction & Lease up	Construction Completed, Stabilization	Stabilized & Continued Cashflow, Refinance	Stabilized & Continued Cashflow
YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEARS 5-8
$0	$6,919	$83,801	$202,500	$2,692,840
	0.69%	8.38%	20.25%	9.71% avg. cash-on-cash return

There are many variables that will influence the results of a sale or refinance including but not limited to market cap rates, interest rates and market conditions. At the end of the initial 8-year hold period, the General Partner will perform a hold or sell analysis.

Class B: Traditional LP Equity Financial Structure
$500,000: 15.4% IRR & 2.8 Equity Multiple

Project Under Construction	Continued Construction & Lease up	Construction Completed, Stabilization	Stabilized & Continued Cashflow, Refinance	Stabilized & Continued Cashflow
YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEARS 5-8
$0	$3,460	$41,900	$101,250	$1,301,805
	0.69%	8.38%	20.25%	9.54% avg. cash-on-cash return

There are many variables that will influence the results of a sale or refinance including but not limited to market cap rates, interest rates and market conditions. At the end of the initial 8-year hold period, the General Partner will perform a hold or sell analysis.

Class C: Traditional LP Equity Financial Structure
$100,000: 15.0% IRR & 2.7 Equity Multiple

Project Under Construction	Continued Construction & Lease up	Construction Completed, Stabilization	Stabilized & Continued Cashflow, Refinance	Stabilized & Continued Cashflow
YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEARS 5-8
$0	$692	$8,380	$20,250	$251,638
	0.71%	8.77%	20.25%	9.39% avg. cash-on-cash return

There are many variables that will influence the results of a sale or refinance including but not limited to market cap rates, interest rates and market conditions. At the end of the initial 8-year hold period, the General Partner will perform a hold or sell analysis.

The Business Plan | Project Timeline

Land Close of Escrow	March 2021
Design Drawings	Complete
Receive Planning Approval	September 2024
Equity Raise **($22,430,000)**	September 2024
Start Construction	November 2024
First Unit Delivered	March 2026
Complete Construction	November 2026
Achieve Stabilization	July 2027
Sale/Refinance Analysis	Year 4

** There are many variables that will influence the results of a sale or refinance including but not limited to market cap rates, interest rates and market conditions.*

The Property | Property Rendering

Projected Rents at Lease Up

Type	*Units*	*Size SF*	*Total SF*	*Rate*	*PSF*	*GPR*
1x1	32	845	27,040	$1,699	$2.01	$54,374
	32	881	28,192	$1,779	$2.02	$56,923
2x1	48	1,127-1,137	54,496	$1,938	$1.70	$92,819
2x2	80	1,165-1,175	93.840	$2,119	$1.80	$169,155
	88	1,207	102,216	$2,119	$1.76	$186,445
3x2	32	1,446	46,272	$2,496	$1.73	$79,862
Total/Average	**312**	**1,141**	**363,436**	**$2,050**	**$1.80**	**$639,579**

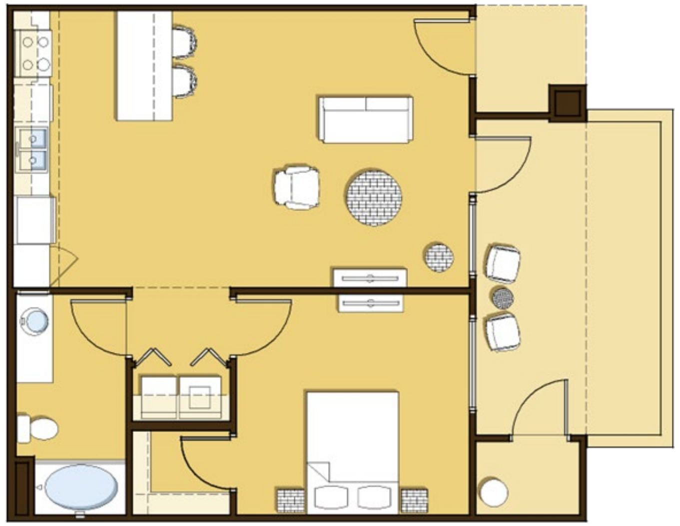
Each Unit Will Feature:

- High Speed Internet / Cable Ready
- Private Balcony / Patio
- Private Storage
- Granite Countertops
- Designer Cabinets
- Solid Core Entry Doors with Deadbolt Locks
- Energy Efficient Construction
- Raised-Panel Interior Doors
- Nine-Foot Ceilings
- Stainless Steel Appliances
- Full-Size Washer and Dryer
- Energy Efficient Lighting
- Wood-inspired flooring in Living Room Areas
- Select Units will Feature Panoramic Mountain Views

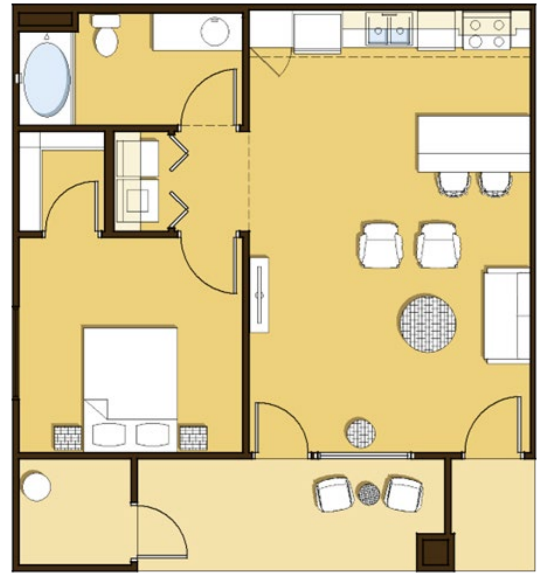
The Community Will Offer:

- Clubhouse
- State of the Art Fitness Center
- Resort Inspired Pool and Spa
- Barbeque Grills
- Indoor Package Lockers
- Gated Access and Key-Fob Access
- Dog Park
- Assigned and Covered Parking
- Beautiful Landscape
- Foothills Location with Mountain Views

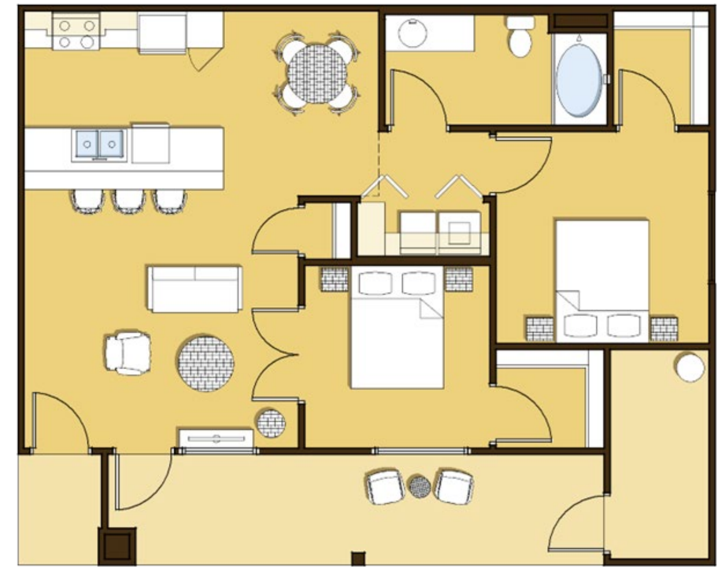
UNIT 1 – 1 x 1 - 845 sf



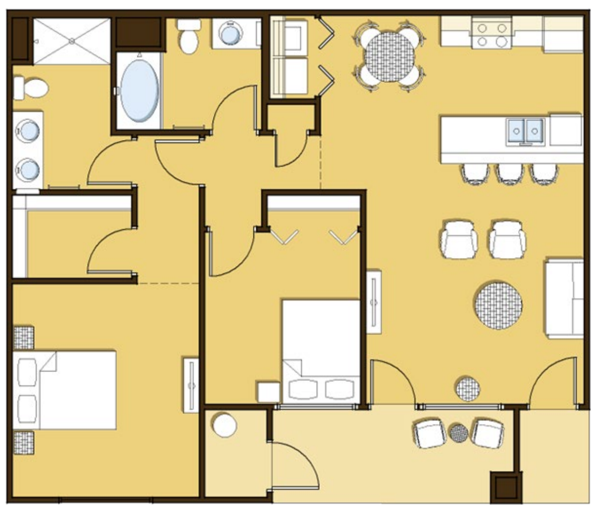
UNIT 6 – 1 x 1 - 881 sf



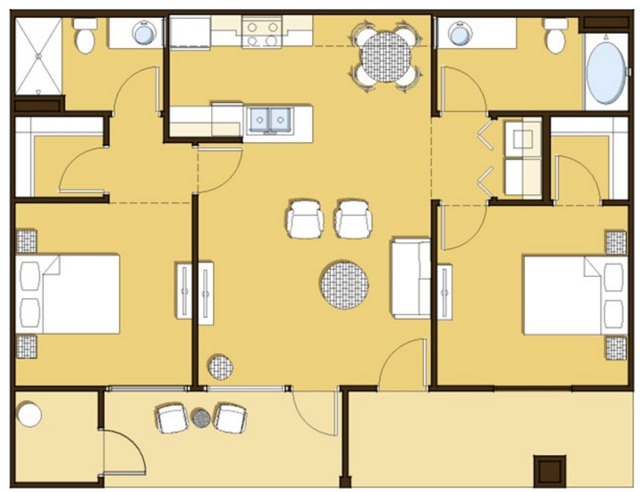
UNIT 2 – 2 x 1 - 1,127-1,137 sf



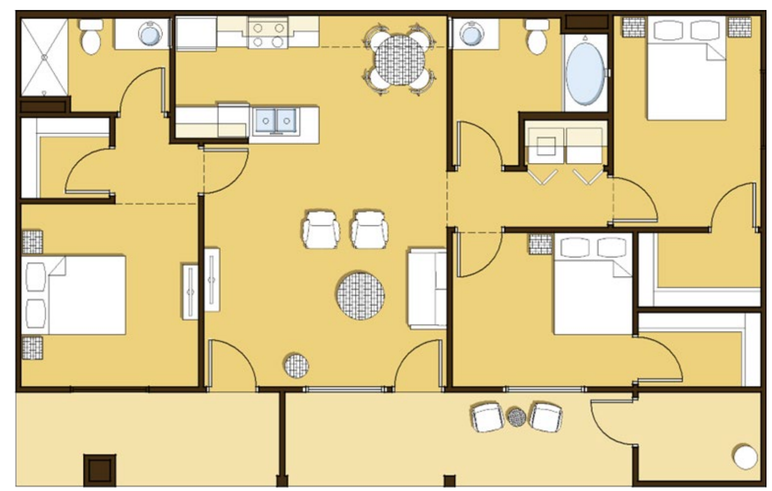
UNIT 3 – 2 x 2 – 1,165-1,175 sf



UNIT 4 – 2 x 2 - 1,207 sf



UNIT 5 – 3 x 2 – 1,446 sf

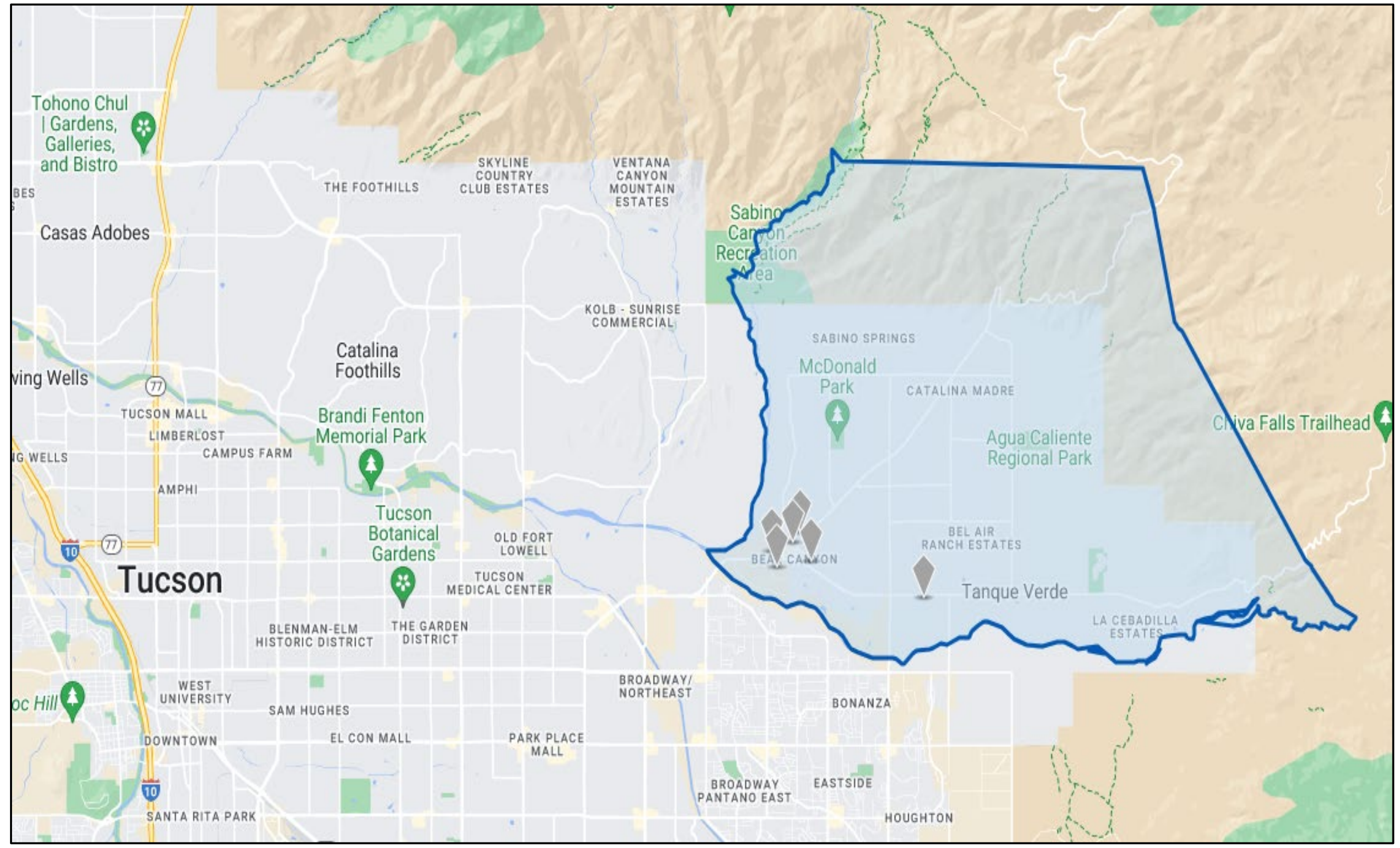


Tucson Bear Canyon/Tanque Verde Submarket

The Property will be positioned in the prestigious Tanque Verde submarket. Submarkets in north Tucson achieved the most significant rent growth in metropolitan Tucson over the past three years. These submarkets, including Oro Valley/Catalina, Casas Adobes, and East Side, in addition to Tanque Verde, consist of affluent neighborhoods and command some of the highest rents in the metro.

While developers have been active in the submarket in prior years, no units have been delivered over the past 12 months. New supply will remain minimal in near-term as there are only 35 units currently under construction. Rents have increased by an impressive 10.4% over the past year in this submarket, which is the strongest annual performance recorded here in more than 10 years.

Minimal new construction and strong rent growth fundamentals present an ideal opportunity for delivering new, workforce housing product to this submarket.



New Construction | Supply

Within a 5-mile radius of the property, there is only one property under construction, totaling 35 units. Historically, limited supply results in upward pressure on rental demand.

Source: Costar

The Place at Mason Ranch

In addition to great shopping and entertainment within a 1-, 3- to 5-mile radius, there is easy access to **scenic hiking and biking trails, several golf courses, country clubs, and fitness facilities.**

CVS/pharmacy
ACE Hardware
Bank of America
SAFEWAY
DQ
Walgreens
LeBUZZ

1 MILE

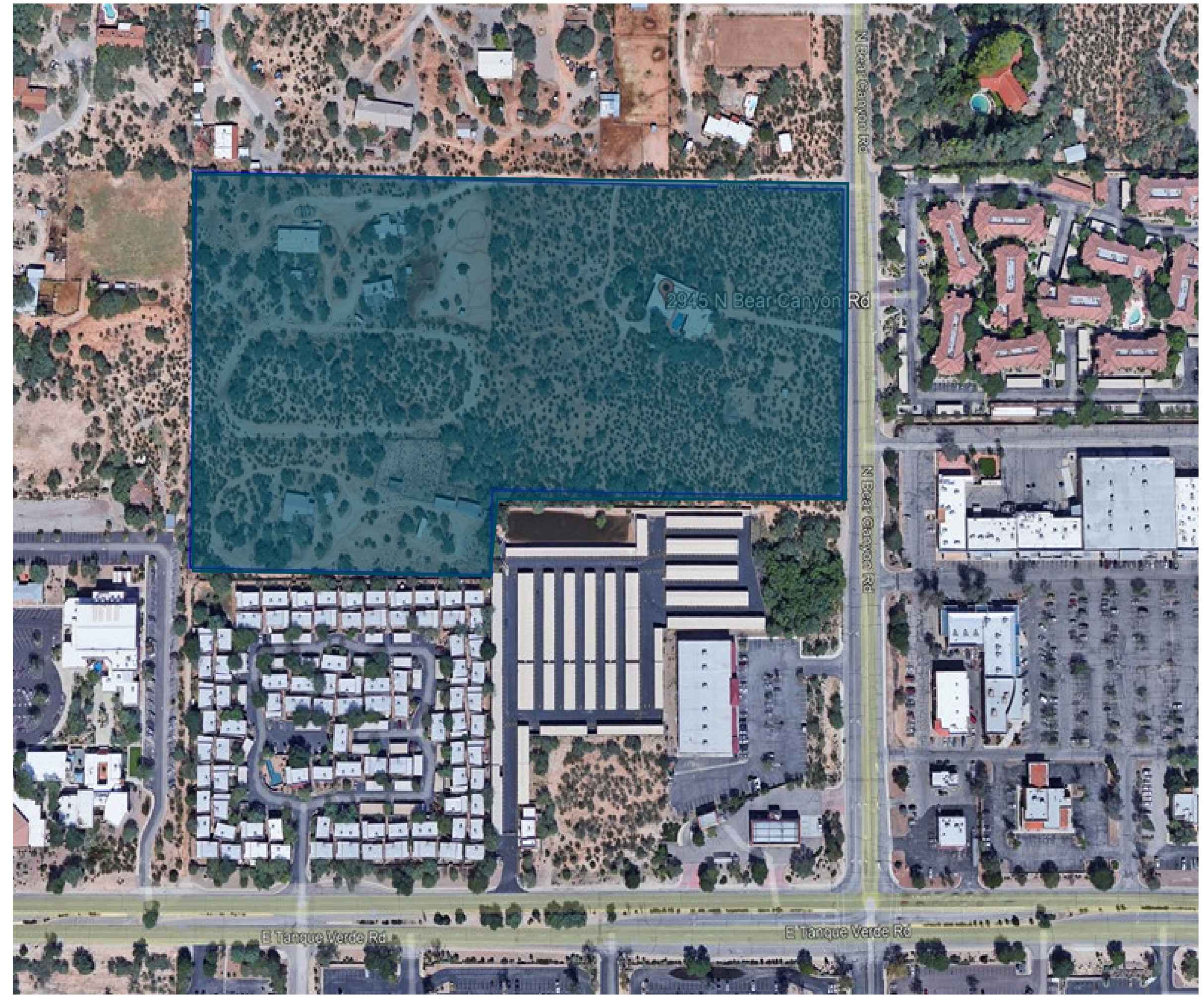
fry's FOOD & DRUG STORES
Walmart
Desert SPORTS & FITNESS Tucson's Complete Fitness Center
ARIZONA NATIONAL
PIMA COUNTY Bear Canyon Trailhead

3 MILE

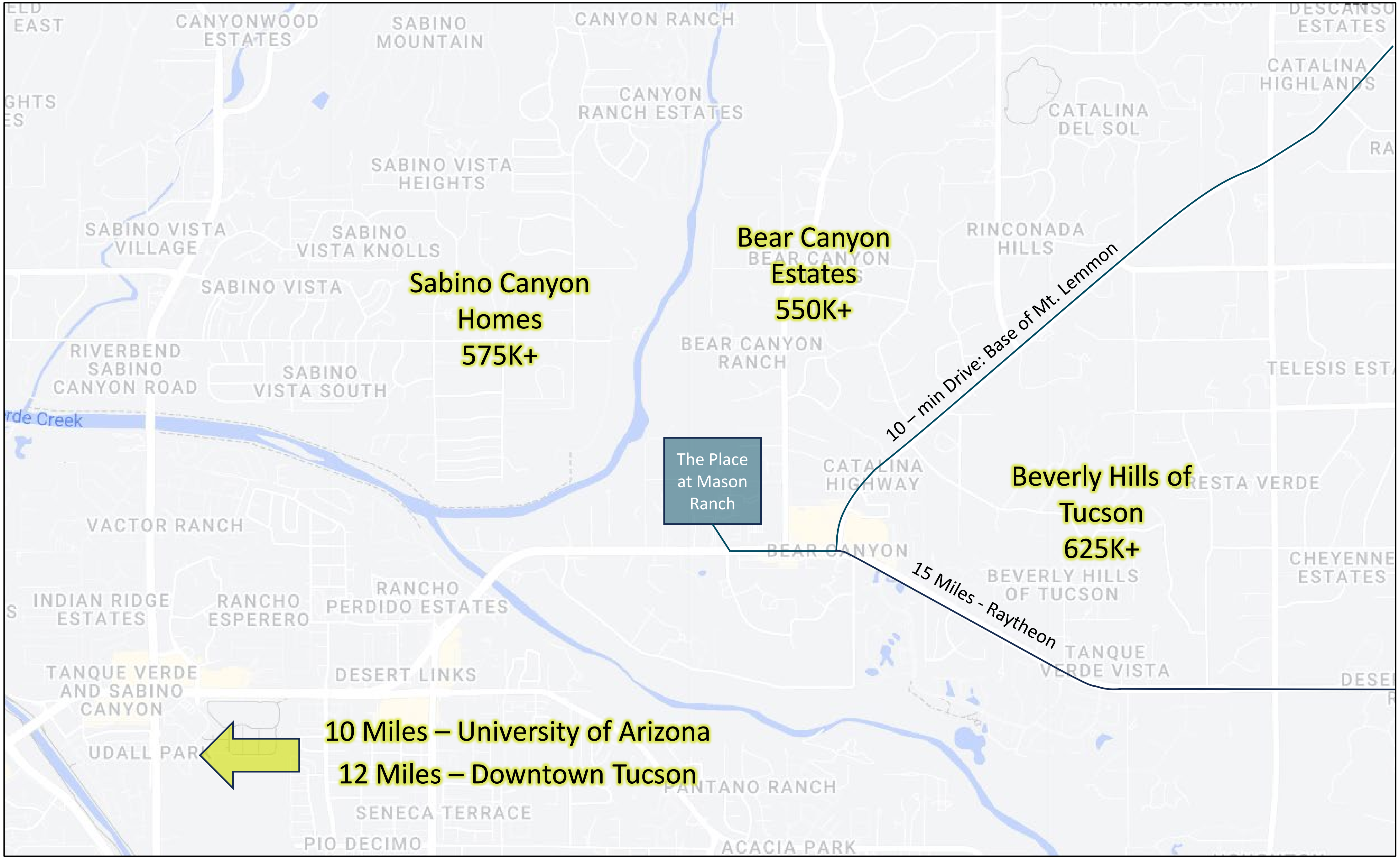
GALAXY THEATRES
COSTCO WHOLESALE
TARGET
TRADER JOE'S
LOWE'S
FORTY NINER COUNTRY CLUB
tucsonloop.org The Tucson Loop Authority

5 MILE

The Property | Subject Photographs



The Property | Macro Location Map



The Property | Micro Location Map

The Partnership

Mason Ranch Apartments, LP
an Arizona limited partnership
15170 N. Hayden, Suite 1, Scottsdale, AZ 85260

General Partner
MC Mason Ranch Investments, LLC
an Arizona limited liability company, 20-30%

Limited Partners
Individual Partners
70-80%

Manager
RAPA Investments Services LP, LLLP
an Arizona LLLP, 38.75%

Ross McCallister, Manager

Manager
Kennymac, LP,
an Arizona LP 38.75%

Ken McElroy, Manager

Other Investors

22.50%

Distribution of Net Cash flow Operations shall be made as follows:

(i) After payment to the Preferred Equity, First Mortgage, and Operating Expenses

(ii) First, to the Limited Partners, the cumulative non-compounded, unpaid, accrued Preferred Return due to the Limited Partners; and

(iii) Thereafter, to the Limited Partners and General Partner in accordance with their Percentage Interests.

Distribution from Major Capital Event Proceeds shall be made as follows:

(i) First, to the Preferred Equity Partners, the cumulative non-compounded unpaid, accrued preferred return due to the Preferred Equity Partners; and

(ii) Second, to the Limited Partners, the cumulative non-compounded unpaid, accrued Preferred Return due to the Limited Partners; and

(iii) Third, to the Limited Partners, the cumulative amount of the unreturned Capital Distributions of the Limited Partners; and

(iv) Thereafter, to the Limited Partners and General Partner in accordance with their Percentage Interests.

NET CASH FLOW FROM OPERATIONS

	Hurdle Rate	LP	GP
Preferred Return (traditional equity)	8-10%	100%	0%
Cashflow in excess of Preferred Return		70-80%	20-30%

NET CASH FLOW FROM MAJOR CAPITAL EVENTS

	Hurdle Rate	LP	GP
Preferred Return (preferred equity)	13.5%	100%	0%
Preferred Return (traditional equity)	8-10%	100%	0%
Return of Capital (traditional & preferred equity)		100%	0%
Excess Cash Split Pro Rata (traditional equity)		70-80%	20-30%

[1] Preferred Return shall mean the payment of cumulative, non-compounded return on a Partner's Invested Capital equal to 8% or 11% per annum, which shall commence upon the closing of the Construction Loan. Please see the PPM for details.

The Partnership | Fee Description

TYPE	DESCRIPTION	$ AMOUNT
Land Acquisition	The Partnership acquired the land in March 2021 for $6,240,000. The Partnership will reimburse the General Partner for the land cost plus carrying costs, title, and other expenses.	$7,100,000
Entitlements and Pre-development	During the pre-development phase, the General Partner incurred expenses in the amount of $1,518,667 for entitlements, architecture, engineering and land planning. The Partnership will reimburse the General Partner for these costs.	$1,518,667
Development Fee	The Development Fee is ~3.0% of the project costs that is paid to the General Partner for work that includes but is not limited to: negotiate the land purchase & sale agreement, providing personal guarantees for the construction loan, coordinating all due diligence and managing the development process, complete entitlements, coordinate all legal work and negotiate loan agreement, and organize and oversee the close of escrow.	$1,900,000
Project Management Fee	A Project Management Fee of $550,000 shall be paid to Multifamily Buildering Specialist, LLC, an affiliate of the General Partner during the term of construction.	$550,000
Construction Fee	A Construction Fee of 5.0% of the total construction costs will be paid on a percentage of completion basis to A.F. Sterling, LLC, the **General Contractor** on a monthly basis during the construction of the project.	5% of the Total Construction Costs
Property Management Fee	A Property Management Fee of 3.0% of total revenue from the operation of the property will be paid to MC Residential Communities, LLC, our in-house property management company.	3% of the Total Revenue
Asset Management Fee	An Asset Management Fee of 2.0% of the total revenue will be paid to the General Partner or affiliate for oversight of the property management, investor relations and communications, and all future capital events.	2% of the Total Revenue
Capital Improvement Fee	A fee equal to 5.0% of the cost of any capital improvements to the property after initial construction will be paid to the General Partner.	5% of Capital Improvements
Refinance Fee	Upon stabilization and as market conditions permit, MC plans to refinance from the construction loan to a permanent loan to reduce risk and potentially return a portion or all of investor capital. A Refinance Fee of 1.0% of the principal loan amount will be paid upon closing of the new loan.	1% of the principal loan amount
Disposition Fee	When market conditions permit, the General Partner might engage a broker to list the property for sale in order to garner the highest and best pricing possible. If the property is sold, the General Partner will take a Disposition Fee in the amount of 1.0% of the sales price, paid when the property is sold.	1% of the Sales Price

*Please see Private Placement Memorandum for full description of fees. The descriptions above is not fully inclusive of all work or activities done by the General Partner.

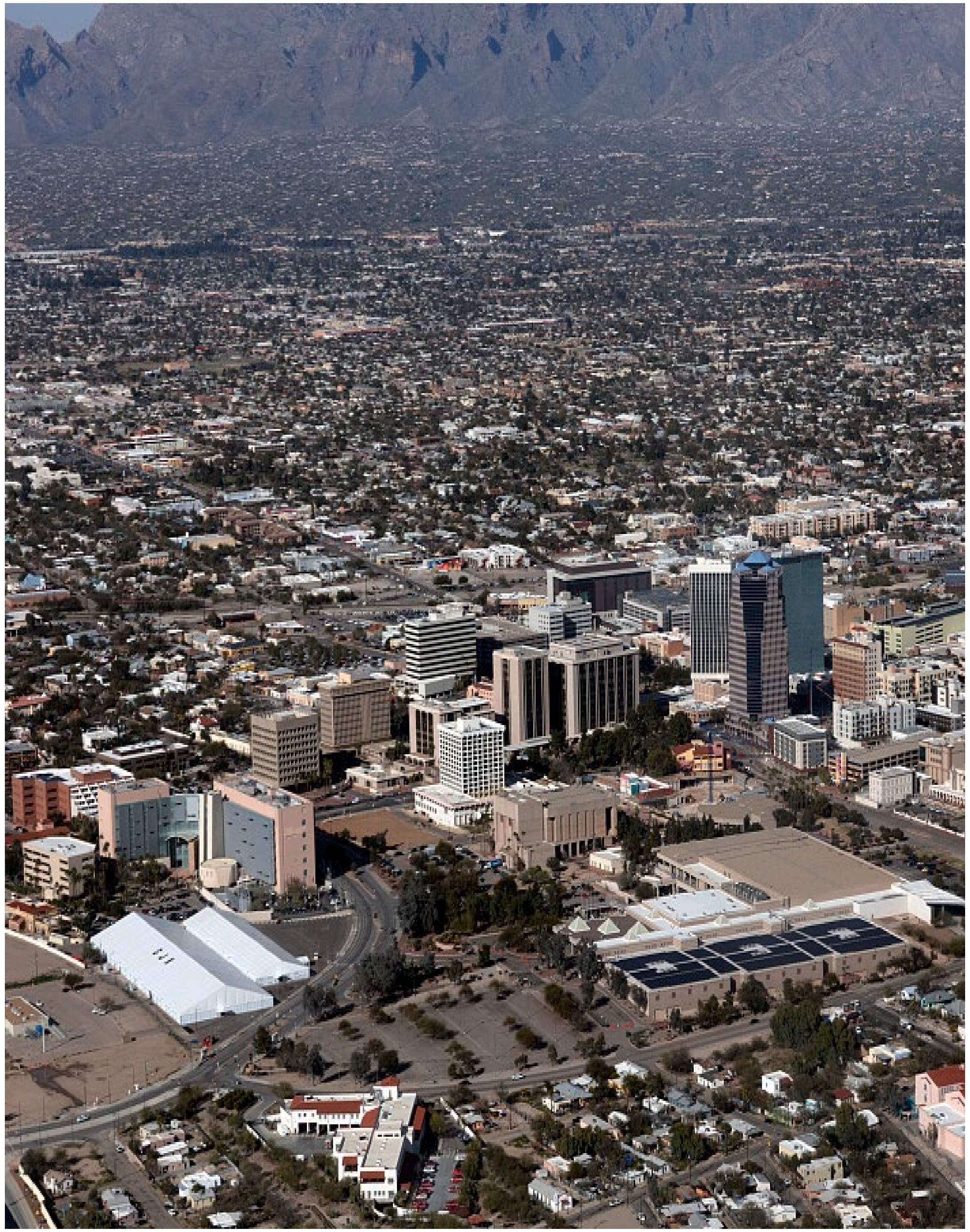
	Year Built	Total Units	Occupancy	Average SF	Weighted Avg. Rate[1]	Rate PSF
The Place at Mason Ranch 2945 & 2965 N Bear Canyon Rd Tucson, AZ 85749	2025	**312**	*	**1,141**	$2,050	**$1.80**
Casitas Catalina 9125 E Catalina Hwy Tucson, AZ 85749	2024	**194**	Lease Up	**921**	$1,856	**$2.01**
Cortland On The Loop 1925 W. River Road Tucson, AZ 85704	2011	**304**	94.7%	**1,009**	$1,695	**$1.68**
The Place at Riverwalk 3510 N. Craycroft Road Tucson, AZ 85718	2019	**210**	95.7%	**1,104**	$1,917	**$1.74**
Finisterra 6795 E. Calle La Paz Tucson, AZ 85716	2005	**300**	93.6%	**965**	$1,565	**$1.62**
Bear Canyon 9055 E Catalina Hwy. Tucson, AZ 85749	1996	**238**	95.1%	**973**	$1,638	**$1.68**

1 Subject property Weighted Avg. Rate is based on projected in-place rents at opening in 2023. Comparable property rates are actual rental rates at time of last market survey on 3/3/2024.

Sales & Rent Comparables | Sales Comps

	Year Built	Total Units	Avg Unit SF	Price[2]	Price Per Unit	Price PSF	Sale Date
The Place at Mason Ranch 2945 & 2965 N Bear Canyon Rd Tucson, AZ 85749	2025	**312**	1,141	**$**	$	**$**	N/A
Cortland on the Loop 1925 W. River Road Tucson, AZ 85704	2011	**304**	1,005	**$92,750,000**	$305,099	**$331**	Aug-21
Cortland Las Casas 3869 W. Cortaro Farms Road Tucson, AZ 85742	2007	**135**	1,039	**$59,326,000**	$439,452	**$412**	Dec-21
Tucson Apartments 9855 E. Speedway Blvd. Tucson, AZ 85748	2010	**96**	996	**$31,006,188**	$322,981	**$324**	Dec-21

1) Sales comparison source is REIS by Moody's Analytics; Co-Star
2) Subject Property Price, Price Per Unit, Price PSF is based on Total Project Cost



Tucson Market Overview

Arizona's second largest city, Tucson is a vibrant and bustling city known for warm weather, stunning natural beauty, and cultural heritage. Tucson has big city amenities with a small-town feel.

Positive employment and demographic trends benefit the Tucson apartment market. With a growing economy, a lower cost of living, desirable weather, and a thriving cultural scene, Tucson has become a popular relocation destination in recent years fostering a 1.7% annual expansion of households or an average of 7,600 every year.

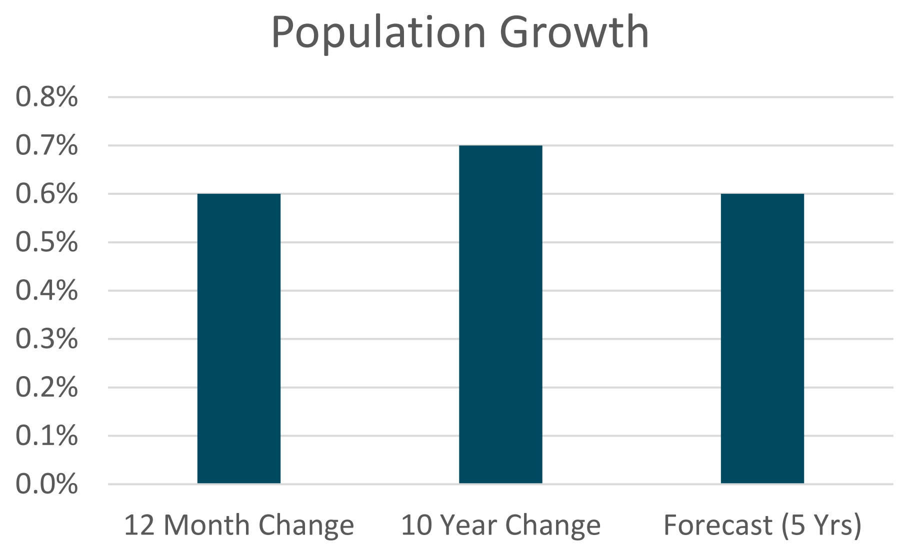
Persistent hiring and local job creation generate a competitive job market that boost wages. Median household income increased 2.8% in 2024. This competitive environment extends to housing as well. With the increased need for housing persisting in Tucson, net absorption and increased occupancy are projected for 2024 and 2025. The average monthly effective rent is projected to rise 3.8% by year end 2024.

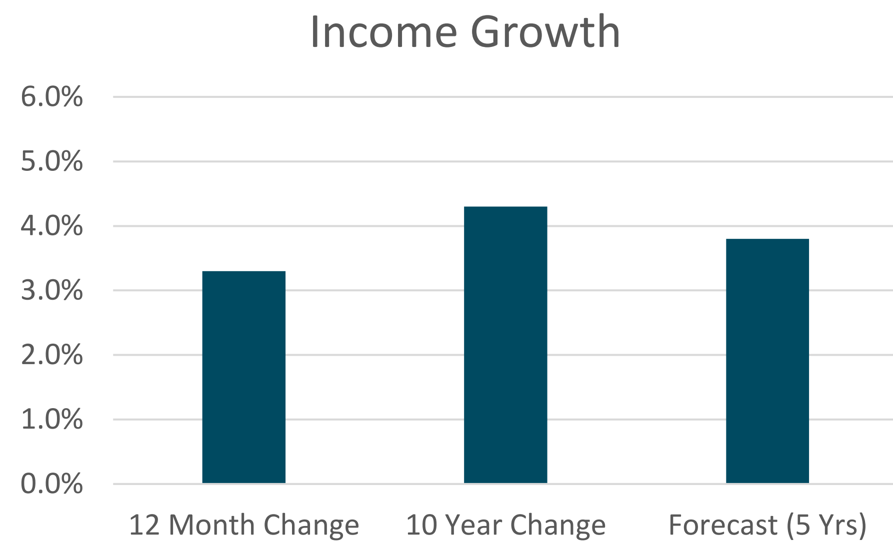
Tucson is more insulated from economic downturns than other metros due to its relatively large share of government jobs, which account for 20% of the metro's employment. Tucson's public sector jobs include state and local government employees, as well as university workers and those who operate Davis-Monthan Air Force Base.

The local labor market recouped all positions lost during the COVID disruption by November 2022. Tucson has about 6,000 more jobs than before the pandemic, and income growth has steadily risen.

A key driver for Tucson's strong demographic and economic performance is the affordable cost of living. According to AdvisorSmith's Cost of Living Index, Tucson has a cost of living that is comparable to smaller markets like Midland, Tx, and Gainesville, Fl. The Tucson population base and labor market, however, are more than double the size of those areas. As a result, Tucson has the unique advantage of combining the affordability of a small market while retaining the employment base and economic engine of a midsize market.

Source: CoStar





DEMOGRAPHIC TRENDS

	CURRENT LEVEL		12-MONTH CHANGE		10-YEAR CHANGE		5-YEAR FORECAST	
Demographic Category	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,068,362	336,411,438	0.6%	0.5%	0.7%	0.5%	0.6%	0.5%
Households	442,147	131,451,234	0.7%	0.7%	1.0%	0.9%	0.7%	0.6%
Median HH Income	$68,104	$77,733	3.3%	2.2%	4.3%	3.9%	3.8%	3.5%
Labor Force	499,994	168,069,219	0.9%	0.6%	1.0%	0.8%	0.5%	0.5%
Unemployment	4.0%	3.9%	0.1%	0.3%	-0.2%	-0.2%	-	-

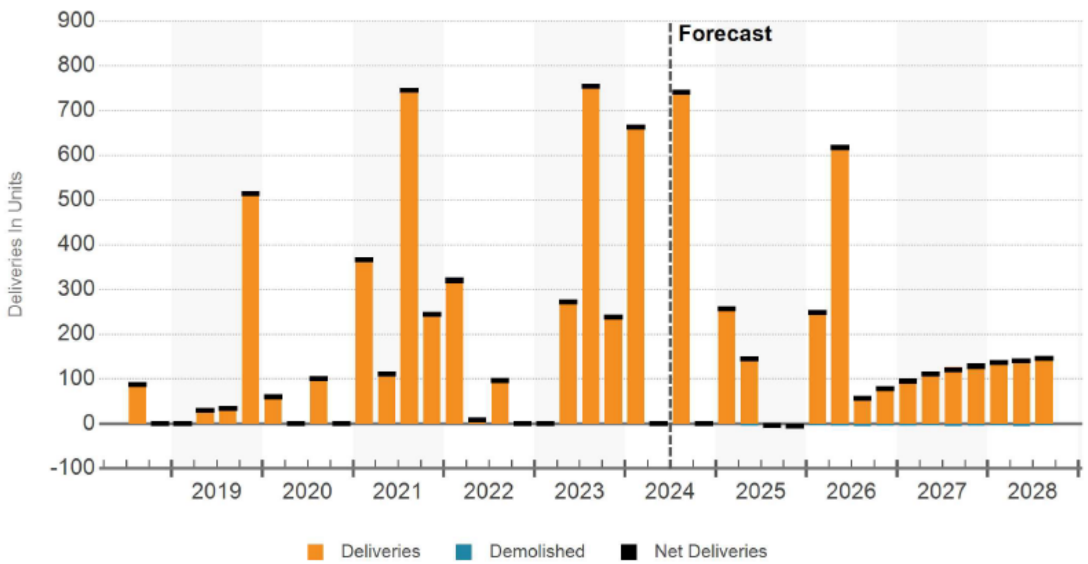
Source: CoStar as of 1Q2024

Supply-side pressures in the Tucson multifamily market are relatively restrained, particularly when contrasted with high growth markets such as Phoenix, where the construction pipeline is the most robust it has been in four decades. In the past three years, developers in Tucson have added just 3,000 net new apartment units, resulting in a modest 3.8% increase in inventory. By comparison, the overall United States experienced a growth in inventory of 8.0% over the same period

Development has also extended to the outskirts of the metropolitan area. Towards the north, two projects were completed in 2023 along the vital I-10 corridor. In August, The Place at Silverbell Gateway was completed by MC Companies. This 300-unit low-rise is positioned near Ina and Silverbell Roads, west of the interstate. Another large low-rise project, Encantada Twin Peaks, commenced operations in May, approximately 2.5 miles northeast of The Place at Silverbell Gateway.

Properties	Units	Percent of Inventory
10	1,984	2.4%

DELIVERIES & DEMOLITIONS



Forecasted Deliveries	Units
1Q24	813
2Q24	887
3Q24	855
4Q24	491
1Q25	523
2Q25	375
Total	**5,416**

Company	Employees
University of Arizona	17,000
Raytheon Missile Systems	13,000
Davis-Monthan AFB	11,000
Banner-University Medical Center	3,957
TMC Healthcare	3,050
Asarco	2,100
Geico	2,100
Northwest Medical Center	1,695
Air National Guard	1,600
Amazon	1,500
St Joseph's Hospital	1,416
Arizona State Prison	1,400
Critical Nursing Solutions	1,400
Teletech	1,200
St Mary's Hospital	1,184
Bombardier Learjet	1,100
Desert Diamond Casino	1,100
Pima County Sheriffs Office	1,013
Caterpillar	1,000
C R Products	900
Arizona Daily Star	900
University Physicians Healthcare	801
APAC Customer Service	800
Ventana Medical Systems	800
Banner-University Medical Center	784
Desert Diamond Casino	750
El Rio Foundation	750
Tucson Fire Department	701
Canyon Ranch Tucson	700
Rockwell Collins	700

Tucson exhibits a degree of insulation from economic downturns compared to other metropolitan areas, primarily owing to its significant proportion of government employment, comprising 20% of the metro's workforce. Serving as the seat of Pima County, Tucson's public sector employment encompasses state and local government positions, university staff, and personnel associated with Davis-Monthan Air Force Base.

Employers find the labor pool from Tucson's colleges and universities particularly attractive. The University of Arizona functions as a key economic driver in the region. Enrollment at the university exceeded 50,000 students during the fall semester of 2023, with over 40,500 students enrolled at the main Tucson campus alone. With an annual budget of about $2.3 billion, the University of Arizona ranks among the largest employers in southern Arizona, employing approximately 17,000 faculty and staff who actively contribute to the region's economic growth.

In the last ten years, employers have primarily expanded their operations in back-office, call center, and distribution sectors. However, there have been notable recent job announcements that have brought higher value-added, well-paying positions. One such example is the groundbreaking by American Battery Factory on a $1.2 billion investment to construct a 2 million-square-foot gigafactory in Pima County. This lithium iron phosphate battery cell plant is projected to create around 1,000 jobs and generate an economic impact of $3.1 billion. The first phase of construction is scheduled for completion by 2025.

Trade	Total
Government	80,000
Trade, Transportation and Utilities	69,000
Education and Health Services	68,000
Professional and Business Services	49,000
Leisure and Hospitality	43,000
Retail Trade	41,000
Manufacturing	29,000
Natural Resources, Mining, and Construction	23,000
Financial Activities	20,000

Ken McElroy

CEO/Principal

Ken is responsible for defining the mission and overall strategic path for MC Companies and manages all private equity relationships. Ken graduated from Pacific Lutheran University in Tacoma, Washington, and took a job managing a 60-unit high-rise apartment community in downtown Seattle. Ken founded McElroy Management in 1998, and in 2001 merged his company with Ross McCallister, creating MC Companies. Ken brings 36 years of senior level experience in multifamily asset and property management as well as development, project and construction management, investment analysis, acquisitions and dispositions, business development and client relations. To date, he has acquired and sold more than $1 billion in commercial real estate.

Ken has held many board positions with the Arizona Multi-Housing Association with the most recent as past Chairman of the Board. He currently serves on the Board of Directors for the Southwest Autism Research and Resource Center (SARRC).

Ken is the author or coauthor of more than a dozen books on investing and real estate, including ABC's of Real Estate Investing, and his most recent book, ABCs of Buying Rental Property, which helps young entrepreneurs make their first purchase.

Ross McCallister

Principal

Ross is a 40 plus-year real estate industry expert. In 1976, he began his career in Finance beginning as President of a savings and loan association, specializing in business development, and real estate and construction financing. His time in the banking industry led to an interest in multifamily development and construction.

In 1983, he moved to Tucson to become President of a local real estate development and syndication company, where Ross developed, constructed and financed over 1,500 Units in Southern Arizona.

In 1985, Ross started a multifamily construction and asset management firm, The McCallister Company, during which he managed development and construction, financing, equity procurement, investor relations and asset management.

In 2001, Ross merged his company with McElroy Management, creating MC Companies. Ross continues to use his financing, development and construction, and investor relations expertise in his ownership of MC Companies. As related to construction operations and management, Ross is intimately involved in land purchase, zoning and permitting, site development, architectural design, construction budgeting, construction financing, construction management, stabilization, and permanent financing, developing and building more than 5,000 units in Arizona.

Ross is a licensed general contractor. He is the past Chairman of the Board of Directors of the Arizona Multi-Housing Association, past Chairman of Metropolitan Tucson Housing Commission, and past Chairman of the Office of the Governor's Arizona Housing Finance Authority Board. Ross currently serves on the Pima County Real Estate Research Council.

Brian Kearney

Chief Operating Officer

Brian Kearney is the Chief Operating Officer for MC Companies. He began his career in 1987 with the City of Phoenix, where he managed development, led business attraction activities, and headed the City's downtown redevelopment program. From 1998 to 2007, Brian served as CEO of the Downtown Phoenix Partnership, providing marketing, management, and economic development services on behalf of all downtown property owners In 2007, Brian moved to the multifamily sector as COO and later President of Gray Development. In 2015, Brian moved to Catellus Development Corporation overseeing the development of over ten million square feet of private development. Before joining MC in 2023, Brian was COO for Greenlight Communities. He holds a Political Science degree from Colorado State University and Master of Public Administration from Texas A&M University. Brian serves on several Boards and charitable organizations around Phoenix area.

Freddie Thornton

Chief Financial Officer

Freddie oversees operational accounting and reporting, cashflow management, tax and audit compliance, risk management, and investor accounting. With over 25 years of industry experience, Freddie brings a wealth of knowledge of all aspects of property management to her position. She is also the Treasurer of our MC Companies Sharing the Good Life Foundation.

Charlie Koznick

Chief Investment Officer

Charlie Koznick is the Chief Investment Officer of MC Companies, responsible for investment strategy, acquisitions, investor relations, and asset management of over 7,500 multifamily units. Charlie joined MC Companies in 2014 as Director of Acquisitions and has more than a decade of multifamily experience and in-depth knowledge of multifamily financials and operations. Prior to his current role, Charlie held a senior position as Vice President of the Southwest Region for Texas-based S2 Capital, a multifamily firm with over 50,000 units of acquisitions valued at $10B. Charlie graduated Magna Cum Laude with a BS in Business Finance from the University of San Diego.

John Krauss

VP of Construction

John Krauss brings over 40 years of construction experience to MC Companies. His experience includes all types of construction from single-family and custom homes to commercial and Multi-family projects. John first joined MC Companies as a Superintendent and Project Manager from 2005-2015. In January of 2017, he returned to MC Companies to work in his current role as Vice President of Construction. John is passionate about his work and a proud member of the MC family.

Amanda Tronsdal

Director of Project Financing

Amanda began her career as a Research Assistant at a Seattle-based investment management company. In 2011, she served as Loan Coordinator at MC Companies. Her current role is as Director of Project Financing with responsibilities include sourcing financing options, processing loan applications and documentation, managing lender, legal and title relationships, and developing proformas and business plans for multifamily construction loans, permanent loans, refinances, purchases, and sales. Amanda holds a B.A. degree in English from the University of Arizona.

James Emert

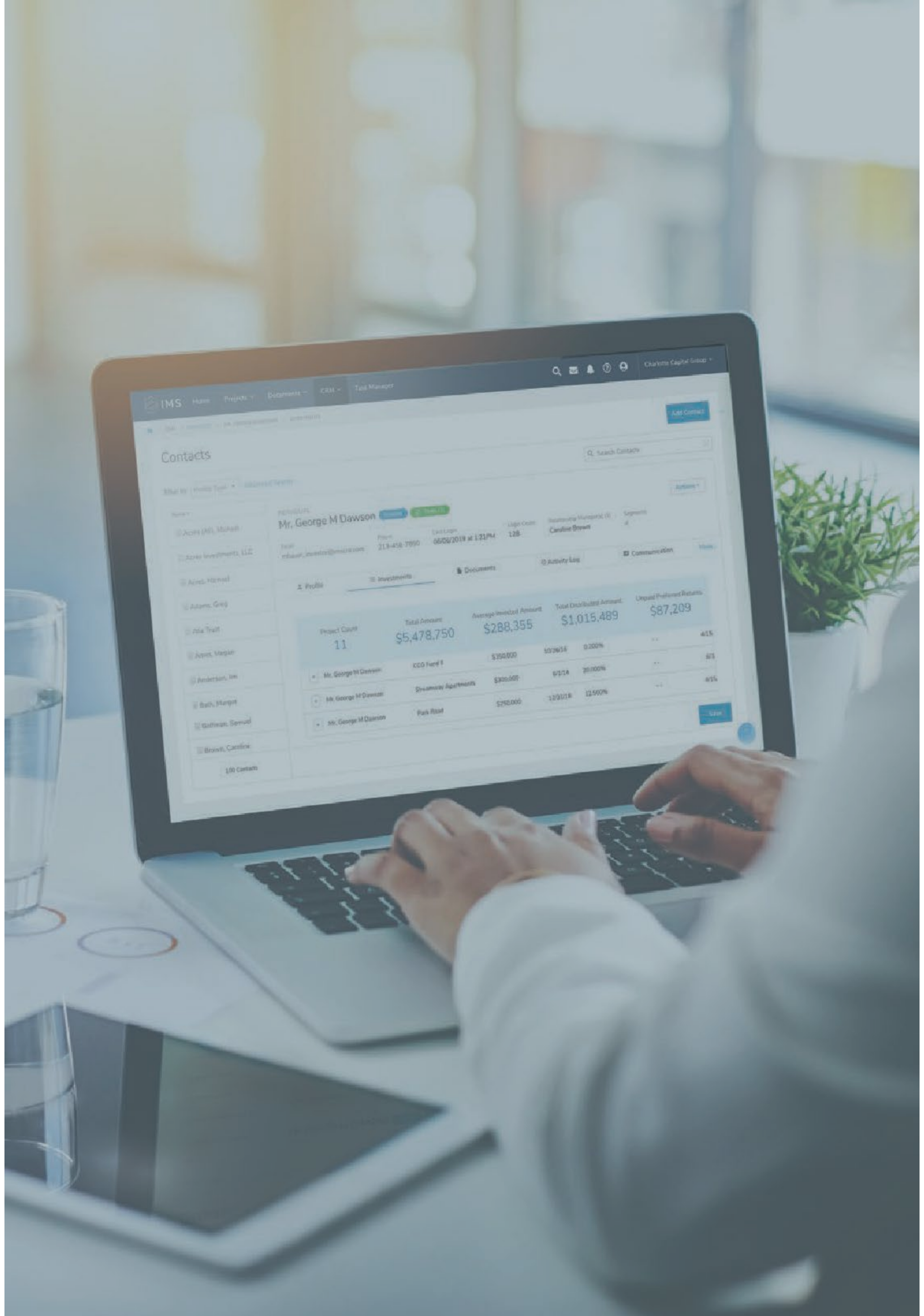
Director of Acquisitions

James is the Director of Acquisitions for MC Companies where he is responsible for the sourcing, underwriting and closing of existing multifamily properties. Prior to MC Companies, James worked at Avenue North where he focused on acquisitions and asset management for multifamily properties and multifamily development. During his career he has closed over $350mm of multifamily properties.

Kyle McElroy

Acquisitions Associate

Kyle is actively engaged in Acquisitions, with a primary emphasis on comprehensive market data analysis and research. Kyle's most recent professional experience was working with the largest private debt fund in Arizona, distinguished by a portfolio of private lending over $3 billion. Kyle brings to MC Companies knowledge acquired through extensive real estate education, and a deep passion for the real estate industry highlighted by his lifelong association with the organization. Kyle received two degrees from the Eller College of Management at the University of Arizona in both Marketing and Entrepreneurship.



Investor Management System

We understand that investors are increasingly seeking new ways to receive and interpret information about their investments. In addition to the strong relationships we have built with our investors, we recognize their desire for transparency. Similar to modern wealth management and investment accounts, we provide an advanced web portal for investors. Our online software allows investors to conveniently access their current investments, equity balances, distributions, and performance metrics from anywhere at any time. Additionally, they can easily download important documents and tax forms.

Quarterly Reports

We deliver a comprehensive report with financial statements, market/submarket updates from CoStar by Moody's Analytics, and property performance details and commentary.

Investor Education

Weekly newsletters, podcasts, and YouTube videos are just a few of the ways we provide investor education and share informative resources.

Dedicated Investor Relations Staff and E-mail Account

Actively monitored to ensure prompt response to investor inquiries (e.g. account management, performance updates, accounting and tax information).

Contact Information

Email investorrelations@mccompanies.com

Phone 480-291-0252

WHY INVEST IN MULTIFAMILY?

We at MC Companies believe real estate is a great option for building equity or income generation. Through private placement syndications, investors get the option of passive investing. These strategies are about pooling money together with other investors to purchase large assets. A syndication structure works well because it allows investors to own an apartment building for a smaller investment compared to what the property is worth.

Multifamily real estate offers lower risk than single family homes. An apartment building aggregates many individual living units, whereas each single family home is limited to one unit and one tenant. When a tenant moves out or doesn't pay rent, you are 100% vacant and 100% unprofitable. With a 312-unit property, such as Mason Ranch, the community can lose several tenants at a given time, and remain profitable. With lower entry costs, syndications also offer investors opportunities to spread risk across multiple properties.

WHAT ARE THE AVANTAGES OF INVESTING IN MULITFAMILY WITH MC COMPANIES?

- Leverage MC Companies 35-year investment and management expertise
- Tax advantages to shelter income
- Recession-resistant asset class
- Strong, long-term demand for attainably-priced housing
- MC's intimate Tucson and industry market knowledge

WHAT ARE THE RISKS?

There is inherent risk associated with new development including site risk, cost overruns, and lease-up duration. This is how we expect to mitigate those risks:

SITE RISK: The General Partners completed all due diligence and purchased the land in March 2021. Additionally, we have arranged the required architectural and engineering plans and permits, presenting investors a ready-to-build opportunity.

COST OVERRUNS: Our General Contractor will execute a fixed-priced contract that will eliminate the risk of cost overruns. In addition, we have built-in substantial funds for contingencies.

LEASE-UP RISK: MC Companies is extremely experienced in this submarket. In Tucson, MC owns and manages 11 properties totaling 2,276 units, including ground-up developments successfully developed, constructed, leased, and stabilized in the last five years. Additionally, MC has a competitive advantage as being a vertically integrated firm. We are both a developer and asset manager, with experience in all multifamily product types and across all socio-economic categories.

CURRRENT PROPERTIES

PROPERTY NAME	LOCATION	UNIT COUNT
Alta NV	Henderson, NV	347
The Place at 1825	Austin, Texas	455
The Place at 2120	Tucson, Arizona	202
The Place at Arroyo Verde	Tucson, Arizona	156
The Place at Barker Cypress	Houston, Texas	648
The Place at Briarcrest	Carrollton, Texas	238
The Place at Broadway East	Tucson, Arizona	120
The Place at Canyon Ridge	Tucson, Arizona	116
The Place at Castle Hills	San Antonio, Texas	680
The Place at Creekside	Tucson. Arizona	352
The Place at Desert Springs	Sierra Vista, Arizona	184
The Place at Edgewood	Tucson, Arizona	252
The Place at El Prado	Mesa, Arizona	432
The Place at Forest Ridge	Flagstaff, Arizona	278
The Place at Fountains at Sun City	Sun City, Arizona	182
The Place at Green Trails	Katy, Texas	275
The Place at Harvestree	Plano, Texas	204
The Place at Oak Hills	San Antonio, Texas	346
The Place at Presidio Trails	Tucson, Arizona	208
The Place at Riverwalk	Tucson, Arizona	210
The Place at Saddle Creek	Carrollton, Texas	238
The Place at Santana Village	Peoria, Arizona	224
The Place at Savanna Springs	Sierra Vista, Arizona	204
The Place at Silverbell Gateway	Tucson, Arizona	300
The Place at Sonoran Trails	Peoria, Arizona	202
The Place at Village at Foothills	Tucson, Arizona	180
The Place at Wickertree	Phoenix, Arizona	226
The Place at Wilmot North	Tucson, Arizona	180
	TOTAL	**7,639**

ASSETS UNDER MANAGEMENT (AUM)

$1.1B

TOTAL NUMBER OF UNITS OWNED

7,639

TOTAL RETURN OF EQUITY TO DATE[1]

157%

TOTAL EQUITY RAISED

$234M

AVERAGE LOAN TO VALUE (LTV)

57%

Appendix | Track Record – Sold Properties

SOLD PROPERTIES

PROPERTY NAME	UNIT COUNT
The Place at 7400	360
The Place at 101 Sheridan	256
The Place at 81 Yale	208
The Place at 2500 James	308
The Place at Fall Creek	117
The Place at Houston Street	200
The Place at Nine 90	72
The Place at Overlook	411
The Place at Quail Hollow	388
The Place at Park Timbers	275
The Place at Rock Ridge	319
The Place at Saddle Creek	238
The Place at Shadow Valley	250
The Place at Spanish Trail	256
The Place at Ten 50	120
The Place at Terracina	170
The Place at Tierra Rica	288
The Place at Twenty-Two	266
The Place at Vanderbilt	255
The Place at Verandas	68
The Place at West Village	255
TOTAL	**5,080**

TOTAL EQUITY INVESTED

$84M

TOTAL EQUITY RETURNED

$166M

NUMBER OF PROPERTIES SOLD

21

TOTAL VALUE PROPERTIES SOLD

$392M

GROSS EQUITY MULTIPLE[1]

1.97x

MC BUILT PROPERTIES

Property Name	City	State	Unit Count	Year Built	Dev. Cost	Year Sold	Sales Price	Value Increase
Loma Vista	Tucson	AZ	96	1986	2,750,000	1987	3,350,000	21.8%
Puesta Del Sol	Tucson	AZ	104	1987	3,224,000	1996	3,900,000	21.0%
Tierra Rica	Tucson	AZ	144	1991	5,041,000	2003	7,000,000	38.9%
Kachina Springs	Tucson	AZ	129	1996	5,700,000	2002	6,450,000	22.7%
Retreat at Speedway	Tucson	AZ	304	2002	16,720,000	2004	20,520,000	22.7%
Desert Sage	Goodyear	AZ	204	2003	14,280,000	2005	21,420,000	50.0%
Valencia Hills	Tucson	AZ	112	1988	4,000,000	N/A	Const. Fee	
Valle Verde	Green Valley	AZ	64	2002	3,840,000	N/A	Const. Fee	
Mountain Pointe	Nogales	AZ	60	2010	6,500,000	N/A	Const. Fee	
Edgewood	Tucson	AZ	252	1998/2002	12,250,000		MC Owned	
Savanna Springs	Sierra Vista	AZ	204	2011	19,640,000		MC Owned	
Canyon Ridge	Tucson	AZ	116	2012	11,503,900		MC Owned	
Creekside	Tucson	AZ	352	2012/2014	34,568,500		MC Owned	
Presidio Trails	Tucson	AZ	208	2016	23,860,000		MC Owned	
Santana Village	Peoria	AZ	224	2016	27,250,000		MC Owned	
Sonoran Trails	Phoenix	AZ	202	2017	30,650,000		MC Owned	
Riverwalk	Tucson	AZ	210	2019	33,500,000		MC Owned	
Silverbell Gateway	Tucson	AZ	300	2020	59,622,417		MC Owned	
Arroyo Verde	Tucson	AZ	156	2021	42,570,474		MC/Carlyle Owned	
Total			**3,641**		**$369,470,291**			

The Place at Mason Ranch - Tucson, AZ - Bank

Project Profile & Timing

Land and Unit Data:	
Total Number of Units	312
Average Livable Unit Size	1,141
Gross Land Area (Acres):	19.96
Net Land Area (Acres):	19.96
Gross Building Area:	363,436
Total Rentable SF:	356,056
Gross Floor Area Ratio:	18,208
Efficiency Ratio (RSF/Gross SF):	98.0%
Land Cost/Unit:	$22,756
Density - Units/Net Acre	15.63

Project Timeline:	Date	Month
Land Close of Escrow	Mar-21	
Start Construction	Oct-24	Month 1
First Unit Delivered	Feb-26	Month 18
Complete Construction	Feb-27	Month 30
Achieve Stabilization	Jul-27	Month 36
Lease-up Period		16 Months
Monthly Absorbtion Rate		20/month
Construction Period		30 Months
Construction Delivery Rate		26/month

Development Period Capital Structure:	
Construction Financing	8.00%

Project Development Cost Summary

Cost Item	Total	Per Unit	Per RSF
Land	$ 7,100,000	$ 22,756	$ 19.94
Construction Costs	61,374,062	196,712	172.37
Owners Hard Cost Contingency	3,700,000	11,859	10.39
Project Management Fee	550,000	1,763	1.54
Architect and Engineering	1,518,667	4,868	4.27
Municipal impact fees and permits	2,585,392	8,287	7.26
Development Fee	1,900,000	6,090	5.34
Real Estate Taxes, Legal and Insurance	1,656,000	5,308	4.65
Office and Model Furniture and Exercise Equipment	650,000	2,083	1.83
Marketing	200,000	641	0.56
Financing Costs	1,543,250	4,946	4.33
Construction Interest	9,797,040	31,401	27.52
Lease-up to Breakeven	(6,197,040)	(19,862)	(17.40)
Working Capital	300,000	962	0.84
Project Contingency at 2% of Total Hard Costs	300,000	962	0.84
Total Project Cost	**$ 86,977,371**	**$ 278,774**	**$ 244.28**

Project CAP Rate Based on Stabilized NOI - Year 4 **6.65%**

Source of Funds:		
Investor Equity	$ 22,427,371	25.8%
Preferred Equity	15,000,000	17.2%
Construction Loan	49,550,000	57.0%
Total Source of Funds	**$ 86,977,371**	

Appendix | Proforma Walk Forward

PROFORMA WALK-FORWARD

The Place at Mason Ranch - Tucson, AZ - Bank	2025	2026	2027	2028	2029	2030	2031	2032
ANNUAL INCOME	YEAR ONE (CONSTRUCTION PERIOD)	YEAR TWO (CONSTRUCTION &LEASE-UP PERIOD)	YEAR THREE (ACHIEVE STABILIZATION MID YEAR)	YEAR FOUR (FIRST STABILIZED YEAR)	YEAR FIVE	YEAR SIX	YEAR SEVEN	YEAR EIGHT
Gross Scheduled Rent	**$0**	**$3,837,473**	**$7,674,947**	**$7,907,456**	**$8,144,679**	**$8,389,020**	**$8,640,690**	**$8,899,911**
Gain(Loss) to Lease	$0	$0	$0	$0	$0	$0	$0	$0
Concessions & Other Loss	$0	-$6,642	-$75,810	-$79,075	-$79,865	-$82,261	-$84,729	-$87,271
Vacancy	$0	-$3,173,295	-$2,156,611	-$553,522	-$570,128	-$587,231	-$604,848	-$622,994
Effective Gross	**$0**	**$657,536**	**$5,442,526**	**$7,274,859**	**$7,494,686**	**$7,719,527**	**$7,951,113**	**$8,189,646**
Other Income	$0	$45,900	$399,925	$411,923	$424,280	$437,009	$450,119	$463,623
TOTAL INCOME	**$0**	**$703,436**	**$5,842,451**	**$7,686,782**	**$7,918,967**	**$8,156,536**	**$8,401,232**	**$8,653,269**
EXPENSES								
Management Fees	$0	$84,000	$175,274	$230,603	$237,569	$244,696	$252,037	$259,598
Payroll	$0	$209,324	$500,361	$515,372	$530,833	$546,758	$563,161	$580,056
Administration	$0	$70,200	$147,418	$151,841	$156,396	$161,088	$165,920	$170,898
Advertising	$0	$39,795	$79,600	$81,988	$84,448	$86,981	$89,590	$92,278
Tax	$0	$62,131	$457,111	$480,447	$504,974	$576,536	$605,968	$636,267
Insurance	$0	$14,722	$75,727	$77,999	$80,339	$82,749	$85,231	$87,788
Utilities	$0	$44,181	$227,253	$238,615	$250,546	$263,074	$276,227	$290,039
Repairs & Maintenance	$0	$8,076	$124,633	$128,372	$132,224	$136,190	$140,276	$144,484
OPERATING EXPENSES	**$0**	**$532,428**	**$1,787,377**	**$1,905,238**	**$1,977,328**	**$2,098,072**	**$2,178,412**	**$2,261,408**
Capital Expenses	$0	$0	$0	$0	$0	$0	$0	$0
Operating Expense Plus Reserves	**$0**	**$532,428**	**$1,787,377**	**$1,905,238**	**$1,977,328**	**$2,098,072**	**$2,178,412**	**$2,261,408**
NET OPERATING INCOME AFTER CAPITAL	**$0**	**$171,008**	**$4,055,074**	**$5,781,544**	**$5,941,639**	**$6,058,464**	**$6,222,820**	**$6,391,861**
Annual Debt Service (assumes IO)	**$0**	**$0**	**$2,044,190**	**$3,747,492**	**$3,747,492**	**$3,747,492**	**$3,747,492**	**$3,747,492**
Partnership Costs	$0	$15,827	$131,455	$172,953	$178,177	$183,522	$189,028	$194,699
OPERATING CASH FLOW	$0	$155,181	$1,879,429	$1,861,100	$2,015,970	$2,127,450	$2,286,301	$2,449,670
CURRENT PREFERRED RETURN **9%**	-$2,018,463	-$2,018,463	-$2,018,463	-$2,018,463	-$2,018,463	-$2,018,463	-$2,018,463	-$2,018,463
REMAINING CASH	-$2,018,463	-$1,863,282	-$139,034	-$157,364	-$2,493	$108,987	$267,837	$431,207
REFI PROCEEDS	$0	$0	$0	$2,680,441	$0	$0	$0	$0
DEAL RETURN	$0	$155,181	$1,879,429	$4,541,541	$2,015,970	$2,127,450	$2,286,301	$2,449,670
DEAL CASH ON CASH RETURN	0.00%	0.69%	8.38%	20.25%	8.99%	9.49%	10.19%	10.92%
LP RETURN	$0	$155,181	$1,879,429	$4,541,541	$2,015,970	$2,127,450	$2,286,301	$2,104,705
LP CASH ON CASH RETURN	0.00%	0.69%	8.38%	20.25%	8.99%	9.49%	10.19%	9.38%
GP RETURN	$0	$0	$0	$0	$0	$21,797	$0	$0
ENDING CUMULATIVE PREFERRED RETURN	$2,018,463	$3,881,746	$4,020,780	$0	$0	$0	$0	$0
ENDING CASH CONTRIBUTION BALANCE	$22,427,371	$22,427,371	$22,427,371	$22,427,371	$22,427,371	$22,427,371	$22,427,371	$22,427,371

MC Companies is a full-service real estate investment and management company that acquires, develops, builds and currently manages multifamily communities in the southwestern United States.

Founded in 2001, we are a forward-thinking organization bringing a disciplined approach to the operations of our investments. We understand that our business is about people. Our staff of over 250 team members across seven major markets serves over 10,000 residents at our communities.

Sharing the Good Life, MC's philosophical foundation is about delivering optimal living and service standards to our residents, maximizing operating income and increasing property asset value for our investors, and providing a quality work environment for our team members.

- The Place at Loloma Vista – AZ
- The Place at Village at the Foothills – AZ
- The Place at Fountains at Sun City – AZ
- The Place at Edgewood – AZ
- The Place at Presidio Trails – AZ
- The Place at Forest Ridge – AZ
- The Place at Savanna Springs – AZ
- The Place at Wickertree – AZ
- The Place at Broadway East – AZ
- The Place at Creekside – AZ
- The Place at Desert Springs – AZ
- The Place at Santana Village – AZ
- The Place at El Prado – AZ
- The Place at 2120 – AZ
- The Place at Silverbell Gateway – AZ
- The Place at Arroyo Verde – AZ
- The Place at Sonoran Trails – AZ
- The Place at Canyon Ridge – AZ
- The Place at Wilmot North – AZ
- The Place at Riverwalk – AZ
- The Place at Green Trails – TX
- The Place at Harvestree – TX
- The Place at Saddle Creek – TX
- The Place at Oak Hills – TX
- The Place at Castle Hills – TX
- The Place at Barker Cypress – TX
- The Place at Briarcrest – TX
- The Place at 1825 – TX
- Alta NV- NV

MC Companies

Scottsdale Office

15170 N Hayden Rd. #1
Scottsdale, AZ 85260

480.995.5400

Tucson Office

2920 N. Swan Road #207
Tucson, AZ 85712

520.790.8100

www.mccompanies.com
www.mcresidential.com

investorrelations@mccompanies.com