



# Highrail at Rita Ranch

Class "A" Multifamily Development  
189 Units Tucson, AZ



Business Plan



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While projections about the Partnership's performance are based on the General Partner, the Company and their affiliates experience and good faith judgments, the recipient should understand that projections are based on numerous assumptions about how the proposed Partnership may perform, including that applicable tax regimes do not change, that existing asset performance trends will continue to track business plans, that the market conditions will not change Partnership fundamentally, that perception of market opportunities for acquisition and disposition will hold, and that the competitive landscape that the Company operates in will not change Partnership fundamentally. Any number of factors could contribute to results that are materially different.

## APARTMENT UNITS

189

## TOTAL PROJECT COST

\$52.74M

## OFFERING SIZE

\$18.7M

## MINIMUM INVESTMENT

\$100K

TARGET LP CASH  
ON CASH

9.00%

PREFERRED  
RETURN

7.00%

TARGET EQUITY  
MULTIPLE

2.16X

## LP/GP PROFIT SPLIT

75/25%

# The Opportunity

PROPERTY TYPE

**Class “A”**

GROUND UP DEVELOPMENT

Highrail at Rita Ranch is a strategically planned ground-up development project by MC Companies, consisting of 189 units in the Rita Ranch submarket of Tucson, Arizona.

The Limited Partnership aims to raise \$18,700,000 in equity for this development. Investors will receive (i) a cumulative, non-compounded Preferred Return on invested capital of 7% per annum, which will commence upon the closing of the Construction Loan, followed by (ii) a pro rata distribution of excess cash, allocated 75% to the Limited Partners and 25% to the General Partner.





### Upper Southeast Tucson Location

Situated in the southeastern region of Tucson, Arizona, Rita Ranch has emerged as a desirable location for residents seeking an ideal balance of comfort and convenience. Rita Ranch boasts a strategic position that facilitates easy access to various areas of Tucson. Located adjacent to the I-10 freeway, residents can efficiently commute to downtown Tucson, the University of Arizona, and other significant employment hubs.

### Strong Market

A robust economy, an attractive cost of living, favorable weather conditions, and a vibrant cultural scene have positioned Tucson as an increasingly popular destination for relocation in recent years. This new population will contribute to a 1.7% annual increase in households, equivalent to around 7,600 additional households. Sustained job growth, which is anticipated to double the national average, plays a significant role in this healthy net in-migration trend. Local job creation is expected to be diverse, with all sectors projected to either expand or remain stable by year-end.

### Increased Occupancy & Rent

Per Berkadia 4Q2024 Multifamily Report, occupancy rates in Tucson average 93% in the fourth quarter of 2024, the same rate as one year prior. The average monthly effective rent is projected to rise 3.8% to \$1,261 in the fourth quarter of 2024.

### 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<sup>5</sup> has been successful regardless of market cycles.



Property Summary

The Property will consist of a 189-unit apartment community with 9 buildings and carriage houses totaling 221,909 square feet. There are 6 different floor plans with a weighted average of 1,068 SF.

The Community Will Offer:

- ❖ Clubhouse
- ❖ State of the Art Fitness Center
- ❖ Resort Inspired Pool and Spa
- ❖ Barbeque Grills
- ❖ Gated Access and Key-Fob Access
- ❖ Dog Park
- ❖ Covered Parking & Garages
- ❖ Indoor Package Lockers



Highrail RITA RANCH

8371 South Houghton Rd.  
Tucson, AZ 85747

Construction Start	Sept 2025
First Unit Delivered	Sept 2026
Construction Completion	June 2027
Gross Land Area (Acres)	10.93
Gross Building Area (SF)	221,909
Apartment Subtype	Garden Style
# of Stories	2
# of Buildings	9
# of Units	189
Average Unit Size (SF)	1,068
Weighted Average Rental Rate <sup>1</sup>	\$1,900

1) Based on Proposed Rents Upon Lease Up.



Project Financing

MC Companies has obtained a firm commitment from HUD for a construction/permanent loan of \$30,040,000 or 65% loan-to-cost. The loan will have a 40-year amortized fixed interest rate estimated at 6.0%. A fixed-rate loan offers the security and stability necessary for effectively maximizing cash flow and reduce risk.

MC Companies will guarantee the successful completion of the project construction, and will secure the completion with a Completion Assurance Letter of Credit from National Bank of Arizona in the amount of \$5,500,000. the Letter of Credit will be released upon the completion of the project completion.

It is projected that upon the completion of construction and the successful lease-up phase, the stabilized value of the property will be approximately \$67,000,000, thereby generating an increase of approximately \$14,500,000 in value.

Advantages of HUD 221d4 Financing

- 40-year, fixed-rate term
- Higher leverage (est 65% Loan to Cost)
- Interest rate below conventional loan financing
- No lease-up requirement for conversion to permanent financing after the construction period
- No rent subsidies or set asides required

*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 maybe 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	\$52,740,000
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Loan Amount	\$34,040,000
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Investor Equity	\$14,175,000
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General Partner Equity	\$4,525,000
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Completion Assurance Letter of Credit	\$5,500,000
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Loan-to-Cost	64.60%
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Estimated Value when Stabilized <sup>1</sup>	\$67,000,000
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Total Deal Projected Hold Period	8 years
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Full details of financials provided in appendices.

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



## Rita Ranch Apartments North, LP



### Senior Construction Loan

\$34,040,000

Completion Guaranteed by Ross  
McCallister and Ken McElroy



### LP & GP Equity

\$18,700,000  
+ 7% Preferred  
Return



### Excess Cash Split Pro Rata

LP – 75.00%  
GP – 25.00%



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

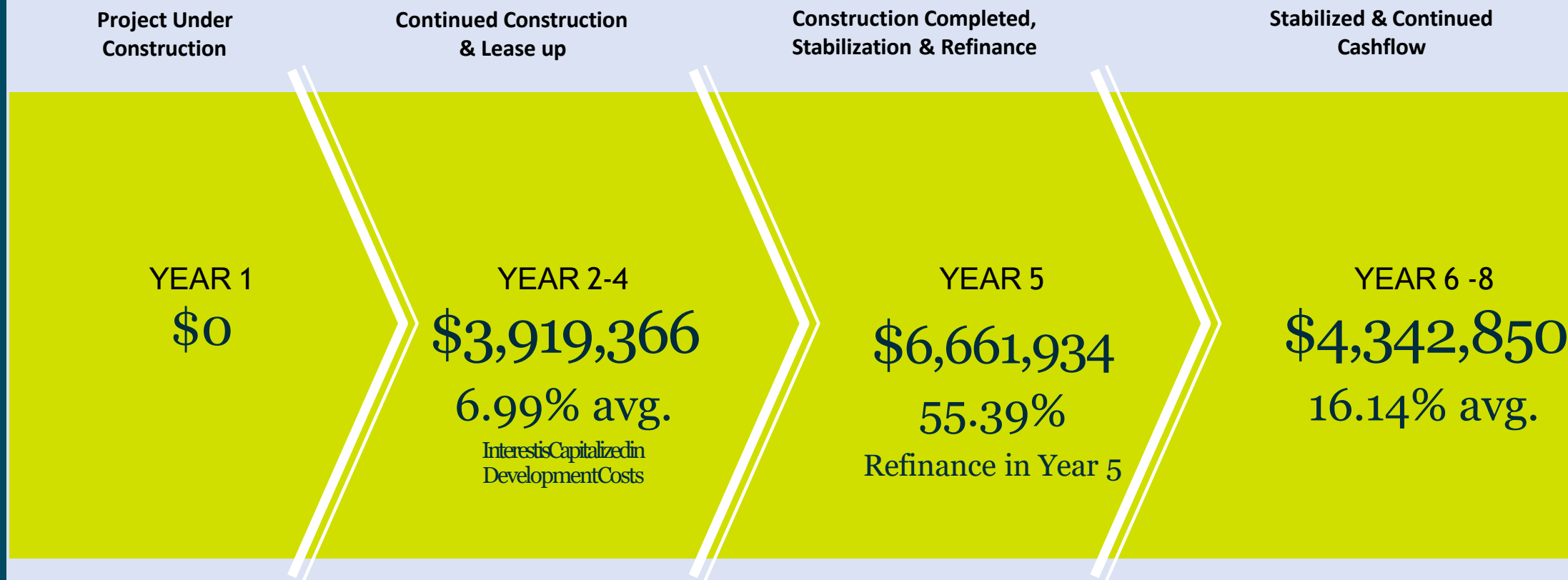


MC Residential, the Property  
Manager, pays loan and operating  
expenses.



After expenses are paid, the  
partnership distributes remaining  
available cash to investors and GP.





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.



Land Close of Escrow	March 2022
Design Drawings	Complete
Receive Planning Approval	In Progress
Equity Raise	July 2025
Start Construction	Sept 2025
First Unit Delivered	Sept 2026
Complete Construction	June 2027
Achieve Stabilization	Oct 2027

*\* 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.*





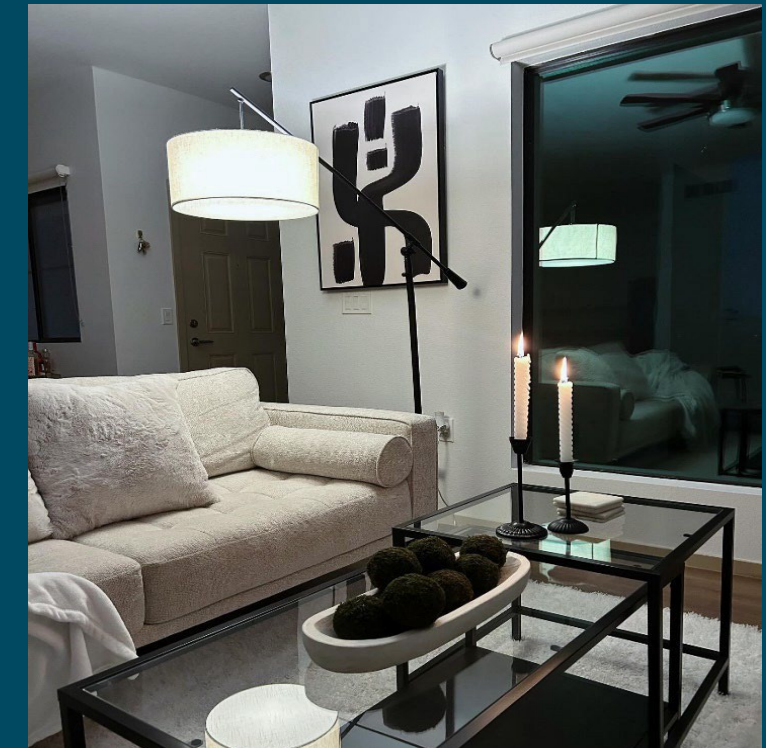
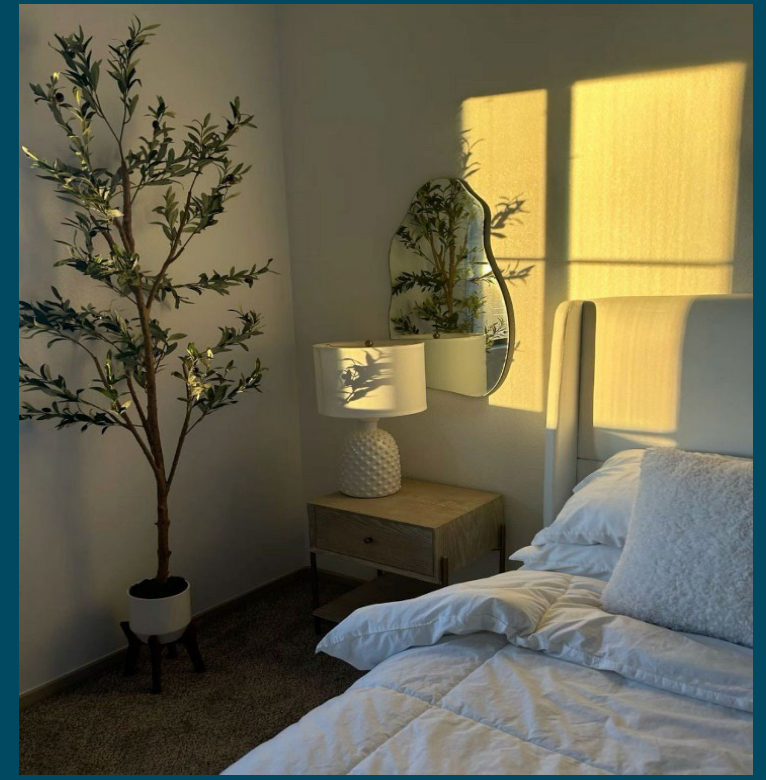
# The Property | Property Rendering



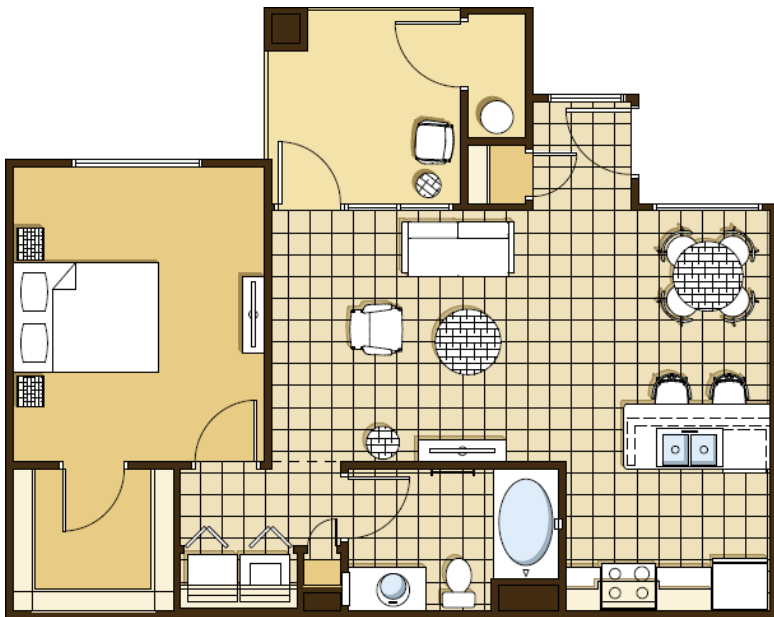


## Each Unit Will Feature:

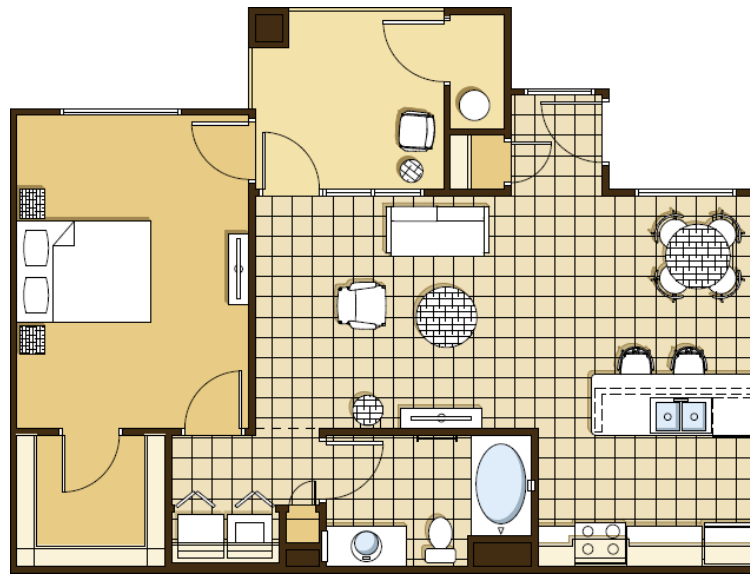
- ❖ High Speed Internet / Cable Ready
- ❖ Private Balcony / Patio
- ❖ Private Storage
- ❖ Granite Countertops
- ❖ Designer Cabinets
- ❖ Solid Core Entry Doors with Deadbolt Locks
- ❖ Raised-Panel Interior Doors
- ❖ Nine Foot Ceilings
- ❖ Stainless Steel Appliances
- ❖ Full Size Washer and Dryer
- ❖ Energy Efficient Lighting
- ❖ Wood-Inspired Flooring



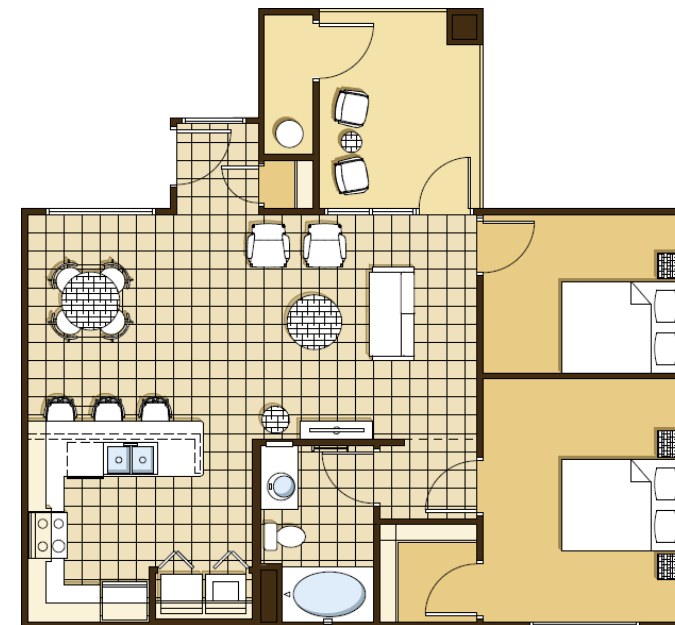
UNIT 1 – 1 x 1 - 807 sf



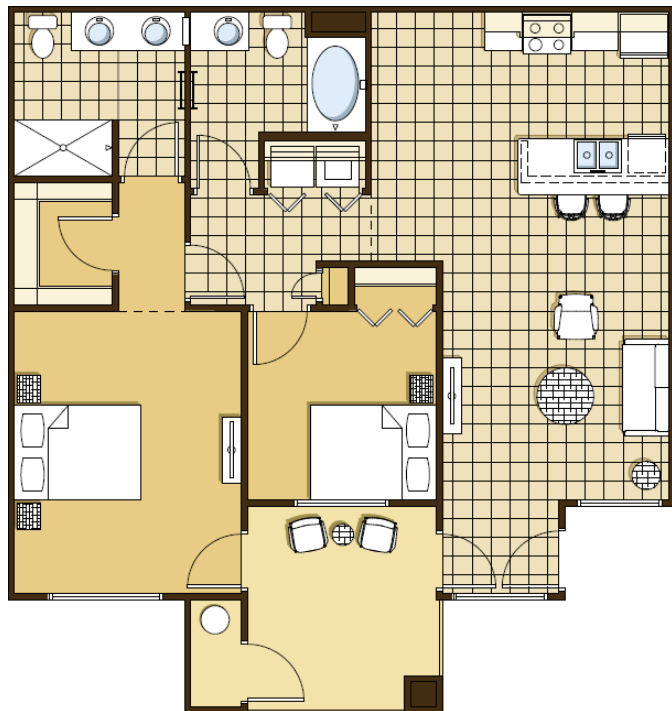
UNIT 2 – 1 x 1 - 879 sf



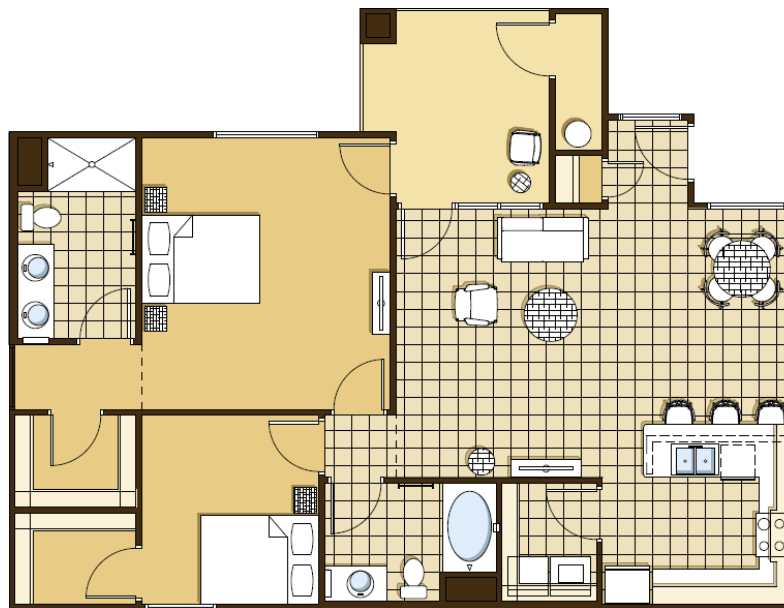
UNIT 3 – 2 x 1 - 987 sf



UNIT 4/5 – 2 x 2 – 1135-1249 sf



UNIT 6 – 2 x 2 TH – 1450 sf



UNIT 7 – 3 x 2 – 1299 sf





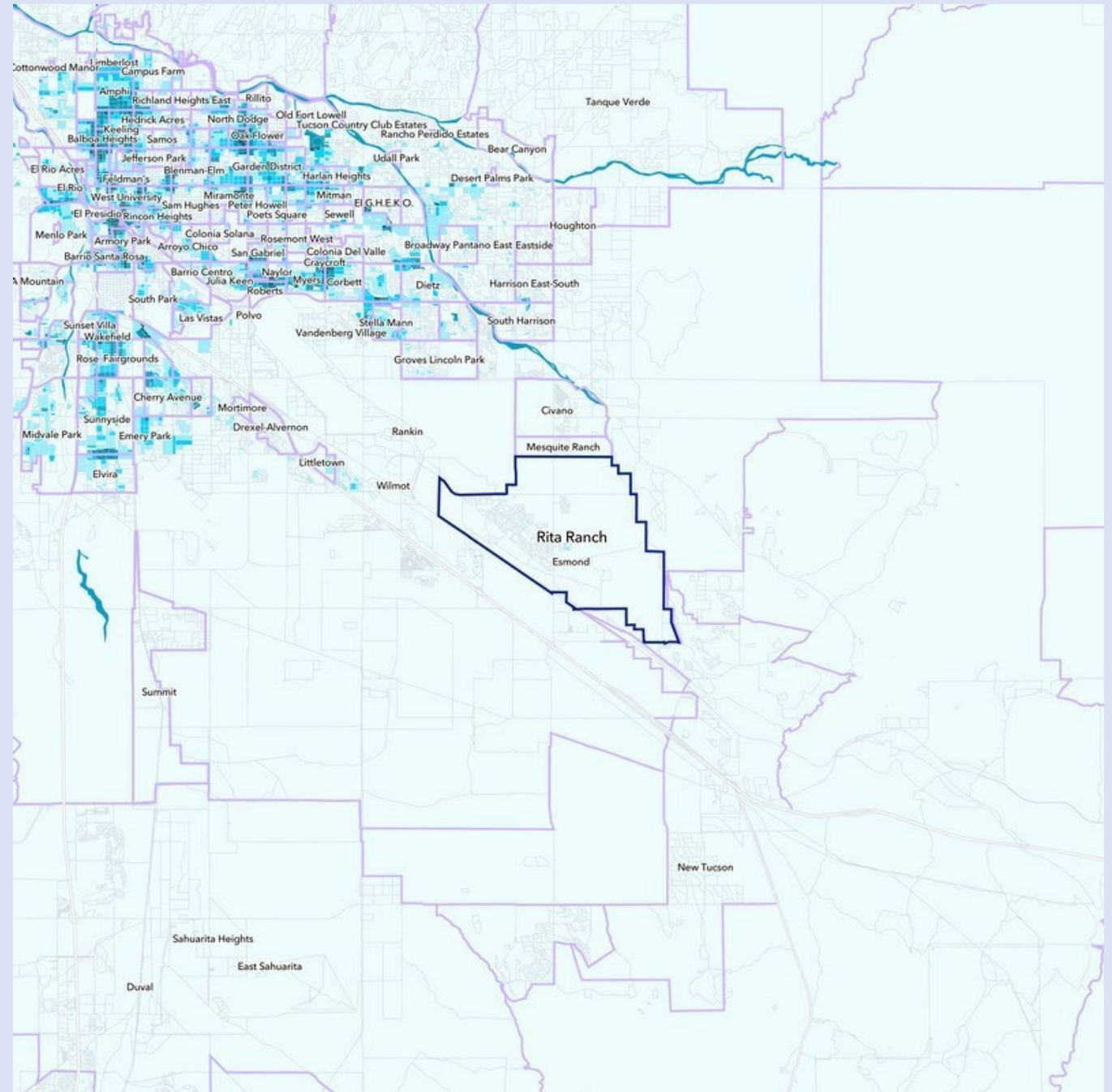
## Southeast Tucson Location

Highrail Rita Ranch is positioned in a rapidly developing area of southeastern Tucson that offers excellent access to amenities and major traffic arteries, facilitating connections to key employers, institutions, recreational facilities, and commercial centers within the region. The site is located along E. Houghton Road, a primary north-south thoroughfare in east Tucson, which spans 16 miles from the Foothills to Interstate 10, with the on-ramps located 2.5 miles south of the property.

Neighborhood shopping centers providing essential services for daily living are located within one mile of the site. Numerous major employment centers are in close proximity:

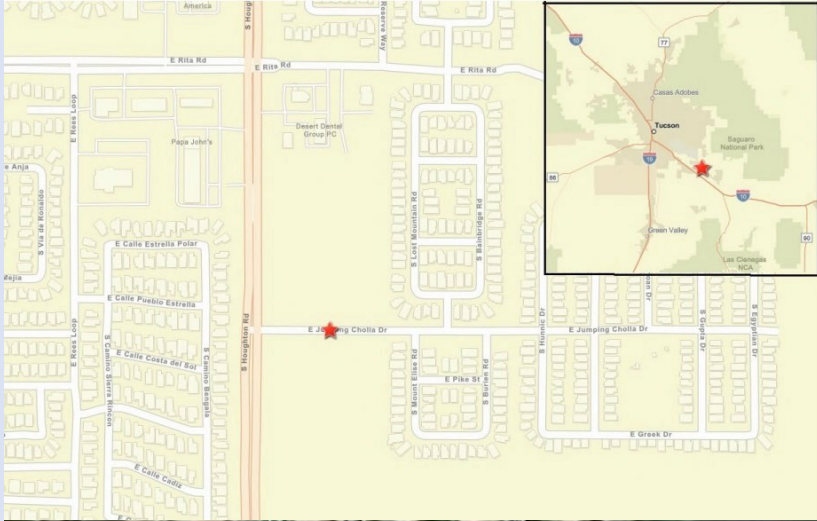
- The UA Tech Park, which includes IBM and Raytheon, is a mere five-minute drive away.
- Davis-Monthan Air Force Base and Tucson International Airport can be reached within a 10 to 15 minute drive.
- The University of Arizona, situated 18 miles to the northwest, is easily accessible via either Interstate 10 or E. Houghton Road.

This location is particularly attractive to middle and upper-income renter households employed throughout the region, as well as to empty-nesters seeking a desirable living environment.

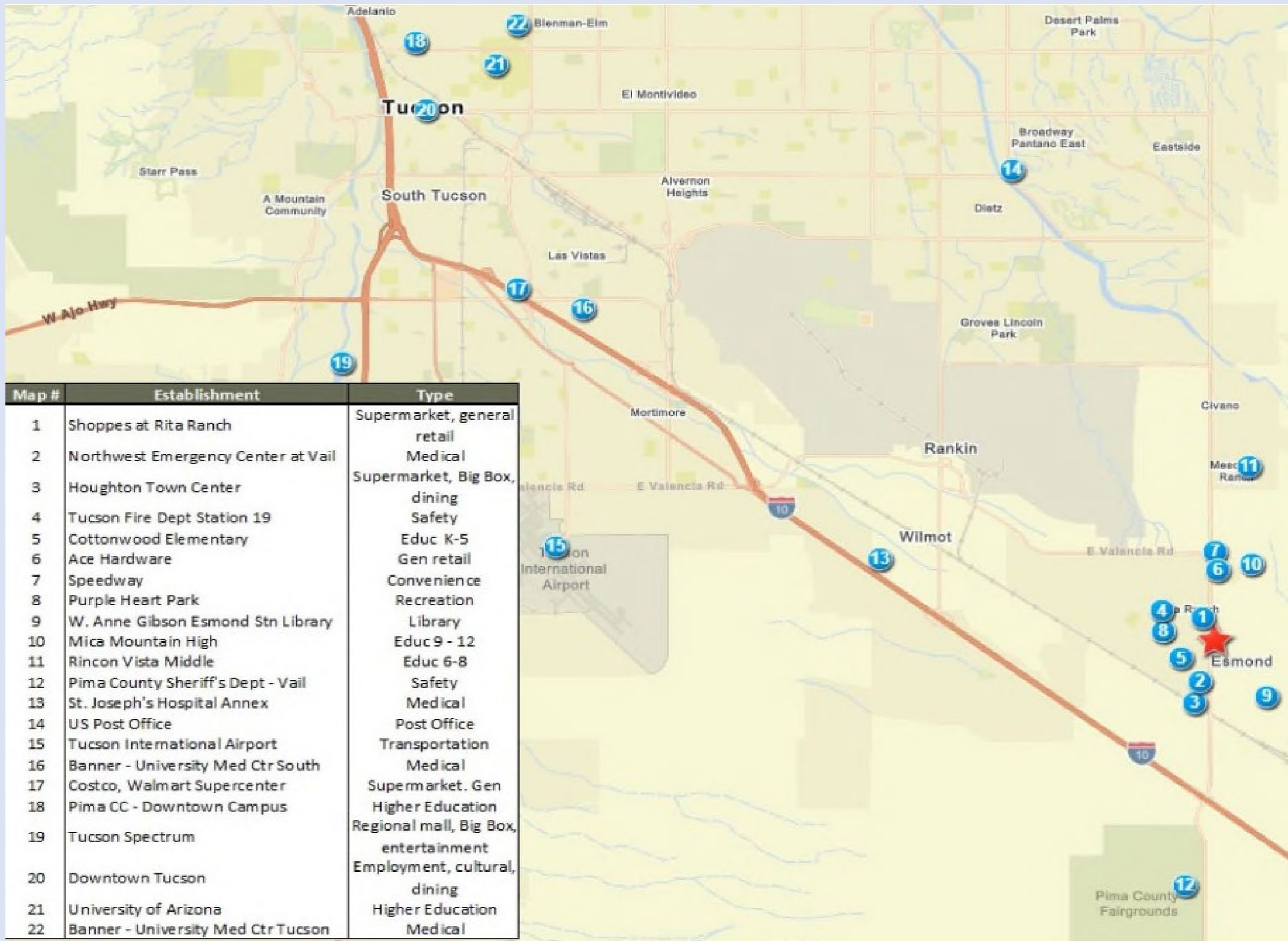


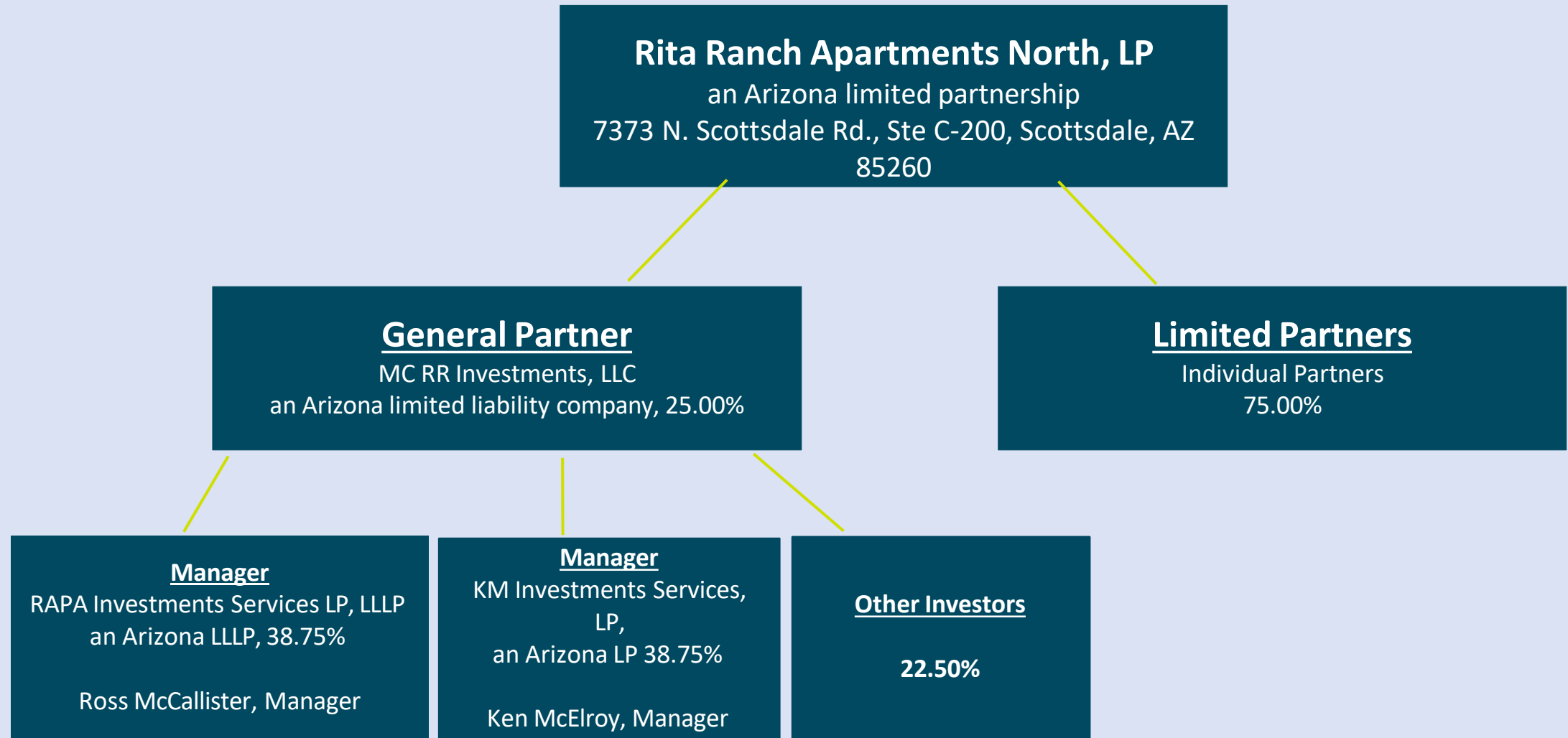


# The Property | Subject Photographs











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

- (i) First, to the Limited Partners, the cumulative non compounded unpaid, accrued Preferred Return due to the Limited Partners; and
- (ii) 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 Limited Partners, the cumulative non compounded unpaid, accrued Preferred Return due to the Limited Partners; and
- (ii) Second, to the Limited Partners, the cumulative amount of the unreturned Capital Distributions of the Limited Partners; and
- (iii) 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	7.0%	75%	25%
Excess Cash split Pro Rata		75%	25%

NET CASH FLOW FROM MAJOR CAPITAL EVENTS

	Hurdle Rate	LP	GP
Preferred Return	7.0%	75%	25%
Return of Capital		75%	25%
Excess Cash Split Pro Rata		75%	25%

<sup>1</sup> Preferred Return shall mean the payment of cumulative, non-compounded return on a Partner's Invested Capital equal to 9% per annum, which shall commence upon the closing of the Construction Loan. Please see the PPM for details.

TYPE	DESCRIPTION	\$ AMOUNT
<b>Land Acquisition</b>	The Landowner acquired the land in March 2021 for \$3,801,000. The landowner will contribute the land to the Partnership at a value of \$4,525,000, equal to the appraised value	\$4,525,000
<b>Entitlements and Pre-development</b>	During the pre-development phase, the General Partner incurred expenses in the for entitlements, architecture, engineering and land planning. The Partnership will reimburse the General Partner for these costs	\$1,916,091
<b>Development Fee</b>	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.	\$1,700,000
<b>Construction Fee</b>	A Construction Fee of 5.0% of the total construction costs will be paid on a percentage of completion basis to Multifamily Building Specialists, Inc., an affiliate of the General Partner on a monthly basis during the construction of the project.	5% of the Total Construction Costs
<b>Property Management Fee</b>	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. MC Residential will manage the day-to-day operations of the project.	3% of the Total Revenue
<b>Asset Management Fee</b>	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
<b>Capital Improvement Fee</b>	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
<b>Refinance Fee</b>	Upon stabilization and as market conditions permit, MC plans to refinance from the construction loan to a permanent loan to reduce risk and potential 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
<b>Disposition Fee</b>	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 <sup>1</sup>	Rate PSF
Highrail Rita Ranch 8371 South Houghton Rd. Tucson, AZ 85747	2026	189	*	1,080	\$1,900	\$1.78
Encantada Rita Ranch 9300 E Valencia Rd, Tucson, AZ 85747	2020	312	90.7%	1,361	\$1,910	\$1.40
Encantada Saguaro National 5750S Houghton Rd, Tucson, AZ 85747	2022	312	88.5%	1,384	\$1,936	\$1.40
Moderne at Rocking K Ranch (SFR) 7720S Rocking K Ranch Loop, Vail, AZ 85747	2023	224	48.4%	1,225	\$1,934	\$1.58
The Place at Riverwalk 3510 N. Craycroft Road Tucson, AZ 85718	2019	210	95.7%	1,104	\$1,963	\$1.78
American Homes For Rent Tucson AZ 85747	2020	200	92%	2,000	\$2,400	\$1.20

<sup>1</sup> Subject property Weighted Avg. Rate is based on projected in-place rents at opening in 2025. Comparable property rates are actual rental rates at time of last market survey on 7/29/2024.

	Year Built	Total Units	Avg Unit SF	Price²	Price Per Unit	Price PSF	Sale Date
<b>Highrail Rita Ranch</b> 8371 South Houghton Rd,Tucson, AZ 85747	2026	189	1,080	\$	\$	\$	N/A
<b>Cortland on the Loop</b> 1925 W. River Road Tucson, AZ 85704	2011	304	1,005	\$92,750,000	\$305,099	\$331	Aug-21
<b>Hilands (not renovated)</b> 5755 E. River Road Tucson, AZ 85718	1986	826	557	\$178,000,000	\$215,496	\$274	Jul-22
<b>Cortland Las Casas</b> 3869 W. Cortaro Farms Road Tucson, AZ 85742	2007	135	1,039	\$59,326,000	\$439,452	\$412	Dec-21
<b>Tucson Apartments</b> 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

As the second largest city in Arizona, Tucson is a vibrant urban center renowned for its warm climate, stunning natural beauty, and rich cultural heritage. The city combines the amenities of a large metropolitan area with the charm of a small-town atmosphere.

Favorable employment and demographic trends are contributing to the positive growth of the Tucson apartment market. With a robust economy, a lower cost of living, desirable weather conditions, and a thriving cultural environment, Tucson has become an increasingly popular destination for relocation. This trend has resulted in an annual household expansion of 1.7%, translating to approximately 7,600 additional households.

Sustained hiring and local job creation are generating a competitive job market, leading to increased wages, with the median household income projected to rise by 2.8% in 2024. This competitive landscape is also evident in the housing sector. As demand for housing in Tucson continues to persist, net absorption and rising occupancy rates are expected in 2024.

Source: CoStar

Moreover, the average monthly effective rent increased by 3.8% in 2024.

Tucson exhibits a greater degree of resilience against economic downturns compared to other metropolitan areas, primarily due to the substantial proportion of government employment, which constitutes 20% of the region's total workforce. This public sector employment encompasses state and local government personnel, university employees, and staff associated with Davis-Monthan Air Force Base.

A significant factor contributing to Tucson's robust demographic and economic performance is its affordable cost of living. According to AdvisorSmith's Cost of Living Index, Tucson's living expenses are comparable to those of smaller markets such as Midland, Texas, and Gainesville, Florida. However, Tucson's population and labor market are more than double the size of these regions. Consequently, Tucson benefits from the unique advantage of offering the affordability characteristic of a smaller market while simultaneously leveraging the employment base and economic vitality of a midsize market.

# WHY TUCSON

The Tucson MSA encompasses five incorporated municipalities, with Tucson as the largest city, boasting a population exceeding 1 million. As Arizona’s second-largest city, Tucson sits in the Sonoran Desert and serves as an economic hub driven by key industries, including defense and aerospace, higher education and research, healthcare and biosciences, tourism and hospitality, and manufacturing and logistics. A highly educated workforce, combined with steady in-migration, continues to fuel rent growth and maintain high occupancy rates. Consequently, the recent surge in multifamily investment is expected to persist, as strong market fundamentals attract continued capital inflows.

## Workforce

Total Professionals	+406,400
White Collar Professionals	+61.4%

## Education

Tucson Residents Hold a Bachelors Degree or Higher	+33%
University of Arizona Graduates Remain in Tucson MSA Post-Graduation	+40%

Source: IPA Research Services, 2025

## Income Distribution

Tucson Households Earned over \$100K (2023)	+26%
Tucson Households Earned over \$100K (2028)	+32%

### Income

Average Household Income

+15.1% Projected Growth

2028	\$97,279
2023	\$84,513

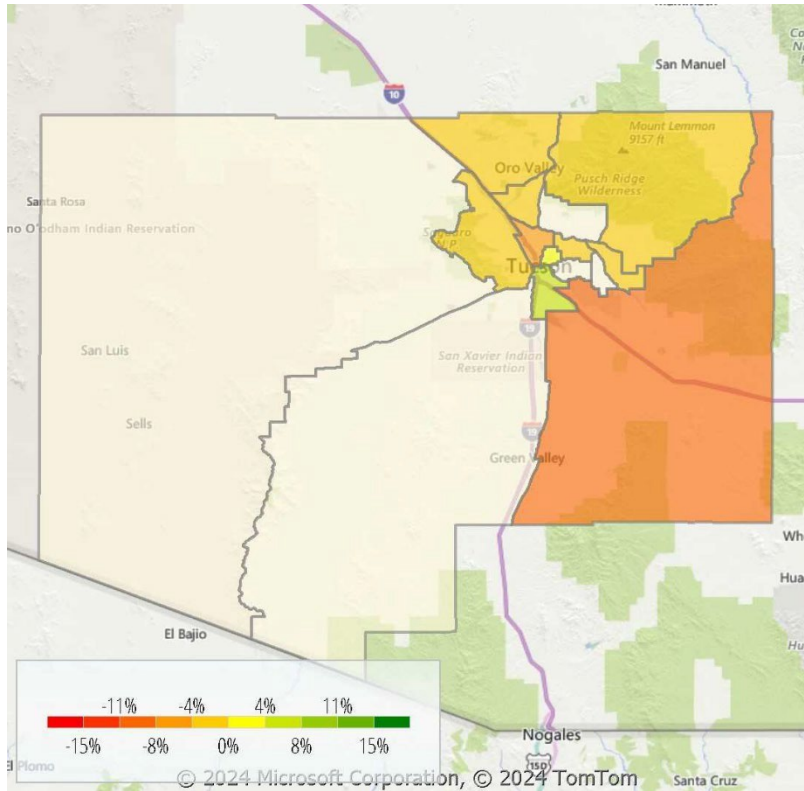
Median Household Income

+18.4% Projected Growth

2028	\$70,152
2023	\$59,265



Lifestyle Apartments - Year-Over-Year Rent Growth

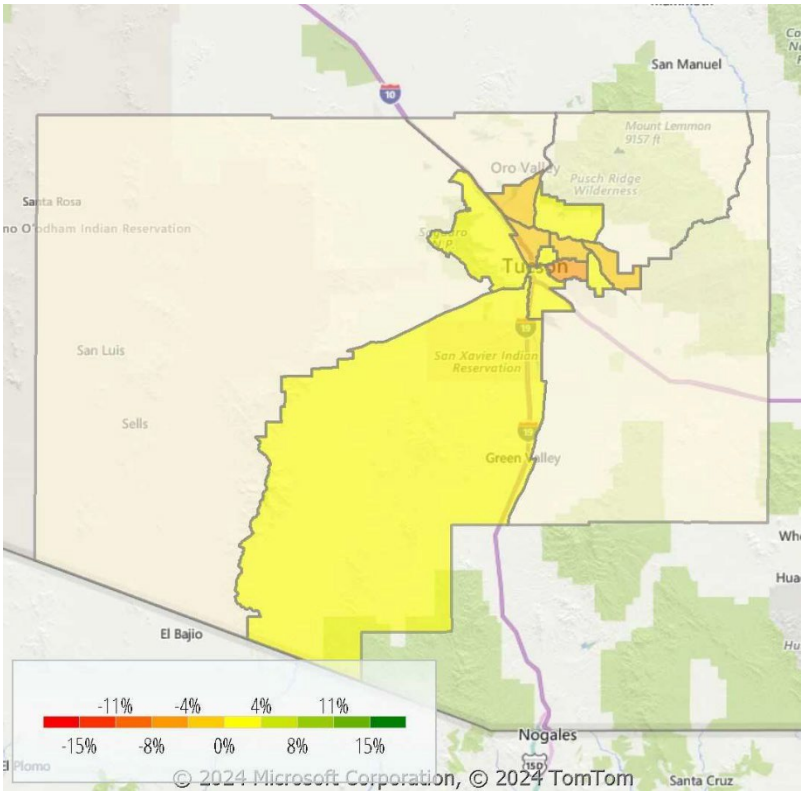


Source: Yardi Matrix

Highest Performing Submarkets - Lifestyle

Submarket	Rent	Occupancy	YOY Change
South Tucson - Airport	\$2,740	96.7%	5.6%
University	\$3,404	89.7%	3.4%
Oro Valley - Catalina	\$1,652	90.9%	0.0%
Northwest	\$1,592	92.7%	-0.2%
Tucson Mountain Foothills	\$1,551	94.8%	-2.0%

Renters-by-Necessity- Year-Over-Year Rent Growth



Source: Yardi Matrix

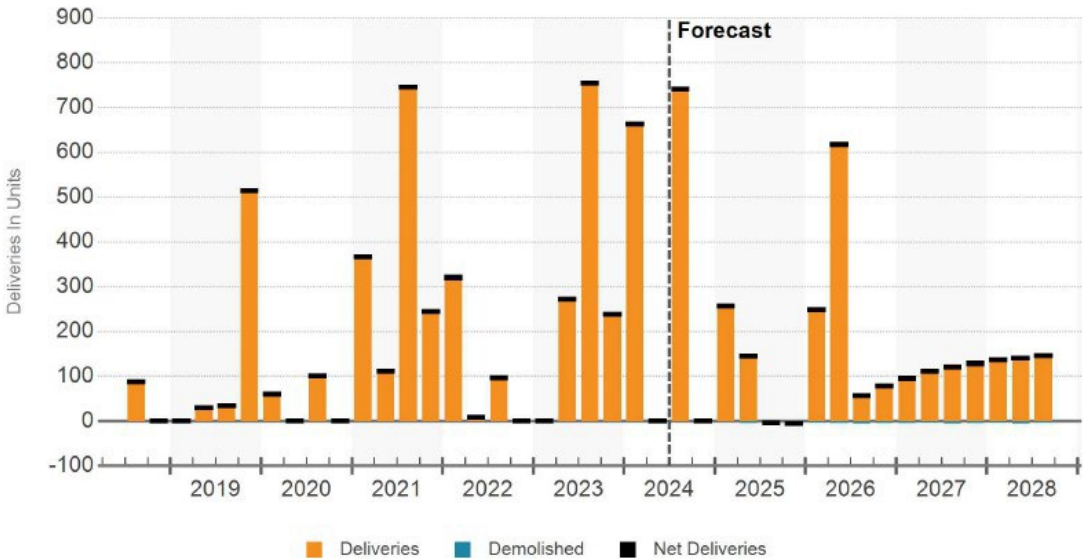
Highest Performing Submarkets - RBN

Submarket	Rent	Occupancy	YOY Change
Tucson Mountain Foothills	\$1,212	92.7%	2.8%
Near East	\$1,136	91.1%	2.3%
University	\$1,363	91%	1.8%
Catalina Foothills	\$1,193	93.2%	1.4%
South Tucson - Airport	\$1,001	92.2%	1.0%

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 3.5% increase in inventory. By comparison, the overall United States experienced a growth in inventory of 8.0% over the same period

Properties	Units	Percent of Inventory
10	1,984	2.4%

DELIVERIES & DEMOLITIONS

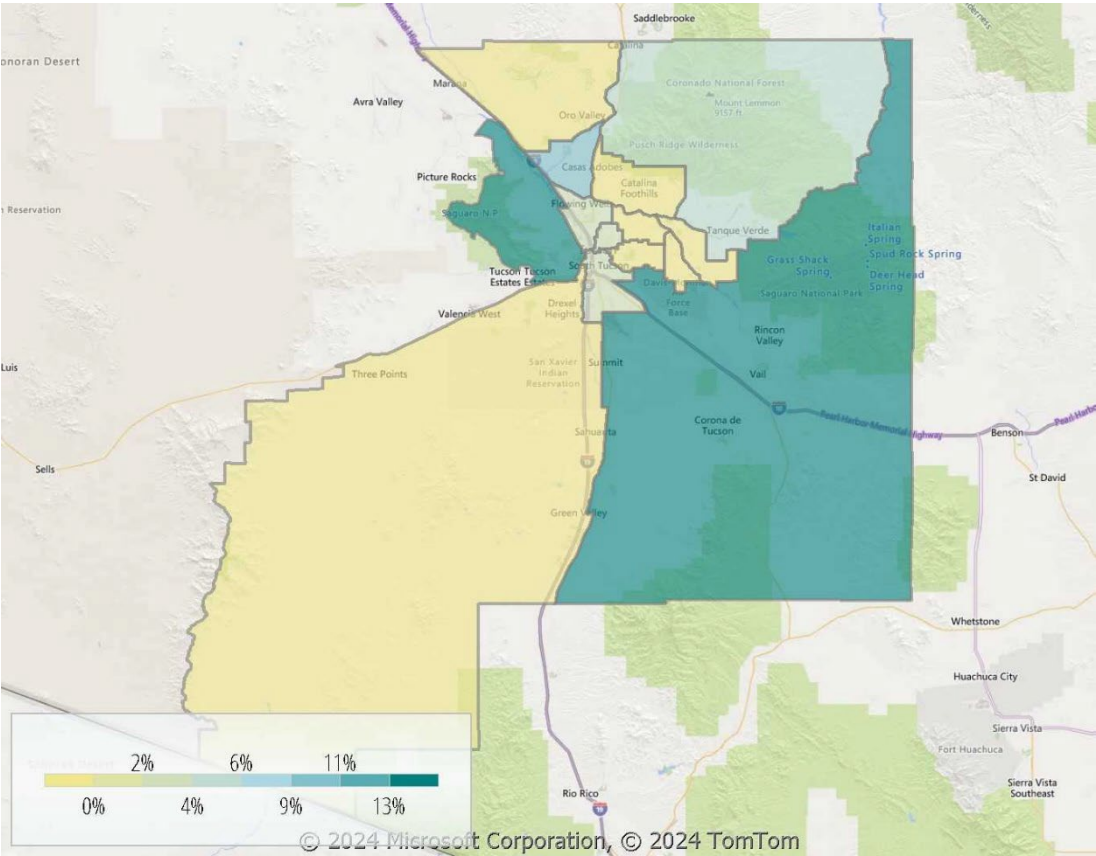


Source: Yardi Matrix

Overall Development Activity

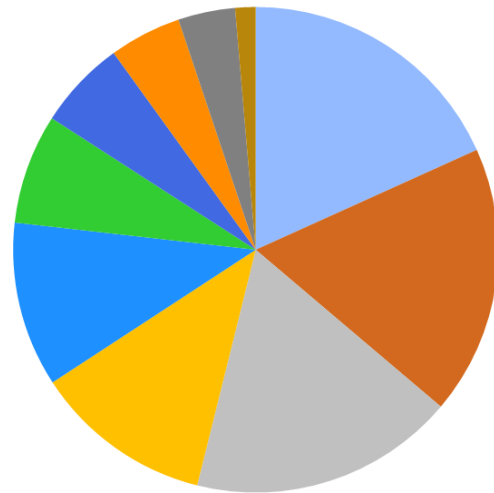
Projected Completions as % of Inventory

Submarket	Rent	Occupancy	YOY Change
Southeast	21.3%	224	5.6%
Tucson Mountain Foothills	13.9%	596	3.4%
Northwest	10.4%	901	0.0%
Flowing Wells	4.0%	345	-0.2%
South Tucson - Airport	4.0%	253	-2.0%
University	3.3%	161	
Total		2,480	





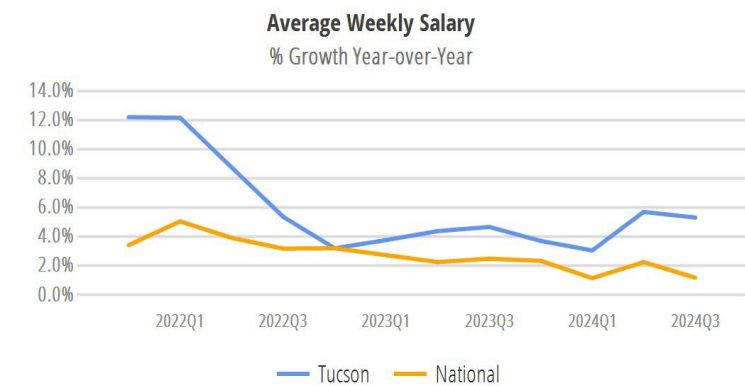
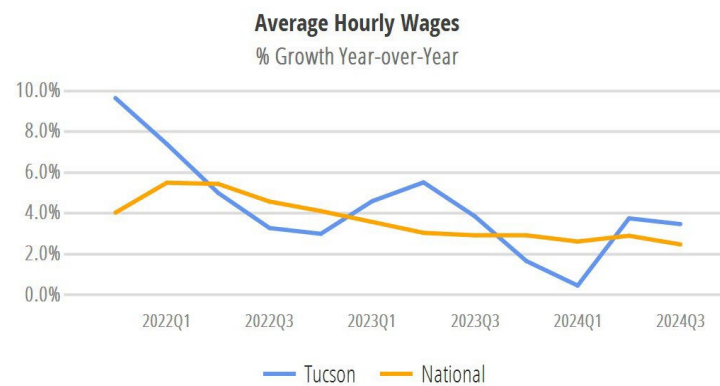
Employment Composition by Industry



Employment Composition By Industry Sector

Employment Sector	Employment		YoY Change		5-Year Change	
	Jobs	% Share	Jobs	Pct.	Jobs	Pct.
Education and Health Services	73K	18.3%	2.7K	3.9%	3.9K	5.7%
Government	71K	17.9%	-5.3K	-6.9%	-6.4K	-8.2%
Trade, Transportation, and Utilities	70K	17.7%	0.3K	0.4%	7.8K	12.5%
Professional and Business Services	47K	11.9%	-1.5K	-3.1%	-2.7K	-5.4%
Leisure and Hospitality	44K	11.0%	0.1K	0.2%	-0.2K	-0.5%
Manufacturing	29K	7.3%	0.3K	1.0%	0.9K	3.2%
Mining, Logging, and Construction	24K	5.9%	0.8K	3.5%	3.6K	18.0%
Financial Activities	19K	4.8%	0.9K	4.9%	1.8K	10.4%
Other Services	15K	3.8%	0.5K	3.4%	1.3K	9.4%
Information	5K	1.4%	-0.1K	-1.8%	-0.6K	-10.0%
<b>Total Non-Farm</b>	<b>398K</b>	<b>100%</b>	<b>-0.3K</b>	<b>-0.3%</b>	<b>9.4K</b>	<b>2.4%</b>

Earnings Growth Trend vs. National



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 demonstrates a notable degree of insulation from economic downturns compared to other metropolitan areas, largely due to its substantial share of government employment, which constitutes 20% of the region's workforce. As the seat of Pima County, Tucson's public sector comprises state and local government positions, university personnel, and staff affiliated with Davis-Monthan Air Force Base.

Employers find the labor pool generated by Tucson's colleges and universities to be particularly appealing. The University of Arizona acts as a significant economic driver in the region. For the fall semester of 2023, enrollment at the university exceeded 50,000 students, with over 40,500 students enrolled at the main campus in Tucson alone. With an annual budget of approximately \$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 economic growth of the region.

In the past decade, employers have primarily focused their expansion efforts in the back-office, call center, and distribution sectors. However, recent job announcements have indicated a shift towards the creation of higher value-added, well-paying positions. A prominent example of this trend is the groundbreaking initiative by American Battery Factory, which involves a \$1.2 billion investment to construct a 2 million-square-foot gigafactory in Pima County. This lithium iron phosphate battery cell manufacturing facility is projected to generate approximately 1,000 jobs and deliver an economic impact of \$3.1 billion. The completion of the initial phase of construction is scheduled for 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 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 Pima County Real Estate Research Council.



FREDDIE THORNTON  
CHIEF FINANCIAL  
OFFICER



CHARLIE KOZNICK  
CHIEF INVESTMENT  
OFFICER



BRIAN KEARNEY  
CHIEF OPERATING OFFICER



JOHN KRAUSS  
VP of CONSTRUCTION



AMANDA TRONSDAL  
DIRECTOR OF PROJECT  
FINANCING

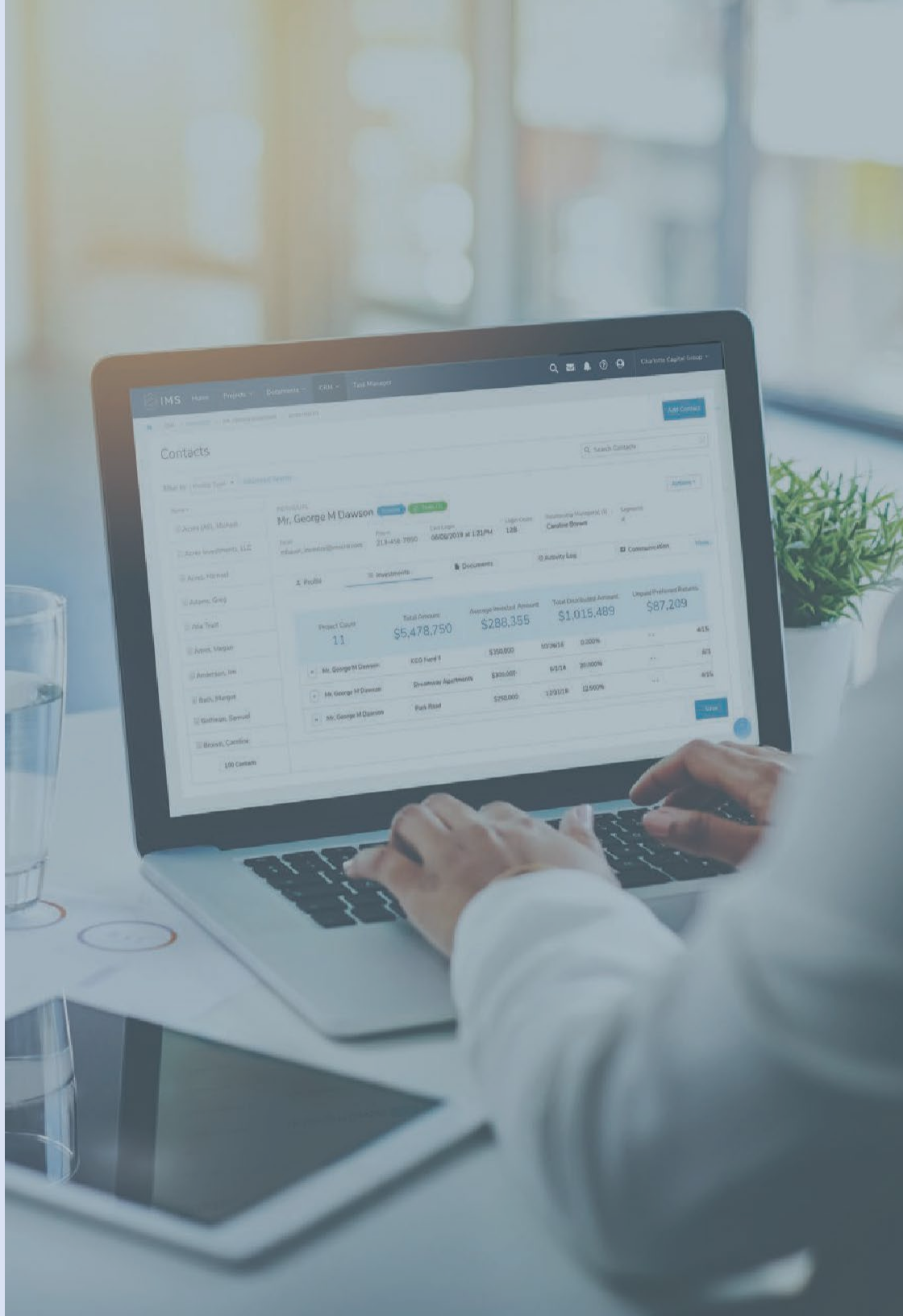


JAMES EMERT  
DIRECTOR OF  
ACQUISITIONS



KYLE MCELROY  
ACQUISITIONS ASSOCIATE





## 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](mailto:investorrelations@mccompanies.com)

**Phone** 480-291-0252

## WHY INVEST IN MULTIFAMILY?

At MC Companies, we assert that real estate is a compelling option for building equity and generating income. Through private placement syndications, investors enjoy the opportunity for passive investment. This approach involves pooling financial resources with other investors to acquire larger assets. The syndication structure is particularly beneficial as it allows investors to obtain an ownership interest in an apartment building with a comparatively smaller investment relative to the property's total value.

Multifamily real estate generally presents a lower risk profile than single-family homes. An apartment building comprises multiple individual living units, whereas each single-family home is restricted to a single unit and tenant. Consequently, if a tenant vacates or fails to fulfill rental obligations, the investor confronts total vacancy and a complete loss of income. In contrast, within a 189-unit property such as Rita Ranch, the community can experience the loss of several tenants concurrently while still remaining profitable. Furthermore, with lower capital requirements, syndications enable investors to diversify their portfolios and mitigate risk across multiple properties.

## WHAT ARE THE ADVANTAGES OF INVESTING IN MULTIFAMILY 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?

The process of new development inherently involves various risks, including site risk, cost overruns, and lease-up duration. Below are our proposed strategies for mitigating these risks:

**\*\*SITE RISK:\*\*** The General Partners have conducted comprehensive due diligence and successfully acquired the land in March 2022. Additionally, we have secured the necessary architectural and engineering plans, along with permits, thereby presenting investors with a ready-to-build opportunity.

**\*\*COST OVERRUNS:\*\*** The General Contractor will undertake a fixed-price contract, which is designed to eliminate the risk of cost overruns. Furthermore, we have allocated substantial contingency funds to accommodate any unforeseen expenses.

**\*\*LEASE-UP RISK:\*\*** MC Companies possesses extensive expertise in this submarket. In Tucson, MC Companies owns and manages 11 properties comprising 2,276 units, including three ground-up developments that have been successfully developed, constructed, leased, and stabilized within the past five years. Moreover, MC Companies enjoys a competitive advantage as a vertically integrated firm, functioning as both a developer and an asset manager, with experience across all multifamily product types and socio-economic categories.



## WHY NOW IS THE SMARTEST TIME FOR MULTIFAMILY DEVELOPMENT

### ► Market Timing Advantage

Supply down, demand strong – multifamily starts have dropped to ~654K units, half the peak two years ago  
Delayed competition – Break ground now to deliver into tight 2026–27 market window

### ► Structural Tailwinds

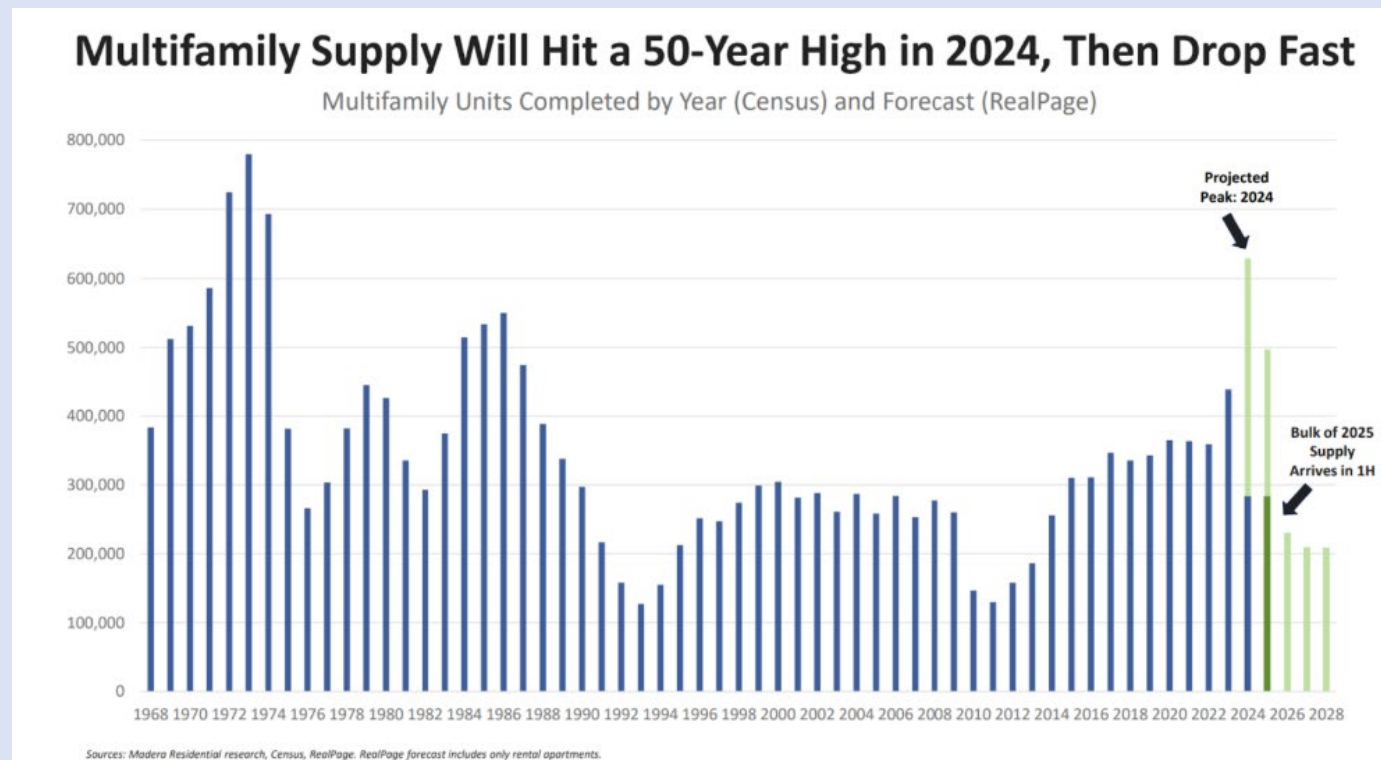
Tight inventory = higher rents & faster leasing  
Institutional demand – Investors chasing modern, stabilized assets

### ► Value-Capture Opportunities

Premium Class A community potential – Command top-tier rents  
Superior resident profiles – High-income, lower turnover  
Lower maintenance costs – New builds maintain better long-term

### ► Exit Potential

Stronger pricing power – Investors pay up for new, high-quality assets



## MC Companies Assets Under Management

PROPERTY NAME	LOCATION	UNIT COUNT
The Place at 2120	Tucson, Arizona	202
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 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 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
Alta NV	Las Vegas, Nevada	347
Core Scottsdale	Scottsdale, Arizona	282
Boulder Creek	Phoenix, Arizona	148
	<b>TOTAL</b>	<b>6,540</b>



MC Companies Construction Track Record

Property Name		City	State	Units	Year Built	Dev. Cost	Year Sold	Sales Price	Value Increase
Loma Verde Apartments		Tucson	AZ	96	1986	2,750,000	1987	3,350,000	21.8%
Puesta Del Sol Apartments		Tucson	AZ	104	1987	3,224,000	1996	3,900,000	21.0%
Tierra Rica Apartments	HUD	Tucson	AZ	144	1991	5,041,000	2003	7,000,000	38.9%
Kachina Springs Apartments	HUD	Tucson	AZ	129	1996	5,700,000	2002	6,450,000	13.2%
Retreat at Speedway Apartments		Tucson	AZ	304	2002	16,720,000	2004	20,520,000	22.7%
Desert Sage Apartments		Goodyear	AZ	204	2003	14,280,000	2005	21,420,000	50.0%
Valencia Hills Apartments		Tucson	AZ	112	1988	4,000,000	n/a	Const. Fee	
Club Carmel Apartments		Tucson	AZ	200	2002	12,000,000	n/a	Const. Fee	
Valle Verde Apartments	HUD	Green Valley	AZ	64	2002	3,840,000	n/a	Const. Fee	
Mountain Pointe Apartments	HUD	Nogalas	AZ	60	2010	6,500,000	n/a	Const. Fee	
Edgewood Apartments		Tucson	AZ	252	1998/2002	12,250,000		MC owned	
Savanna Springs Apartments	HUD	Sierra Vista	AZ	204	2011	19,640,000		MC owned	
Canyon Ridge Apartments		Tucson	AZ	116	2012	11,503,900		MC owned	
Creekside Apartments		Tucson	AZ	352	2012/2014	34,568,500		MC owned	
Presidio Trails Apartments		Tucson	AZ	208	2016	23,860,000		MC owned	
Santana Village Apartments		Peoria	AZ	224	2016	27,250,000		MC owned	
Sonoran Trails Apartments		Phoenix	AZ	202	2017	30,650,000		MC owned	
Riverwalk Apartments		Tucson	AZ	210	2019	33,500,000		MC owned	
Silverbell Gateway		Tucson	AZ	300	2021	59,622,417		MC owned	
Arroyo Verde		Tucson	AZ	156	2022	42,570,474		Const. Fee	
Total				3641		\$ 369,470,291			

MC Companies Sales Track Record

Property Name	City	State	Units	Year Acq	Year Sold	Purchase Price	Sales Price	Value Increase
7400 Apartments	Tucson	AZ	360	2015	2018	10,237,000	18,000,000	75.83%
101 Sheridan Apartments	Tulsa	OK	256	2014	2018	15,118,201	16,250,000	7.49%
81 Yale Apartments	Tulsa	OK	208	2013	2018	10,525,000	11,700,000	11.16%
2500 James Apartments	Baytown	TX	308	2008	2018	8,427,892	15,507,800	84.01%
Castle Hills Apartments	San Antonio	TX	680	2011	2024	20,000,000	54,500,000	172.50%
Fall Creek Apartments	Humble	TX	117	2013	2019	10,151,000	12,600,000	24.13%
Houston Street Townhomes	San Antonio	TX	200	2013	2019	13,800,000	14,500,000	5.07%
Nine 90 Apartments	Tucson	AZ	72	2015	2017	2,268,000	5,100,000	124.87%
Overlook Apartments	San Antonio	TX	411	2010	2015	17,100,000	25,500,000	49.12%
Quail Hollow Apartments	Broken Arrow	OK	288	2007	2023	13,550,000	32,250,000	138.01%
Park Timbers Apartments	Dallas	TX	275	2010	2013	8,670,000	12,625,000	45.62%
Rock Ridge Apartments	Oro Valley	AZ	319	2014	2018	32,800,000	39,500,000	20.43%
Rodd Field Road Self Storage	Corpus Christi	TX	754	2016	2021	8,525,000	10,200,000	19.65%
Saddle Creek Apartments	San Antonio	TX	238	2010	2024	8,362,000	33,000,000	294.64%
Shadow Valley Apartments	San Antonio	TX	250	2011	2018	14,300,000	19,450,000	36.01%
Spanish Trail Apartments	Tucson	AZ	256	2015	2023	10,700,000	33,000,000	208.41%
Ten50 Apartments	Tucson	AZ	120	2015	2017	3,450,000	6,300,000	82.61%
Terracina Apartments	Austin	TX	170	2012	2018	14,933,075	19,200,000	28.57%
Tierra Rica Apartments	Tucson	AZ	288	1991/2006	2015	12,800,000	14,250,000	11.33%
Twenty-Two Apartments	Tucson	AZ	266	2015	2018	6,858,500	14,100,000	105.58%
Vanderbilt Apartments	Dallas	TX	255	2012	2015	13,750,000	19,250,000	40.00%
Verandas Apartments	Phoenix	AZ	68	2004	2014	4,600,000	7,050,000	53.26%
West Village Apartments	Austin	TX	255	2012	2016	16,250,000	22,800,000	40.31%
Total			6414			\$ 277,175,668	\$ 456,632,800	64.74%





**MC Companies** is a full-service real estate investment and management company that acquires, develops, builds and currently manages multifamily communities in the South and Western 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** 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 1825 – TX
The Place at Oak Hills – TX
The Place at Barker Cypress– TX
The Place at Briarcrest– TX
The Hendry - NV

## Highrail at Rita Ranch - Tucson Az

### Project Profile & Timing

Land and Unit Data:		Project Timeline:	Date	Month
Total Number of Units	189	Land Close of Escrow	Mar-22	
Average Livable Unit Size	1,068	Start Construction	Sep-25	Month 1
		First Unit Delivered	Sep-26	Month 12
Gross Land Area (Acres):	10.93	Complete Construction	Jun-27	Month 22
Net Land Area (Acres):	10.93	Achieve Stabilization	Oct-27	Month 26
Gross Building Area:	221,909	Lease-up Period		12 Months
Total Rentable SF:	201,762	Monthly Absorption Rate		16/month
Efficiency Ratio (RSF/Gross S	90.9%	Construction Period		22 Months
Density - Units/Net Acre	17.29	Construction Delivery Rate		19/month
		Construction Financing		6.00%

### Project Development Cost Summary

Use of Funds	Total	Per Unit	Per RSF
Land	\$ 4,525,000	\$ 23,942	\$ 22.43
Construction Costs	36,008,239	190,520	178.47
Architect and Engineering	1,916,091	10,138	9.50
Municipal impact fees and permits	1,968,784	10,417	9.76
Development Fee	1,700,000	8,995	8.43
HUD Fees and Financing Costs	1,089,891	5,767	5.40
Real Estate Taxes, Legal and Insurance	793,908	4,201	3.93
Office and Model Furniture and Exercise Equipment	400,000	2,116	1.98
Marketing	200,000	1,058	0.99
Interest Reserve	2,465,125	13,043	12.22
Internal Working Capital	311,345	1,647	1.54
HUD Working Capital Escrow	1,361,616	7,204	6.75
<b>Total Project Cost</b>	<b>\$ 52,740,000</b>	<b>\$ 279,048</b>	<b>\$ 261.40</b>

### Source of Funds:

Investor Equity	35.5%	\$ 18,700,000	\$ 98,942	\$ 92.68
Construction Loan	64.5%	34,040,000	180,106	168.71
<b>Total Source of Funds</b>		<b>\$ 52,740,000</b>	<b>\$ 279,048</b>	<b>\$ 261.40</b>


**Project CAP Rate Based on Stabilized NOI** 6.60%

**Debt Yield** 10.23%  
**Average Cash on Cash Return** 12.94%  
**Equity Multiple on Sale** 216%  
**IRR** 11.98%


**Completion Assurance LOC 15% of Hard Costs** \$ 5,500,000



PROFORMA WALK-FORWARD									
Highrail at Rita Ranch - Tucson Az		2025	2026	2027	2028	2029	2030	2031	2032
		YEAR ONE (CONSTRUCTION PERIOD)	YEAR TWO (CONST. & LEASE-UP PERIOD)	YEAR THREE (ACHIEVE STABILIZATION )	YEAR FOUR	YEAR FIVE	YEAR SIX	YEAR SEVEN	YEAR EIGHT
ANNUAL									
	Period Start	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32
	Period End	Sep-26	Sep-27	Aug-28	Aug-29	Aug-30	Aug-31	Aug-32	Aug-33
INCOME									
Gross Scheduled Rent	\$	-	\$ 4,438,476	\$ 4,567,752	\$ 4,834,017	\$ 4,979,037	\$ 5,128,408	\$ 5,282,260	\$ 5,440,728
Gain(Loss) to Lease		-	-	-	-	-	-	-	-
Concessions & Other Loss		-	(117,146)	(45,678)	(48,340)	(48,824)	(49,312)	(49,805)	(50,303)
Vacancy		-	(2,095,556)	(319,743)	(338,381)	(348,533)	-	-	-
Effective Gross		-	2,225,774	4,202,332	4,447,295	4,581,681	5,079,096	5,232,455	5,390,425
Other Income		-	46,990	412,067	424,429	437,162	450,277	463,785	477,699
TOTAL INCOME	\$	-	\$ 2,272,764	\$ 4,614,399	\$ 4,871,724	\$ 5,018,843	\$ 5,529,373	\$ 5,696,241	\$ 5,868,124
EXPENSES									
Management Fees	\$	-	\$ 78,222	\$ 138,432	\$ 146,152	\$ 150,565	\$ 165,881	\$ 170,887	\$ 176,044
Payroll		-	385,228	355,504	366,169	377,154	388,468	400,122	412,126
Administration		-	92,050	85,050	87,602	90,230	92,936	95,725	98,596
Advertising		-	48,195	48,195	49,641	51,130	52,664	54,244	55,871
Tax		-	122,104	305,897	291,040	305,897	305,897	305,897	305,897
Insurance		-	29,087	145,178	149,533	154,019	158,639	163,399	168,301
Utilities		-	87,172	183,519	192,695	202,330	212,446	223,068	234,222
Repairs & Maintenance		-	31,870	67,095	69,108	71,181	73,317	75,516	77,781
OPERATING EXPENSES	\$	-	\$ 873,928	\$ 1,328,870	\$ 1,351,938	\$ 1,402,506	\$ 1,450,250	\$ 1,488,859	\$ 1,528,839
Capital Expenses		-	7,875	37,800	38,934	40,102	41,305	42,544	43,821
Operating Expense Plus Reserves	\$	-	\$ 881,803	\$ 1,366,670	\$ 1,390,872	\$ 1,442,608	\$ 1,491,555	\$ 1,531,403	\$ 1,572,659
NET OPERATING INCOME AFTER CAPITAL	\$	-	\$ 1,390,962	\$ 3,247,730	\$ 3,480,852	\$ 3,576,235	\$ 4,037,819	\$ 4,164,838	\$ 4,295,465
Annual Debt Service (assumes IO through Year 3)			-	2,247,513	2,247,513	2,247,513	2,335,652	2,335,652	2,335,652
Partnership Costs		-	20,000	20,000	126,665	130,490	143,764	148,102	152,571
OPERATING CASH FLOW	\$	-	\$ 1,370,962	\$ 980,217	\$ 1,106,675	\$ 1,198,233	\$ 1,558,403	\$ 1,681,084	\$ 1,807,242
PRINCIPAL REDUCTION			-	223,853	237,660	252,318	-	-	-
CASH FOR DISTRIBUTION			\$ 1,370,962	\$ 756,364	\$ 869,015	\$ 945,915	\$ 1,558,403	\$ 1,681,084	\$ 1,807,242
CURRENT PREFERRED RETURN 7%	\$	1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 1,309,000	\$ 842,665	\$ 746,102	\$ 644,788
REMAINING CASH		-	\$ 61,962	\$ (552,636)	\$ (439,985)	\$ (363,085)	\$ 715,739	\$ 934,982	\$ 1,162,454
REFINANCE PROCEEDS		-	-	-	-	5,716,020	-	-	-
DEAL RETURN	\$	-	\$ 1,370,962	\$ 1,204,070	\$ 1,344,334	\$ 6,661,934	\$ 1,558,403	\$ 1,681,084	\$ 1,807,242
DEAL CASH ON CASH RETURN		0.00%	7.33%	6.44%	7.19%	55.34%	14.62%	18.25%	23.49%
LP RETURN		\$0	\$1,370,962	\$1,204,070	\$1,344,334	\$6,661,934	\$1,379,469	\$1,447,338	\$1,516,628
INVESTOR RETURN 75%		0.00%	7.33%	6.44%	7.19%	55.34%	12.94%	15.71%	19.71%
GP RETURN 25%		\$0	\$0	\$0	\$0	\$0	\$178,935	\$233,746	\$290,613
ENDING CUMULATIVE PREFERRED RETURN	\$	1,309,000	\$ 1,247,038	\$ 1,799,675	\$ 2,239,660	\$ -	\$ -	\$ -	\$ -
ENDING CASH CONTRIBUTION BALANCE	\$	18,700,000	\$ 18,700,000	\$ 18,700,000	\$ 18,700,000	\$ 12,038,066	\$ 10,658,597	\$ 9,211,259	\$ 7,694,630

The Place at Rita Ranch - Tucson, AZ							
UNIT MIX & CURRENT RENTS							
Sep-25							
# UNITS	TYPE	% TOT	SIZE SF	TOT SF	MKT RENT	RENT PSF	GRP
36	1x1	19%	807	29,052	\$1,600	\$1.83	\$57,600
18	1x1	10%	879	15,822	\$1,625	\$1.73	\$29,250
36	2x1	19%	987	35,532	\$1,900	\$1.77	\$68,400
36	2x2	19%	1135	40,860	\$1,950	\$1.54	\$70,200
18	2x2	10%	1199	21,582	\$2,000	\$1.62	\$36,000
18	2x2	10%	1249	22,482	\$2,050	\$1.65	\$36,900
18	3x2	10%	1299	23,382	\$2,200	\$1.80	\$39,600
9	2x2TH	5%	1450	13,050	\$2,350	\$1.91	\$21,150
189		100%	1068	201,762	\$1,900	\$1.78	\$359,100
PROPOSED RENTS UPON STABILIZATION							
Jun-26							
# UNITS	TYPE	% TOT	SIZE SF	TOT SF	MKT RENT	RENT PSF	GRP
36	1x1	19%	807	29,052	\$1,696	\$2.10	\$61,056
18	1x1	10%	879	15,822	\$1,723	\$1.96	\$31,005
36	2x1	19%	987	35,532	\$2,014	\$2.04	\$72,504
36	2x2	19%	1135	40,860	\$2,067	\$1.82	\$74,412
18	2x2	10%	1199	21,582	\$2,120	\$1.77	\$38,160
18	2x2	10%	1249	22,482	\$2,173	\$1.74	\$39,114
18	3x2	10%	1299	23,382	\$2,332	\$1.80	\$41,976
9	2x2TH	5%	1450	13,050	\$2,491	\$1.72	\$22,419
189		100%	1068	201,762	\$1,957	\$1.89	\$380,646
							



PERMANENT FINANCING			
Highrail at Rita Ranch - Tucson Az			
NET OPERATING INCOME - STABILIZED YEAR 5			
TOTAL EFFECTIVE GROSS INCOME	\$4,871,724		
LESS OPERATING & CAPITAL EXPENSES	-\$1,390,872		
NET OPERATING INCOME	\$3,480,852		
TERMS OF NEW LOAN			
VALUE AT 5.00% CAPITALIZATION RATE	\$69,617,044	Per Unit	\$368,344
DEBT COVERAGE RATIO	1.20		
LOAN TO VALUE	61%		
NEW MORTGAGE LOAN	\$42,466,397	Per Unit	\$224,690
LOAN TERM - YRS	30		
INTEREST ONLY PERIOD - YRS	5		
ANNUAL INTEREST RATE	5.500%		
ANNUAL DEBT SERVICE (assumes interest only)	2,335,652		
SOURCES & USES			
SOURCES OF FUNDS			
NEW MORTGAGE LOAN		\$	42,466,397
<b>TOTAL SOURCES</b>		<b>\$</b>	<b>42,466,397</b>
USES OF FUNDS			
CONSTRUCTION LOAN PAYOFF		\$	34,040,000
PREPAY PENALTY	5%		1,702,000
CLOSING COSTS AND FEES			
APPRAISAL			4,500
COST SEGREGATION ANALYSIS			15,000
ENVIRONMENTAL			2,350
ENGINEERING			2,650
LOAN PROCESSING FEES & LENDER LEGAL			20,500
OTHER CONSULTANTS AND REPORT			1,200
SURVEY			7,000
TITLE AND ENDORSEMENT			35,000
REAL ESTATE TAX ESCROW			157,281
INSURANCE ESCROWS			14,420
REFINANCE FEE TO MC ASSET			424,664
BROKER FEES			-
DUE DILIGENCE FEE			-
INTEREST EXPENSE & DEAL REIMBURSABLES			-
LEGAL FEES			55,000
LOAN FEES			268,812
TOTAL			1,008,377
<b>TOTAL USES</b>		<b>\$</b>	<b>36,750,377</b>
<b>NET ESTIMATED PERMANENT FINANCING PROCEEDS</b>		<b>\$</b>	<b>5,716,020</b>
 Real Estate> investment   development   construction   management			

# HOW TO INVEST

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## SOFT COMMITMENTS

- Investments will be processed on a first-come, first-serve basis so investors are **highly encouraged** to submit a soft commitment.

## ELIGIBILITY

- This investment is being offered as a 506 (c).
- Once you have placed a soft commitment, an investor relations associate will follow up with additional information.

For any questions, please email or call the Investor Relations Department.  
[InvestorRelations@mccompanies.com](mailto:InvestorRelations@mccompanies.com)  
480-291-0252

## MINIMUM INVESTMENT

- \$100,000







## MC Companies

### Scottsdale Office

7373 N. Scottsdale Rd  
Scottsdale, AZ 85253  
480.995.5400

### Tucson Office

2920 N. Swan Road #207  
Tucson, AZ 85712  
520.790.8100

[www.mccompanies.com](http://www.mccompanies.com)  
[www.mcresidential.com](http://www.mcresidential.com)

[investorrelations@mccompanies.com](mailto:investorrelations@mccompanies.com)

