Alamo Equity

Project Information Book

STONE OAK MULTIFAMILY PROJECT

384 Units - Class A Apartments – Stone Oak Alamo Residencies

June 2025

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EXECUTIVE SUMMARY

ABOUT THE PROJECT

Stone Oak Alamo Residences is a 384-unit multifamily development in Stone Oak neighborhood in San Antonio, TX, one of the city's most exclusive areas.

With 17.67 acres of development land along the Stone Oak Parkway, the multifamily ready property is located near Highway 281 and provides easy access to major employment hubs, entertainment centers, and commercial complexes. It will benefit directly from the revolutionary 281 North Expansion Project, a $350 million TxDOT highway expansion now in its second phase of development.

The property is bordered by excellent public schools and high-end communities with typical home values from $2.3 Million.

The property is in an upmarket residential area with a high concentration of national and international stores, restaurants, hospitals, and a variety of other amenities nearby.

The location in far north central San Antonio puts homeowners in close proximity to retail establishments, such as Village at Stone Oak and Stone Ridge Market, which provide residents with a plethora of options for diverse shopping and chic dining.

INVESTMENT SUMMARY

Location	20613 Stone Oak Parkway San Antonio, TX 78258
Planned Construction Start Date	March 1, 2026
Planned Certificate of Occupancy (CO) Date	June 1, 2028
Total Units	384
Net Rentable Area	357,420 SF
Average Unit Size	831 SF
Average Market Rent/Unit	$1,825
Targeted Project IRR	23.45%
Targeted Equity Multiple	6.73x (10 years)
Targeted Investor IRR	**20.53%**

PROJECT INFORMATION

GENERAL PROPERTY INFORMATION	
Name	Stone Oak Alamo Residences
Acreage	17.67 Acres
Project SF	357,420 SF
Rentable SF	357,420 SF
Units	384
Parking Spaces	684
Parking Ratio	1.78
Buildings	16 Bldgs x 24 Units/Bldg
Stories	Three Story Walk-up
Address	20613 Stone Oak Parkway
City/State	San Antonio, TX 78258
Planned Construction Start Date	03/01/2026

LAND ACQUISITION	
Land SF (17.67 Acres)	769,705 SF
Price Per SF	$18.0
Total Cost of Land	$13,854,694

SOURCE AND USE SUMMARY

SOURCE	
Total Project Cost	$86,305,397
Construction Loan Amt (% Of Cost)	80.84%
Total Loan Amount	$69,773,400
Total Project Equity	**$16,531,997**
LP Equity (100%)	$16,531,997
GP Equity (0%)	Sponsor Bond & Guarantees
Construction Period	26 Months
Construction Period Interest Only	Yes
Construction Period Interest Rate	6.0%
Total Project Cost	**$86,305,397**

USE

COST	TOTAL	UNIT	PER SF	ALLOCATION
Land	$13,854,694	$36,080	$42.40	16.05%
Hard Costs	$53,924,003	$140,427	$165.01	62.48%
Soft Costs	$7,883,960	$22,812	$24.84	9.13%
FF&E	$768,000	$2,000	$2.35	0.89%
Impact Fees	$1,920,000	$5,000	$5.88	2.22%
Finance & Title	$7,954,740	$20,715	$24.34	9.22%
TOTALS	**$86,305,397**	**$227,035**	**$264.82**	**100.00%**

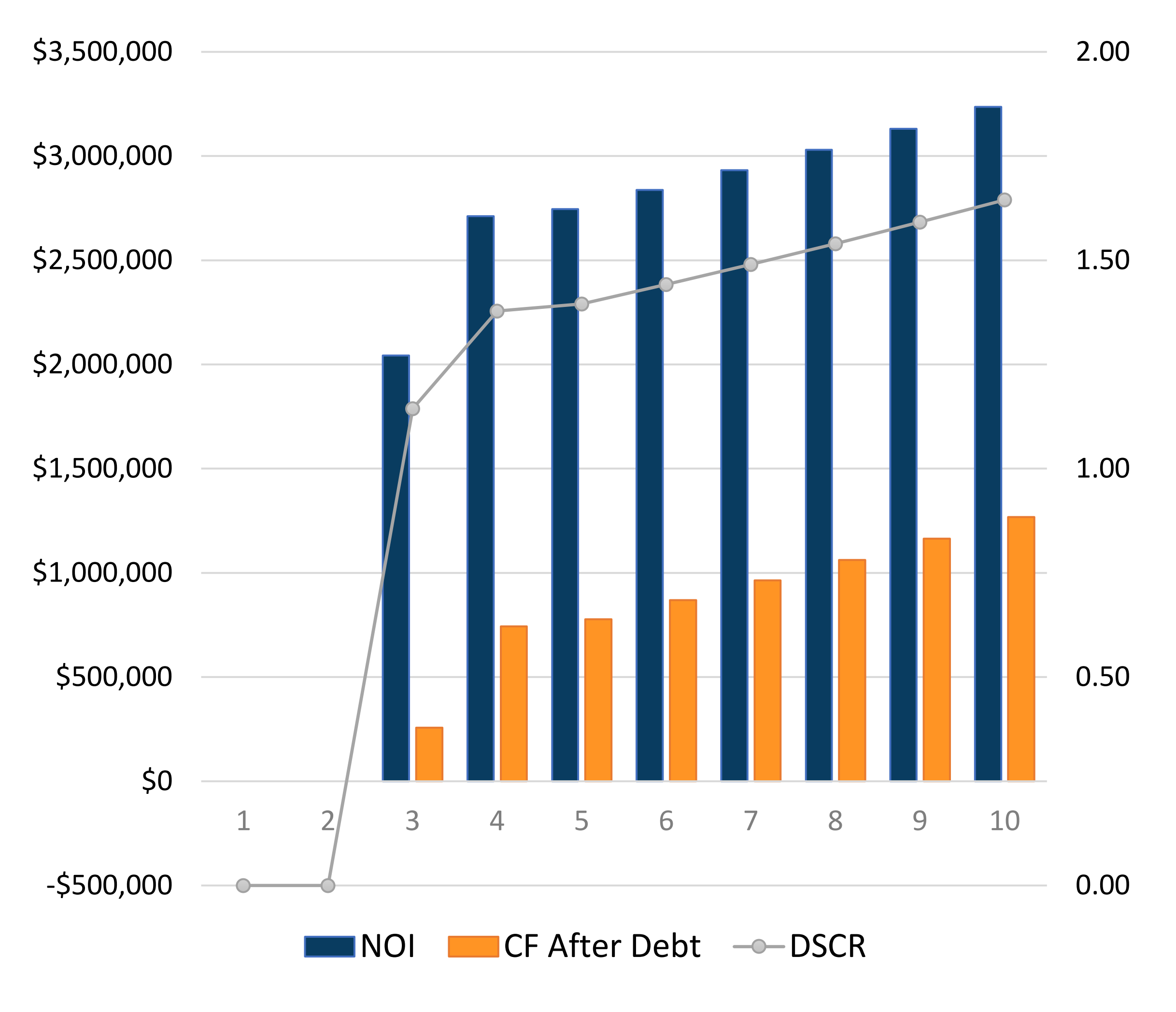
CONSTRUCTION SPEND BY MONTH

LEASE UP AND PERMANENT FINANCIANG

LEASE-UP SUMMARY	
Certificate of occupancy (CO) date	06/01/2028
Percentage pre-leased at CO	50%
Leases/month until stabilization	24
Stabilization date	01/01/2029
Stabilized occupancy	95%
Average targeted rent	$1,825
Concessions-lease-up (months)	0
Net rent	$1,825
CO month	27
Stabilization month	35
Refi month	32

PERMANENT FINANCING	
Refinance month	01/01/2029
Cap rate at refi	6.70%
Loan to value	85.00%
Loan amount	$69,897,075
Interest rate	6.00%
Amortization	40
Stabilized NOI	$5,509,534
Stabilized DSCR	1.19
Cost of refi (% of loan)	1.00%
Monthly payment	$384,583
Annual payment	$ 4,614,999

CASH FLOW SUMMARY



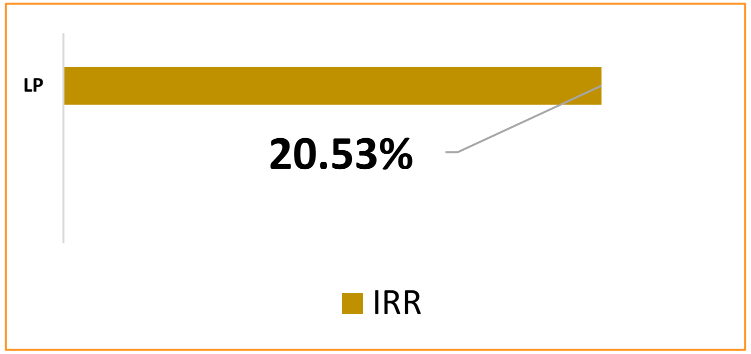
PROJECT RETURNS

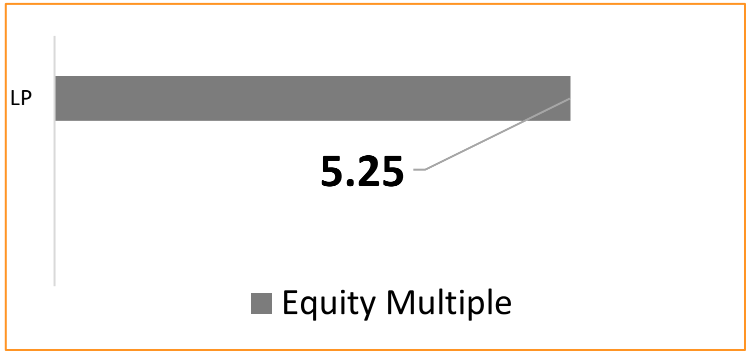
LIMITED PARTNER (LP) RETURNS

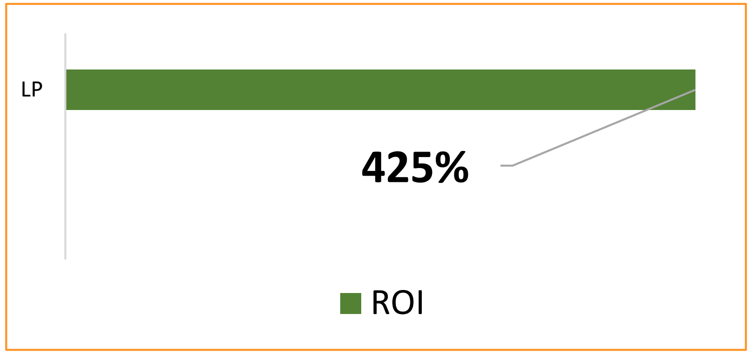
Distribution Model: IRR Waterfall

2/30 Model (2% Fee / 30% Carry)

LP EQUITY	100.00%	$16,531,997	LP PROFIT(70%)	$70,286,117
TOTAL	**100.00%**	**$16,531,997**	**100%**	**$94,696,621**







UNIT MIX AND MONTHLY RENT BY UNIT MIX

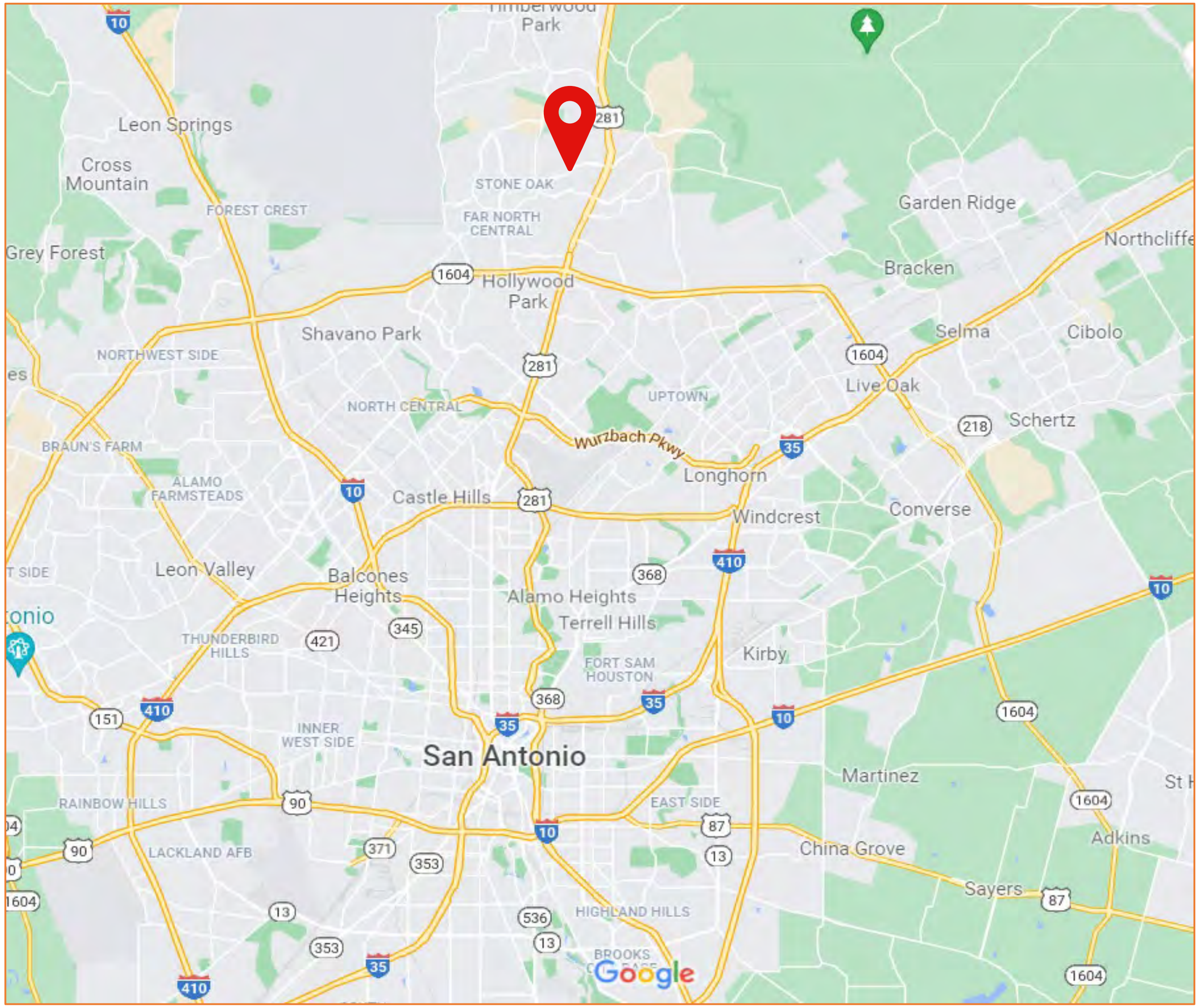
UNIT MIX						
UNIT TYPE	UNIT COUNT	UNIT SIZE	TOTAL SF	MONTHLY RENT/UNIT	MONTHLY RENT/SF	MONTHLY RENT (TOTAL)
1 Bedroom 1 Bath	192	731	140,352	$1,620	$2.22	$311,040
2 Bedroom 2 Bath	192	931	178,752	$2,030	$2.18	$389,760
TOTAL/AVG:	**384**	**831**	**319,104**	**$1,825**	**$2.20**	**$700,800**

831 Avg. SF	**$1,825** Avg. Rent	**$2.20** Avg. Rent PSF	**$700,800** Gross Monthly	**$5,586,334** Annual NOI

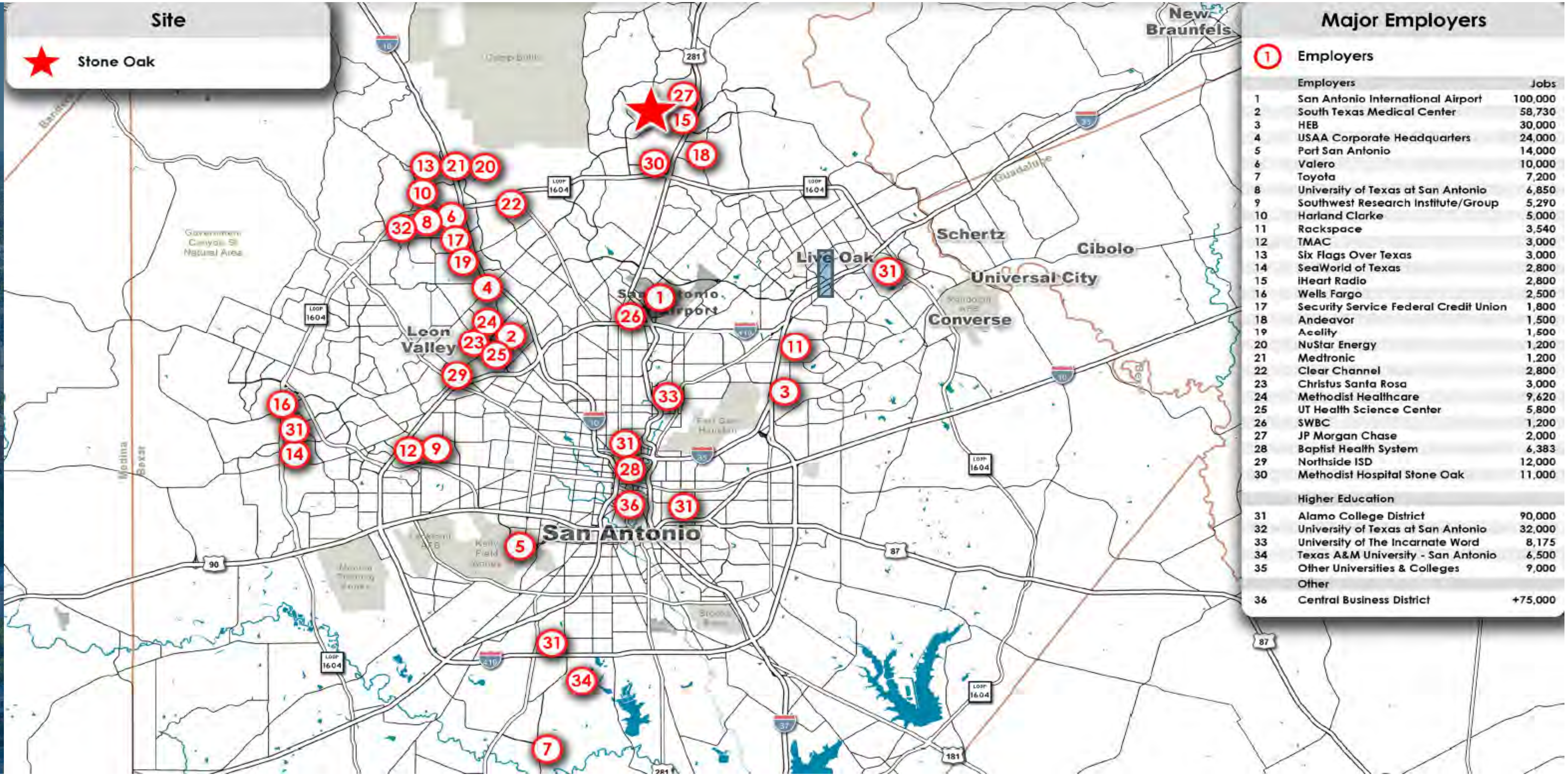
PROPERTY OVERVIEW

Site Description

ADDRESS	20613 Stone Oak Parkway San Antonio, TX 78258
SIZE AND LOCATION	The project is on a 17.5 Acres Site, one mile from US Highway 281, which connects the SAT International Airport to I-37 in the south and Blanco and Johnson City in the north nestled by residences, schools, hospitals, shops, commercial offices, retail, & hotels
MAJOR EMPLOYERS	✓ USAA ✓ Valero ✓ HEB ✓ SWBC ✓ Toyota ✓ Rackspace ✓ Multiple Large Banks ✓ Baptist and Methodist Hospitals

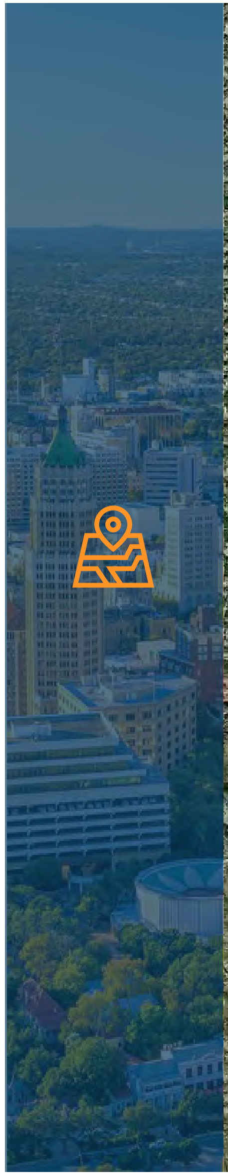


MAJOR EMPLOYERS

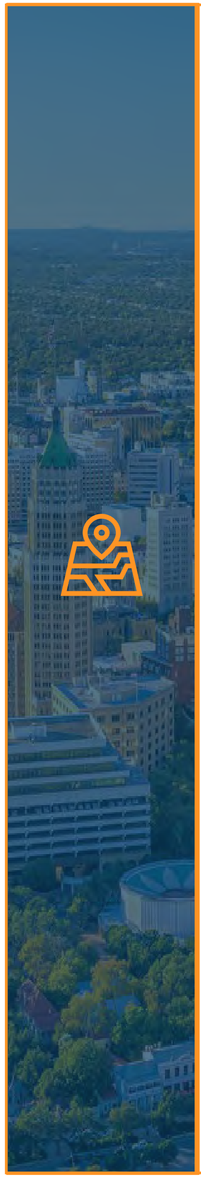


	Employers	Jobs
1	San Antonio International Airport	100,000
2	South Texas Medical Center	58,730
3	HEB	30,000
4	USAA Corporate Headquarters	24,000
5	Port San Antonio	14,000
6	Valero	10,000
7	Toyota	7,200
8	University of Texas at San Antonio	6,850
9	Southwest Research Institute/Group	5,290
10	Harland Clarke	5,000
11	Rackspace	3,540
12	TMAC	3,000
13	Six Flags Over Texas	3,000
14	SeaWorld of Texas	2,800
15	iHeart Radio	2,800
16	Wells Fargo	2,500
17	Security Service Federal Credit Union	1,800
18	Andeavor	1,500
19	Acelity	1,500
20	NuStar Energy	1,200
21	Medtronic	1,200
22	Clear Channel	2,800
23	Christus Santa Rosa	3,000
24	Methodist Healthcare	9,620
25	UT Health Science Center	5,800
26	SWBC	1,200
27	JP Morgan Chase	2,000
28	Baptist Health System	6,383
29	Northside ISD	12,000
30	Methodist Hospital Stone Oak	11,000
	Higher Education	
31	Alamo College District	90,000
32	University of Texas at San Antonio	32,000
33	University of The Incarnate Word	8,175
34	Texas A&M University - San Antonio	6,500
35	Other Universities & Colleges	9,000
	Other	
36	Central Business District	+75,000

PROJECT SITE MAP



PROJECT SITE PLAN



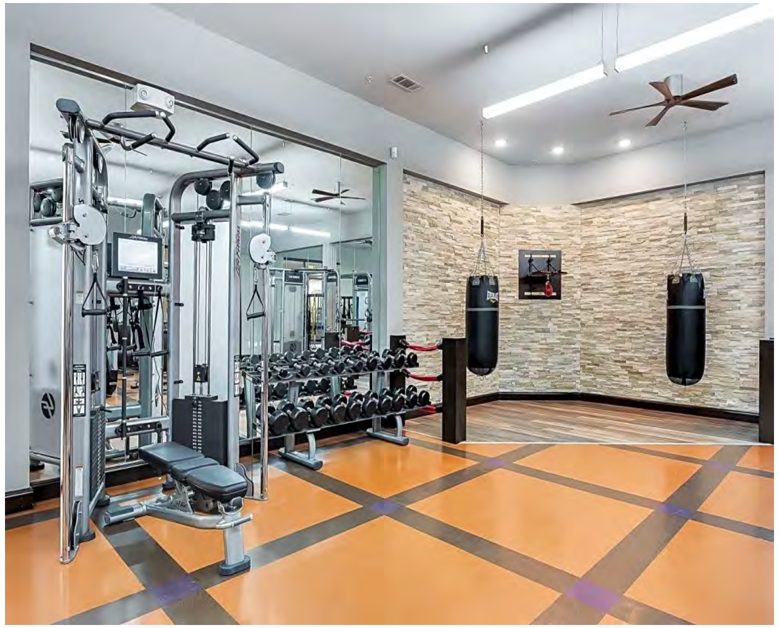
PROJECT AERIAL RENDERING

PROJECT ELEVATION VIEW

PROJECT CLUB HOUSE AND ENTRANCE

PROJECT GARAGE AND STORAGE UNITS

COMMUNITY AMENITIES



Resort-style Pool With Cabana	Astounding Hill Country Views	A Two-story Fitness Center With Pool And Courtyard Views	Open-air Social Area With Deluxe Grill Stations	Outdoor Music And Television	Dog park
Pet Washing And Grooming Station	Club Room With Coffee Bar And Billiards Table	Wi-fi Access In Common Areas	Controlled Access Gates	Private Garages Available	Storage Units Available

APARTMENT INTERIOR FEATURES

Modern Floor Plans with Engineered Floors	Large windows with Abundant Natural Light	Energy Star Stainless Steel Appliances	Granite Countertops	Tiled Backsplash	Designer Pendant Light	Large Entertaining Island	2” Faux-wood Blinds
Full-size Washer/Dryer Connections	Custom Tub & Shower Surrounds	Walk-in Showers & Garden Tubs	Spacious Walk-in Closets	Private Patios And Balconies	Nine-foot Ceiling	Wi-Fi Smart Locks*	Pet Yards*

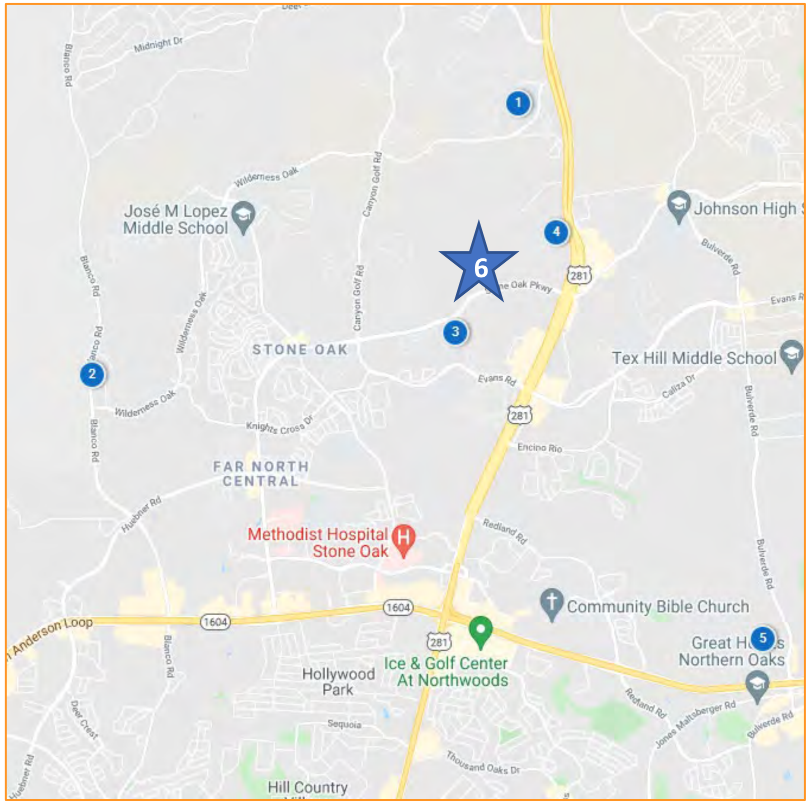
**In Selected Units*

PROJECT PROFORMA

INCOME (YEARS)		1	2	3	4	5	6	7	8	9	10
INCOME											
	GROSS POTENTIAL RENT	$7,937,280	$7,937,280	$7,937,280	$8,572,262	$8,829,430	$9,094,313	$9,367,143	$9,648,157	$9,937,602	$10,235,730
	GAIN (LOSS) TO LEASE	($79,373)	($79,373)	($79,373)	-	-	-	-	-	-	-
TOTAL GPR		**$7,857,907**	**$7,857,907**	**$7,857,907**	**$8,572,262**	**$8,829,430**	**$9,094,313**	**$9,367,143**	**$9,648,157**	**$9,937,602**	**$10,235,730**
	CONCESSIONS	-	-	-	($85,723)	($44,147)	($45,472)	($46,836)	($48,241)	($49,688)	($51,179)
	VACANCY LOSS	($7,857,907)	($7,857,907)	($1,122,412)	($428,613)	($441,472)	($454,716)	($468,357)	($482,408)	($496,880)	($511,786)
	BAD DEBT	-	-	($34,811)	($21,431)	($22,074)	($22,736)	($23,418)	($24,120)	($24,844)	($25,589)
NET EFFECTIVE		**$0**	**$0**	**$6,700,684**	**$8,036,496**	**$8,321,738**	**$8,571,390**	**$8,828,532**	**$9,093,388**	**$9,366,189**	**$9,647,175**
	EMPLOYEE DISCOUNTS	-	-	($17,330)	($20,234)	($20,841)	($21,466)	($22,110)	($22,774)	($23,457)	($24,161)
	MODEL UNIT LOSS	-	-	($22,875)	($26,709)	($27,510)	($28,336)	($29,186)	($30,061)	($30,963)	($31,892)
	STORAGE	-	-	$14,820	$17,304	$17,823	$18,358	$18,909	$19,476	$20,060	$20,662
	PET RENT	-	-	$26,465	$30,900	$31,827	$32,782	$33,765	$34,778	$35,822	$36,896
	PARKING	-	-	$47,637	$55,620	$57,289	$59,007	$60,777	$62,601	$64,479	$66,413
	RUBS	-	-	$132,748	$154,994	$159,644	$164,434	$169,367	$174,448	$179,681	$185,071
	OTHER	-	-	$172,572	$201,493	$207,538	$213,764	$220,177	$226,782	$233,585	$240,593
	CARPORTS	-	-	$47,425	$55,373	$57,034	$58,745	$60,507	$62,323	$64,192	$66,118
EFFECTIVE GROSS INCOME		**$0**	**$0**	**$7,102,145**	**$8,505,237**	**$8,804,541**	**$9,068,677**	**$9,340,738**	**$9,620,960**	**$9,909,589**	**$10,206,876**
	EXPENSES(YEARS)	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
EXPENSES											
	ADMINISTRATIVE	-	-	$84,480	$87,014	$89,625	$92,314	$95,083	$97,935	$100,874	$103,900
	MARKETING	-	-	$157,440	$162,163	$167,028	$172,039	$177,200	$182,516	$187,992	$193,631
	MANAGEMENT FEE	-	-	$197,020	$202,931	$209,019	$215,289	$221,748	$228,400	$235,252	$242,310
	SECURITY	-	-	$499,200	$514,176	$529,601	$545,489	$561,854	$578,710	$596,071	$613,953
	PAYROLL	-	-	$96,000	$98,880	$101,846	$104,902	$108,049	$111,290	$114,629	$118,068
	UTILITIES	-	-	$60,288	$62,097	$63,960	$65,878	$67,855	$69,890	$71,987	$74,147
	R&M	-	-	$70,272	$72,380	$74,552	$76,788	$79,092	$81,465	$83,908	$86,426
	TURNOVER	-	-	$20,352	$20,963	$21,591	$22,239	$22,906	$23,594	$24,301	$25,030
	CONTRACT SERVICES	-	-	$96,000	$98,880	$101,846	$104,902	$108,049	$111,290	$114,629	$118,068
	INSURANCE	-	-	$28,416	$29,268	$30,147	$31,051	$31,982	$32,942	$33,930	$34,948
	FRANCHISE TAX	-	-	$23,424	$24,127	$24,851	$25,596	$26,364	$27,155	$27,969	$28,809
	APT. RE TAXES	-	-	$1,472,760	$1,472,760	$1,636,400	$1,669,128	$1,702,511	$1,736,561	$1,771,292	$1,806,718
TOTAL EXPENSES		**$0**	**$0**	**$2,805,652**	**$2,845,639**	**$3,050,465**	**$3,125,615**	**$3,202,692**	**$3,281,748**	**$3,362,835**	**$3,446,007**
NET OPERATING INCOME		**$0**	**$0**	**$4,296,493**	**$5,659,598**	**$5,754,076**	**$5,943,062**	**$6,138,046**	**$6,339,212**	**$6,546,754**	**$6,760,869**
RESERVES		-	-	($76,800)	($79,104)	($81,477)	($83,921)	($86,439)	($89,032)	($91,703)	($94,454)
NOI AFTER RESERVES		**$0**	**$0**	**$4,219,693**	**$5,580,494**	**$5,672,599**	**$5,859,140**	**$6,051,606**	**$6,250,180**	**$6,455,051**	**$6,666,415**
DEBT SERVICE		-	-	($4,372,194)	($4,099,238)	($4,099,238)	($4,099,238)	($4,099,238)	($4,099,238)	($4,099,238)	($4,099,238)
CONST DRAW AT C.O		-	-	($1,539,009)	-	-	-	-	-	-	-
OPERATING CASH FLOW		**$0**	**$0**	**($1,691,510)**	**$1,481,256**	**$1,573,360**	**$1,759,902**	**$1,952,368**	**$2,150,941**	**$2,355,813**	**$2,567,176**

RENT COMPS

S. No.	PROPERTY NAME	ADDRESS	YEAR BUILT	TOTAL UNITS	STORIES	AVERAGE UNIT SIZE (SF)	EFFECTIVE RENT	EFFECTIVE RPSF	OCCUPANCY
1	**TACARA STONE OAK**	22803 N US Hwy 281	2021	338	4	936	$1,672	$1.79	94.4%
2	**LENOX HILLS**	17927 Overlook Loop	2022	322	3	861	$1,734	$2.01	80.4%
3	**STANDARD AT LEGACY**	1938 Sonterra Blvd	2019	323	4	958	$1,852	$1.93	93.8%
4	**RIDGELINE AT ROGERS RANCH**	3231 N Loop 1604 W	2016	299	4	1,011	$1,711	$1.69	97.0%
5	**THE VECINA**	20915 Wilderness Oak	2020	297	3	1,017	$1,671	$1.64	94.3%
6	**CYPRESS AT STONE OAK**	24345 Wilderness Oak	2007	335	4	1,434	$2,070	$1.44	96.1%
Our Project	**ALAMO RESIDENCES AT STONE OAK**	20613 Stone Oak Pwky	2024	384	3	831	$1,750	$2.07	NA



STONE OAK ALAMO RESIDENCES

SAN ANTONIO MARKET OVERVIEW

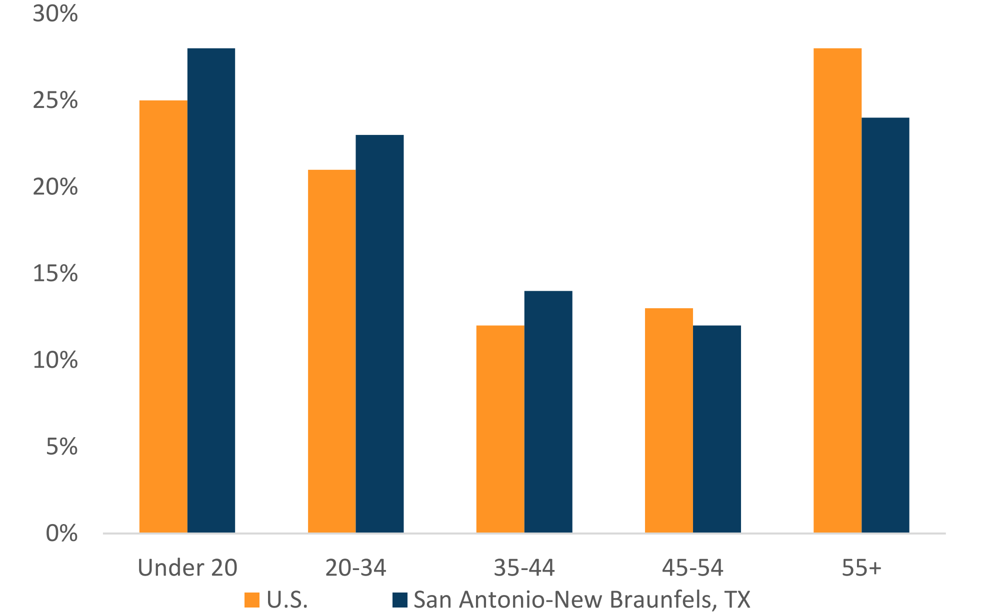
Alamo Equity

REAL ESTATE AND ATTRACTIVE RENTAL MARKET

San Antonio has one of the most stable rental markets in the country. As house sales in San Antonio continue to rise, prices rise, and availability tightens, making rental property in San Antonio an increasingly appealing investment. House sales and prices in San Antonio have risen, while the number of available properties for sale has tightened.

- In San Antonio, home prices have risen by 20.1 percent in the last year
- Home values in San Antonio have soared by more than 49% in the last five years
- A single-family home for sale in San Antonio costs $149 per square foot
- According to reports, San Antonio has 102 neighbourhoods. that Oak Park - Northwood is the most expensive neighbourhood with a median listing price of $750,000
- San Antonio has one of the most stable rental markets in the United States. Approximately 60% of the rental applications came from renters who were relocating inside the city.
- The outstanding performance of San Antonio's rental market is one of the reasons WalletHub ranks San Antonio as one of the top cities for renters using the same important indicators that real estate investors use, such as real estate market activity, cost of living, and employment growth.

POPULATION BY AGE – WELL BALANCED CITY DEMOGRAPHICS



SAN ANTONIO DEMOGRAPHICS AND KEY FACTS

SAN ANTONIO - DEMOGRAPHICS

20.3%
POPULATION GROWTH (2010-2020)

6.4%
UNEMPLOYMENT RATE (DEC 2020)

86
COST OF LIVING INDEX

3.1%
PRE-COVID UNEMPLOYMENT RATE (FEB 2020)

$80,440
AVERAGE FAMILY INCOME

2.57 MILLION ESTIMATED POPULATION

SAN ANTONIO - KEY FACTS AND FIGURES

- 3rd Fastest Growing Economy in the U.S.
- Top 10 U.S. Metro Area for Millennials
- 0% State and Local Income Tax
- #5 Best City for Young Graduates
- #1 Friendliest City in the United States
- #2 Largest Growth in Millennial Population
- #1 State for Doing Business
- #8 Best Place to Retire in the Country
- Most Stable Texas Rental Market

SUBMARKET MULTIFAMILY OVERVIEW

NORTH CENTRAL SAN ANTONIO (STONE OAK MARKET)

Submarket Supply Demand Outlook

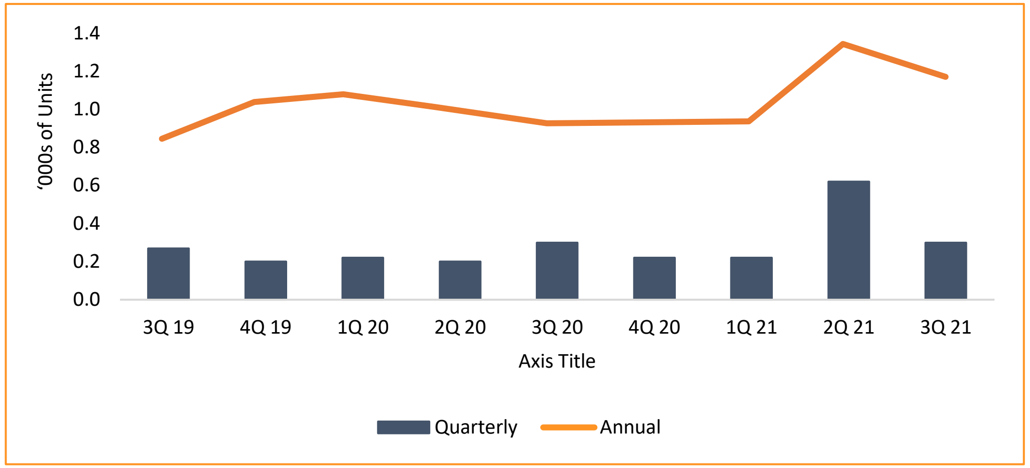
	SUBMARKET	METRO
Existing Multifamily Units	12,997	215,961
Sampled Units	12,349	169,460
Percent Sampled	95.0%	78.5%
SUPPLY AND DEMAND		
Quarterly Supply (units)	57	1,003
Annual Supply (units)	1,108	5,107
Annual Inventory Change	9.3%	2.4
Five-Year Average Annual Supply (units)	525	5,619
Five-Year Peak in Annual Supply (units)	1,277	6,810
Five-Year Trough in Annual Supply (units)	0	4,359
Quarterly Demand (units)	394	4,963
Annual Demand (units)	1,402	8,843
OCCUPANCY		
Current Rate	97.2%	95.8%
Quarterly Change	2.6	1.9
Annual Change	2.7	1.9
Five-Year Peak	97.2%	95.8%
Five-Year Trough	92.0%	92.6%
Five-Year Average	93.6%	93.5%

Submarket Rent and Revenue Change Outlook

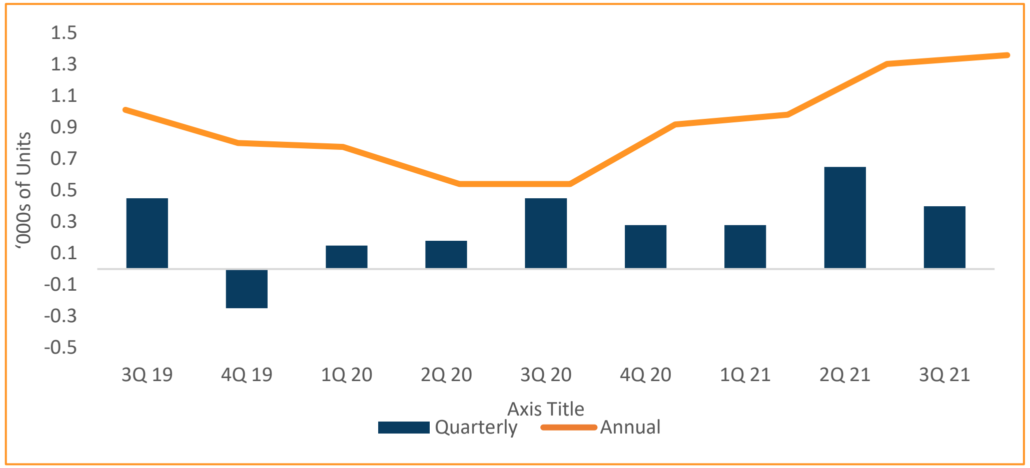
	SUBMARKET	METRO
Average Multifamily Monthly Rent	$1,361	$1,131
Rent Per Square Foot	$1,357	$1,325
Quarterly Change	7.5%	6.2%
Annual Change	14.2%	11.0%
Five-Year Peak in Annual Change	14.2%	11.0%
Five-Year Trough in Annual Change	-2.4%	-0.9%
Five-Year Average in Annual Change	1.2%	2.1%
REVENUE CHANGE		
Quarterly Change	10.1%	8.1%
Annual Change	16.9%	12.9%
Five-Year Peak in Annual Change	16.9%	12.9%
Five-Year Trough in Annual Change	-3.1%	-1.6%
Five-Year Average in Annual Change	1.6%	2.2%
ONE-YEAR FORECAST		
Annual Supply (units)	0	3,844
Annual Demand (units)	-97	2,584
Occupancy	96.4%	95.3%
Annual Occupancy Change	-0.8	-0.5%

SUBMARKET SUPPLY DEMAND OVERVIEW

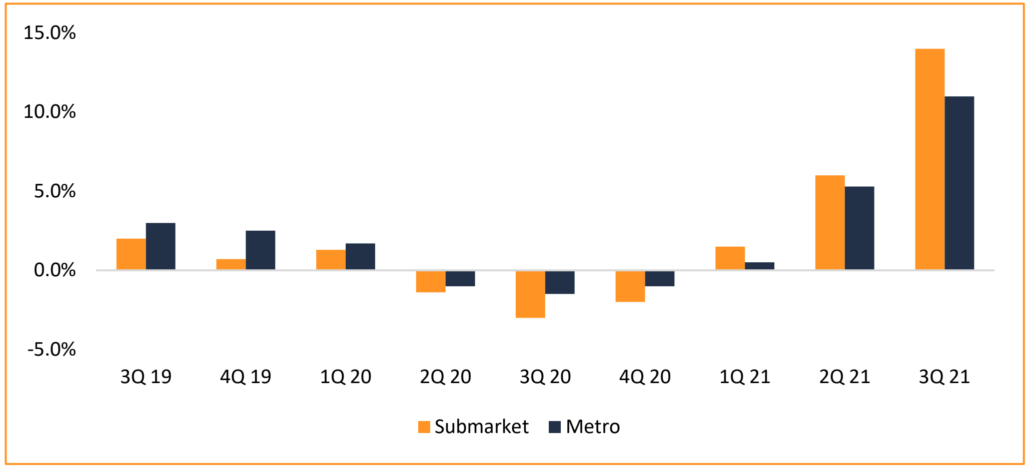
SUPPLY



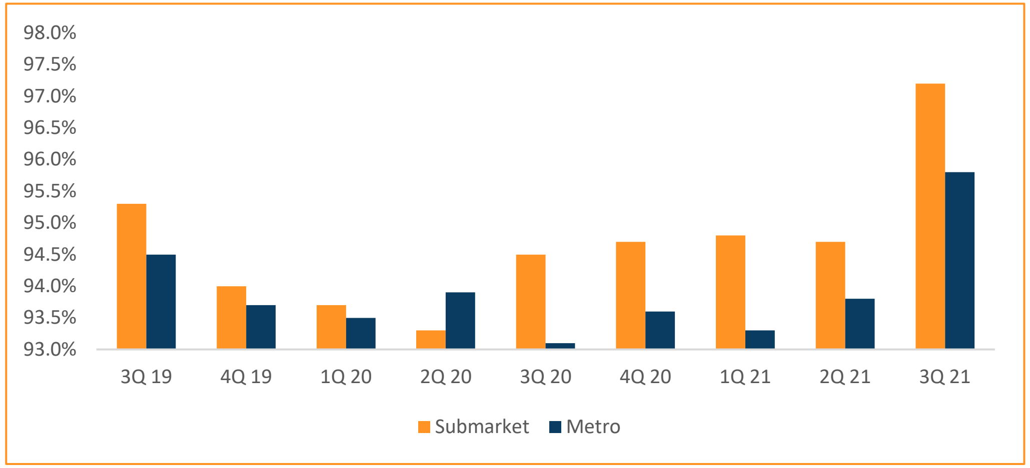
DEMAND



OCCUPANCY



ANNUAL RENT CHANGE



PROJECT INVESTMENT SUMMARY

Stone Oak Apartments

20613 Stone Oak Pkwy, San Antonio, TX 78258

INVESTMENT HIGHLIGHTS

- Stone Oak is a very exclusive neighborhood in San Antonio MSA
- Extremely strong demand for new Class A multifamily product
- Strategically located in a high growth TX-1604 / US-281 corridor
- Site has exceptional terrain with beautiful hill country views
- Highly Acclaimed Stone Oak ISD with excellent rated schools

INVESTMENT SUMMARY

Total Project Cost	**$86,305,397**
Project Loan (HUD Loan)	$69,773,400 (80.84%)
Project Equity	$16,531,997 (19.16%)
Land Acreage	17.67 Acres
Construction Start	March 2026
Certificate of Occupancy	June 2028
Net Rentable Area	319,104 SF
Total Units	**384**
Average Unit Size	831 SF
Average Market Rent Per Month	$1,860 ($2.20/SF/ Mo)
Targeted Project Returns IRR	23.45%
Targeted Project Equity Multiple	6.73x

1 BED | 1.0 BATH | 192 UNITS | 50%

2 BED | 2.0 BATH | 192 UNITS | 50%

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Forward-looking statements. This Presentation contains certain "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, which reflect our current views with respect to, among other things, future events and the financial performance of Fortress. Readers can identify these forward-looking statements by the use of forward-looking words such as "outlook," "believes," "expects," "potential," "continues," "may," "will," "should," "could," "seeks," "approximately," "predicts," "intends," "plans," "estimates," "assumed," "anticipates," "positioned," "targets" or the negative version of those words or other comparable words. In particular, this Presentation includes forward-looking statements regarding: growth in AUM and pre-tax earnings; real estate funds being positioned to generate substantial returns and liquidity; future profit distributions to Alamo Equity from real estate fund liquidations; expected returns for real estate investment funds; estimated lifetime gross IRRs for the real estate funds.

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