

Brannock Flats

Limited Partner Offering — Investor Data Room Summary
248-unit value-add multifamily · Northwest San Antonio, Texas

Sponsored by Orvale Residential Partners, LLC
Issuer: Brannock Flats Holdings, LLC (a Delaware limited liability company)

Prepared for prospective accredited investors · October 2026
Confidential — subject to NDA. Do not forward.

This summary contains forward-looking statements, including projected rents, expenses, returns, financing terms, and timelines, that reflect the Sponsor's current expectations and are subject to significant risks and uncertainties. Projected returns are not guaranteed. This summary is not an offer to sell securities; any offer will be made only through the Private Placement Memorandum and related subscription documents.

1. Investment Highlights and Key Terms

Orvale Residential Partners ("Orvale" or the "Sponsor") is acquiring Brannock Flats, a 248-unit, 1986-vintage garden-style apartment community, for **\$34,200,000** (\$137,903 per unit). The Sponsor will renovate 180 unit interiors, replace third-party management with its affiliated manager, and roll out utility reimbursement (RUBS), then refinance into fixed-rate agency debt and sell in year five.

Investment highlights

- Projected LP returns: **17.8% IRR**, **2.10x** equity multiple, 6.9% average cash-on-cash over a five-year hold.
- Value-add upside: renovated units projected to achieve a **\$250 monthly premium** over classic units, a 31.6% return on renovation cost.
- Conservative exit: 5.50% exit cap rate, 50 basis points above the 5.00% going-in cap rate on trailing-twelve-month NOI.
- Experienced sponsor: 9 multifamily acquisitions since 2018 totaling 2,140 units, with an **18.6% average projected IRR** across the portfolio.
- Strong alignment: the Sponsor is co-investing **\$500,000** alongside limited partners.

Summary of terms

Term	Summary
Offering	\$13,600,000 of Class A LP units; minimum investment \$50,000
Preferred return	8% per year, cumulative
Profit split after preferred return	70% to LPs / 30% to Sponsor
Acquisition fee	2.5% of purchase price
Asset management fee	1.5% of collected revenue
Projected hold	5 years
Distributions	Quarterly, beginning after stabilization
Exemption	Rule 506(c) of Regulation D; accredited investors only, with third-party verification

Full terms are governed by the Operating Agreement (excerpts in Section 11). In the event of any conflict between this summary and the Operating Agreement, the Operating Agreement controls.

2. Sponsor Overview and Track Record

Orvale Residential Partners was founded in 2017 by Priya Halloran and Jonah Vesely and is headquartered in Dallas, Texas. Orvale focuses on 1980s- and 1990s-vintage workforce housing in Texas and Oklahoma. Orvale Living, LLC, an affiliate owned by the same principals, manages six of the Sponsor's nine properties and will manage Brannock Flats for a fee of 3% of effective gross income.

Track record (as of September 30, 2026)

Property	Acquired	Units	Status	Projected LP IRR at acquisition	Realized LP IRR
Wexley Court	2018	168	Sold 2022	18.0%	21.4%
Ardent Pines	2019	204	Sold 2023	17.0%	16.2%
Coldwater Row	2019	96	Sold 2025	19.0%	9.8%
Sable Creek	2022	312	Active	19.5%	—
Marrow Hill	2022	280	Active	18.5%	—
Tolland Park	2022	244	Active	20.0%	—
Kesterel Bend	2023	228	Active	18.0%	—
Fenwick Glen	2024	312	Active	18.5%	—
Lyle Station	2025	296	Active	19.0%	—
Portfolio		2,140		18.6% average	

All six active properties are performing in line with the Sponsor's business plans.

Realized returns are net of fees and promote and are calculated by the Sponsor; they have not been audited. In March 2025, Sable Creek completed a capital call equal to 12% of committed equity to purchase a replacement interest-rate cap and fund an interest shortfall; members who did not contribute were diluted under that property's operating agreement.

3. Property Overview

Brannock Flats sits on 11.6 acres in Northwest San Antonio, near the Loop 410 and I-10 corridor, with access to the South Texas Medical Center and major employers along the I-10 corridor. The community consists of 14 two-story buildings with a leasing office, pool, laundry facility, and 452 surface parking spaces.

Attribute	Detail
Year built	1986
Units / net rentable area	248 units / 201,376 sq ft (average 812 sq ft)
Construction	Wood frame on slab, pitched composition-shingle roofs, brick and siding exteriors
Utilities	Individually metered electric; master-metered water, sewer, and trash (paid by owner)
Physical occupancy (rent roll, August 31, 2026)	94.0%
Flood zone	Buildings 1–11: FEMA Zone X. Buildings 12–14 (54 units) lie partly within FEMA Zone AE along the drainage channel on the north boundary.

Unit mix and in-place rents

Type	Units	Avg sq ft	Avg in-place rent	Monthly gross potential rent
1 bed / 1 bath	136	694	\$1,045	\$142,120
2 bed / 2 bath	112	955	\$1,266	\$141,792
Total / weighted average	248	812	\$1,145	\$283,912

No units have been renovated by the current owner. Kitchens and baths are largely original, with laminate counters, original cabinetry, and vinyl flooring.

4. Property Condition Assessment Summary

A third-party property condition assessment (PCA) was completed in August 2026. The engineer inspected all 14 building exteriors and roofs, site improvements, and a sample of 40 unit interiors (16% of units).

Immediate needs (0–12 months)

Item	Finding	PCA estimate
Roof replacement	Roofs on 6 of 14 buildings at or beyond end of useful life; active leaks noted in Buildings 4 and 9	\$780,000
Plumbing supply lines	Polybutylene supply lines found in 27 of 40 sampled units; engineer estimates 60–70% of units are affected	\$690,000
Parking and drive aisles	Alligator cracking and ponding; resurfacing and restriping	\$210,000
Foundation	Differential settlement at Building 9; structural engineer evaluation recommended	\$140,000
Life safety and accessibility	Fire alarm panel upgrades, accessible route to leasing office	\$120,000
Total immediate needs		\$1,940,000

Short-term needs (years 1–5)

The PCA estimates a further \$1,310,000 over years one through five, primarily the remaining eight roofs, HVAC condenser replacements, and exterior siding repairs.

Sponsor's capital plan

The Sponsor's budget allocates **\$1,100,000** for exterior, roof, and site work, to be funded from operating cash flow during years one and two, and \$9,500 per unit for interior renovations of 180 units (Section 6). The Sponsor plans to address polybutylene lines on unit turn as part of interior renovations.

PCA prepared for the Sponsor and lender. Estimates are the engineer's opinion of probable cost and exclude contingency.

5. Market and Submarket Overview

San Antonio's metro population grew an estimated 1.8% in 2025, with employment growth led by healthcare, military, and logistics. The Northwest submarket benefits from proximity to the South Texas Medical Center.

Submarket snapshot (Q3 2026, third-party data provider)

Metric	Northwest submarket
Occupancy	89.8%
Average effective rent	\$1,198
Effective rent change, year over year	–1.4%
Units under construction within 3 miles	3,140 units, delivering Q4 2026 through Q3 2027
Concessions at lease-up properties	Average of 5.2 weeks free on new leases

Renovated rent comparables

Comparable	Year built	Units	Renovated rent premium over classic	Distance
Comp A	1984	232	\$165	1.1 mi
Comp B	1988	276	\$190	1.9 mi
Comp C	1991	188	\$210	2.4 mi

Recent sale comparables (2025–2026)

Sale	Year built	Units	Price per unit	Cap rate
Sale 1	1983	220	\$118,000	6.1%
Sale 2	1987	264	\$131,000	5.8%
Sale 3	1990	300	\$142,000	5.6%
Sale 4	1985	196	\$124,000	5.9%

The Sponsor believes new supply will be absorbed by late 2027 and that Brannock Flats' renovated units will compete on price with new construction, which leases at \$1,550 to \$1,750.

6. Business Plan

Interior renovations

The Sponsor will renovate 180 of 248 units (73%) on turn over 30 months, at an average budget of **\$9,500 per unit** (\$1,710,000 total, funded at closing). Scope: quartz-look laminate counters, new cabinet fronts and hardware, luxury vinyl plank flooring, stainless appliance package, lighting and plumbing fixtures, and two-tone paint.

Renovated units are projected to achieve a **\$250 monthly premium** over classic units, a 31.6% return on renovation cost ($\$250 \times 12 \div \$9,500$).

Operations

- Replace the current third-party manager with Orvale Living at 3% of effective gross income.
- Implement a ratio utility billing system (RUBS) for water, sewer, and trash, projected to add \$68,000 of annual other income by year two.
- Reduce bad debt from 5.0% of gross potential rent (T-12) to 1.5% through tighter screening and collections.
- Protest the property tax assessment annually.

Capital events

- Month 30: refinance the bridge loan into a fixed-rate agency loan of approximately \$31,000,000 at an assumed 5.60% rate, returning an estimated \$3,900,000 to LPs.
- Year 5: sell at a 5.50% cap rate on forward NOI.

Renovation schedule

Period	Units renovated	Cumulative
Months 1–12	84	84
Months 13–24	72	156
Months 25–30	24	180

7. Trailing-Twelve-Month Operating Statement

Seller-provided operating statement for September 2025 through August 2026. Unaudited.

Line item	T-12	Per unit
Gross potential rent	\$3,406,900	\$13,738
Loss to lease	(\$61,300)	(\$247)
Vacancy	(\$204,400)	(\$824)
Concessions	(\$95,400)	(\$385)
Bad debt	(\$170,300)	(\$687)
Net rental income	\$2,875,500	\$11,595
Other income	\$232,600	\$938
Effective gross income	\$3,108,100	\$12,533
Real estate taxes	\$612,000	\$2,468
Insurance	\$101,700	\$410
Utilities	\$168,000	\$677
Repairs and maintenance	\$121,000	\$488
Payroll	\$236,000	\$952
Management fee	\$93,200	\$376
Contract services	\$36,000	\$145
Administrative and marketing	\$31,000	\$125
Total operating expenses	\$1,398,900	\$5,641
Net operating income	\$1,709,200	\$6,892

Rent roll summary (August 31, 2026)

Metric	Value
Physical occupancy	94.0% (233 of 248 units)
Economic occupancy (collected rent ÷ gross potential rent, trailing 3 months)	86.9%
Residents more than 30 days delinquent	19 units
Month-to-month leases	31 units

Real estate taxes reflect the 2025 certified assessed value of \$27,800,000. Insurance reflects the seller's current policy, renewed in March 2025.

8. Five-Year Pro Forma

Line item	Year 1	Year 2	Year 3	Year 4	Year 5
Gross potential rent	\$3,575,000	\$3,790,000	\$3,987,000	\$4,147,000	\$4,313,000
Effective gross income	\$3,631,000	\$3,862,000	\$4,071,000	\$4,239,000	\$4,410,000
Real estate taxes	\$624,000	\$637,000	\$649,000	\$662,000	\$676,000
Insurance	\$104,000	\$107,000	\$110,000	\$113,000	\$116,000
All other operating expenses	\$696,800	\$713,000	\$730,000	\$747,000	\$765,000
Total operating expenses	\$1,424,800	\$1,457,000	\$1,489,000	\$1,522,000	\$1,557,000
Net operating income	\$2,206,200	\$2,405,000	\$2,582,000	\$2,717,000	\$2,853,000

Key assumptions

Assumption	Pro forma
Rent growth on classic units	4.0% per year
Renovation premium	\$250 per month
Vacancy / concessions / bad debt / loss to lease	5.0% / 1.0% / 1.5% / 1.0% of gross potential rent, from Year 1
Other income	\$360,000 in Year 1, including RUBS and new fee income
Real estate taxes	2025 assessed value grown at 2% per year
Insurance	\$420 per unit in Year 1, grown at 3% per year
Exit cap rate	5.50% on Year 6 forward NOI of \$2,950,000; selling costs of 2%

Pro forma prepared by the Sponsor. Year 1 begins at closing, projected for November 2026.

9. Financing Summary

Term	Detail
Lender	National debt fund (bridge lender)
Loan amount	\$25,600,000 (74.9% of purchase price)
Rate	Floating: 30-day Term SOFR + 3.25%. The Sponsor's model assumes SOFR of 3.60% (forward curve, September 2026), for an all-in rate of 6.85%.
Amortization	Interest-only for the full term
Initial term	36 months
Extensions	Two 12-month extensions, each requiring DSCR of at least 1.25x and debt yield of at least 8.5% on trailing-three-month annualized NOI, plus purchase of a new rate cap for the extension term
Interest rate cap	SOFR strike of 3.50%, 24-month term, purchased at closing for \$340,000
Interest reserve	\$1,200,000, funded at closing
Recourse	Non-recourse, with standard bad-boy carve-outs guaranteed by the Sponsor's principals
Prepayment	12 months of minimum interest; open thereafter
Origination fee	1.0% (\$256,000)

Debt service at closing

Metric	On T-12 NOI	On Year 1 pro forma NOI
Annual interest at 6.85%	\$1,753,600	\$1,753,600
Debt service coverage ratio	0.97x	1.26x
Debt yield	6.7%	8.6%

The Sponsor expects to refinance into fixed-rate agency debt in month 30, before the initial maturity, and therefore does not expect to exercise the extension options.

10. Sources and Uses; Projected Returns

Sources	Amount	Uses	Amount
Senior bridge loan	\$25,600,000	Purchase price	\$34,200,000
LP equity (Class A units)	\$13,600,000	Closing costs	\$820,000
Sponsor co-investment	\$500,000	Acquisition fee (2.5%)	\$855,000
		Loan origination fee	\$256,000
		Interest rate cap	\$340,000
		Interest reserve	\$1,200,000
		Interior renovation budget	\$1,710,000
		Working capital	\$319,000
Total sources	\$39,700,000	Total uses	\$39,700,000

Of the Sponsor's \$500,000 co-investment, \$427,500 is a deferred portion of the acquisition fee contributed as equity.

Projected LP returns

Metric	Projection
LP IRR	17.8%
LP equity multiple	2.10x
Average cash-on-cash	6.9%

LP IRR sensitivity

Exit cap rate	Classic rent growth 3%	4% (base)	5%
5.25%	17.6%	19.1%	20.4%
5.50% (base)	16.4%	17.8%	19.0%
5.75%	15.1%	16.5%	17.7%

Sensitivities assume the month-30 refinance occurs as projected.

11. Operating Agreement Excerpts

Selected provisions of the Amended and Restated Operating Agreement of Brannock Flats Holdings, LLC. Capitalized terms are defined in the Operating Agreement.

§5.3 Additional Capital Contributions

The Manager may call additional capital from the Members in an aggregate amount of up to fifteen percent (15%) of total committed capital if the Manager determines, in its sole discretion, that such capital is necessary for the operation of the Property. If a Member fails to fund its share, the contributing Members' capital accounts shall be credited with one hundred fifty percent (150%) of the amounts they contribute on the non-contributing Member's behalf, and the non-contributing Member's Percentage Interest shall be reduced accordingly.

§6.2 Distributions

Distributable Cash shall be distributed at such times as the Manager determines, in the following order: (a) to the Class A Members until each has received a cumulative, non-compounding return of 8% per year on its unreturned capital; (b) to the Class A Members until each has received a return of its capital contributions; (c) 70% to the Class A Members and 30% to the Manager until the Class A Members have achieved a 15% internal rate of return; and (d) thereafter, 60% to the Class A Members and 40% to the Manager.

§7.4 Fees Payable to the Manager and its Affiliates

Fee	Amount
Acquisition fee	2.5% of the purchase price
Asset management fee	2.0% of gross potential rent, payable monthly
Construction management fee	5.0% of capital expenditures
Refinancing fee	1.0% of the principal amount of any new loan
Disposition fee	1.0% of the gross sale price
Guarantee fee	0.5% of the initial loan amount, payable at closing to the principals providing the carve-out guaranty

§9.2 Removal of the Manager

The Manager may be removed only for Cause, by the vote of Members holding at least seventy-five percent (75%) of the Class A Units. "Cause" means fraud, gross negligence, or willful misconduct of the Manager as determined by a final, non-appealable judgment of a court of competent jurisdiction.

12. Risk Factors, Securities, and Tax Matters

Selected risk factors

- Floating-rate debt: increases in SOFR above the cap strike after the cap expires would increase debt service.
- Refinancing risk: the business plan assumes a refinance in month 30. Agency loan proceeds depend on NOI, interest rates, and lender requirements at that time.
- New supply in the submarket may slow lease-up of renovated units or require concessions.
- The Sponsor and its affiliates receive fees regardless of investor returns and manage the property through an affiliate, which presents conflicts of interest.
- Members may be required to contribute additional capital or be diluted (Operating Agreement §5.3).
- The Units are illiquid; there is no public market and transfers require Manager consent.

Securities

The Units are offered under Rule 506(c) of Regulation D. Each investor must be an accredited investor, verified by a third party or by the Sponsor's review of financial documentation. The Units have not been registered under the Securities Act of 1933 or any state securities law.

Tax matters

- Investors will receive a Schedule K-1 annually. The Sponsor targets delivery by September 15 and expects to file extensions.
- The Sponsor intends to commission a cost segregation study to accelerate depreciation. Passive losses may be limited for investors who are not real estate professionals.
- Investors using IRAs or other tax-exempt accounts may incur unrelated business taxable income (UBTI) on debt-financed income.
- Texas has no state personal income tax; investors may have filing obligations in their state of residence.

Appendix A. Insurance Indication

Preliminary indication from the Sponsor's insurance broker, dated September 18, 2026, for the policy to be bound at closing.

Coverage	Indication
Property (replacement cost), general liability, and umbrella	\$158,700 per year (\$640 per unit), wind and hail deductible of 2% of insured value
Flood (Buildings 12–14)	Quote pending; carrier requires an elevation certificate

The broker notes that renewal premiums for Texas garden-style multifamily of this vintage have risen between 25% and 60% over the past 24 months, driven by wind and hail losses and older roofs.

Appendix B. Contacts

Investor relations: Orvale Residential Partners, LLC, Dallas, Texas. Questions about this offering should be directed to the Sponsor's investor relations team. Investors should consult their own legal, tax, and financial advisors before investing.