



Private Placement Offering

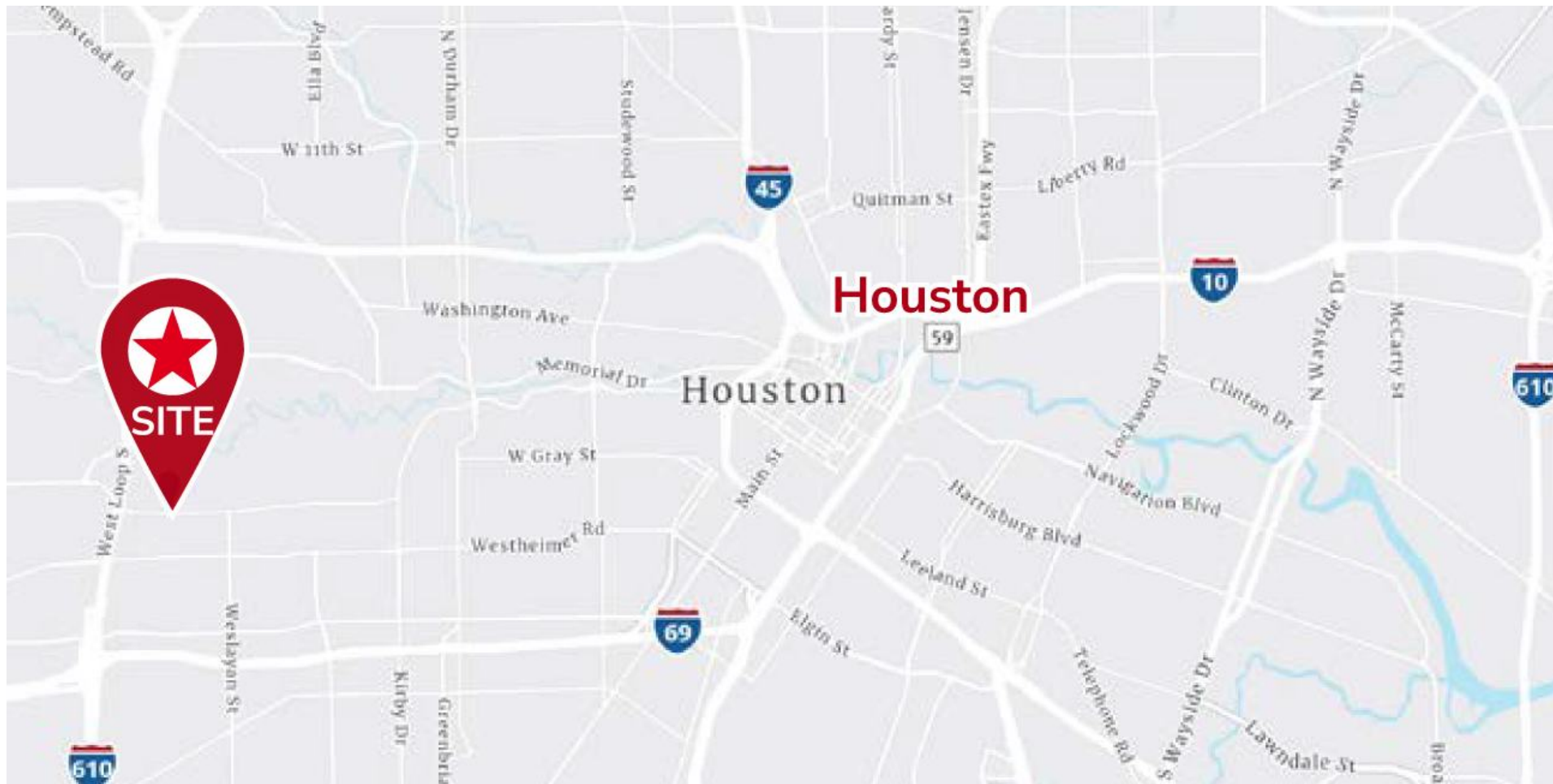
4265 San Felipe

Houston, TX 77027

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Investment Highlight | Executive Summary



DML Capital is delighted to present the exclusive opportunity to invest in 4265 San Felipe, a distinguished class A office building located in Houston's luxurious River Oaks area within the esteemed Galleria district. This prime property offers 209,769 square feet of sophisticated office space spread across thirteen floors.

Situated within minutes of River Oaks District, Highland Village, Uptown Park, and Memorial Park, 4265 San Felipe benefits from its proximity to high-end shopping, dining, and entertainment options, making it an attractive locale for potential investors and tenants. This location not only enhances the property's value through its prestigious address but also offers significant growth and appreciation potential in a market known for its robust economic activity and affluent demographics.

The building is equipped with an eight-level parking garage that includes both covered and reserved parking options. Conveniently attached to the main structure, the parking facility ensures direct access via several floors, enhancing convenience and efficiency.

This offering represents a rare opportunity to invest in a high-caliber property within one of Houston's most sought-after districts, promising substantial returns through both rental income and capital appreciation.



Investment Highlights | Executive Summary

Asset Profile

Name	4265 San Felipe
Address	4265 San Felipe St, Houston, TX 77027
Occupancy	87%
RBA	±209,769 SF
Land Area	±1.35 Acres
Number of Stories	13
Parking Ratio	2.81/1,000 SF



Investment Highlights:

Stabilized Asset with Significant Mark-to-Market Opportunity: High quality, institutionally owned and maintained building with in-place rents 20%+ below market, presenting significant opportunity for cash flow growth

Coveted Location: Located in the esteemed Galleria district within Houston’s River Oaks submarket. Inside 610-Loop with frontage on San Felipe and convenient access to the 610- Loop, Interstate-10 and Highway-59

Highly Desirable Amenitized Neighborhood: River Oaks District shopping and restaurants, St. Regis Houston, Post Oak Hotel, Highland Village shopping, affluent River Oaks community

Recent Improvements: Over \$2.5M of building renovations over the past 5 years

Investment Highlights | Area Overview



The Post Oak Hotel, just steps away from 4265 San Felipe, is among only 19 hotels and spas to earn the coveted Forbes Five-Star rating in the United States, and one of 35 properties in the nation honored in the Preferred Hotels & Resorts Legends Collection. The Post Oak Hotel has received the brand's top-level accreditation for its high-quality standards and unparalleled service.

Top Earning Households and Robust Luxury Housing Market

The River Oaks submarket is one of the wealthiest communities in the U.S. with a 1-mile median household income of \$110K, 49% higher than the national average. River Oaks ranks within the top 10% of neighborhoods nationally by income.

River Oaks, known for its sprawling estates, meticulously landscaped avenues, and beautiful architecture, is one of Texas' wealthiest communities. As of April 2024, home prices in the neighborhood have increased by 11.7% to 50.7% over prior year for homes with 4 to 5+ bedrooms, respectively, with an overall average sale price of \$3.9M in 2024.



4265 San Felipe: A Premier Asset in Houston's Luxury Corridor

Located in the prestigious River Oaks area, 4265 San Felipe stands at the heart of Houston's most affluent and dynamic neighborhoods, offering a unique investment opportunity in a community known for luxury and exclusivity.

4265 San Felipe benefits from its unparalleled access to world-class shopping, hotels, dining, and entertainment options. This area is a beacon for luxury retail, boasting exclusive brands and upscale boutiques, including luxury icons like Christian Dior and Hermès.



Investment Highlights | Area Overview



Nighborhood Amenities - High-End Retail and Dining

River Oaks District offers a premier shopping experience with ultraluxury brands such as Hermès, Christian Dior and Harry Winston, as well as trendy restaurants and cafes. A premier destination for both residents and visitors seeking a refined experience.

Houston's A++ rated Galleria mall, within a 5-minute drive, is Texas' largest and most prestigious shopping center, which encompasses 2.4M square feet of retail and produces \$1,250+ per square foot in sales volume. The Galleria is one of 33 malls in the U.S. with the A++ rating, featuring 400+ stores, including high-end retailers such as Neiman Marcus, Saks Fifth Avenue, and Tiffany & Co. The mall also offers a diverse selection of dining options, iconic ice rink, two hotels, and office towers making it a major hub for both commerce and leisure.

Highland Village, a two minute drive from the property, is a charming and upscale shopping district. It features high-end boutiques, national retailers, and specialty shops including popular stores like Apple, Anthropologie, Restoration Hardware, and Crate & Barrel. With its tree-lined streets and elegant atmosphere, Highland Village provides a sophisticated shopping and dining experience, attracting both locals and visitors looking for a stylish urban destination.



Moreover, the area is enriched with cultural institutions and recreational venues, such as the River Oaks Country Club, theatres, art galleries, and nearby parks, which offer exclusive leisure activities.

Education and Community

The community is highly educated with 81% of residents, within a 1-mile radius, holding at least a Bachelor's degree. Additionally, the area boasts fitness centers, parks, and top-rated schools, making it a desirable location for both convenience and a sophisticated lifestyle.

Transportation and Accessibility

The area is well-connected with major arterial roads nearby, such as Westheimer Road (62,774 VPD), Kirby Drive (35,174 VPD), and San Felipe Street (25,096 VPD), making it easily accessible. The property's proximity to Loop 610 provides convenient access to all major thoroughfares of Houston, with Southwest Freeway and Katy Freeway being within a 5-minute drive.

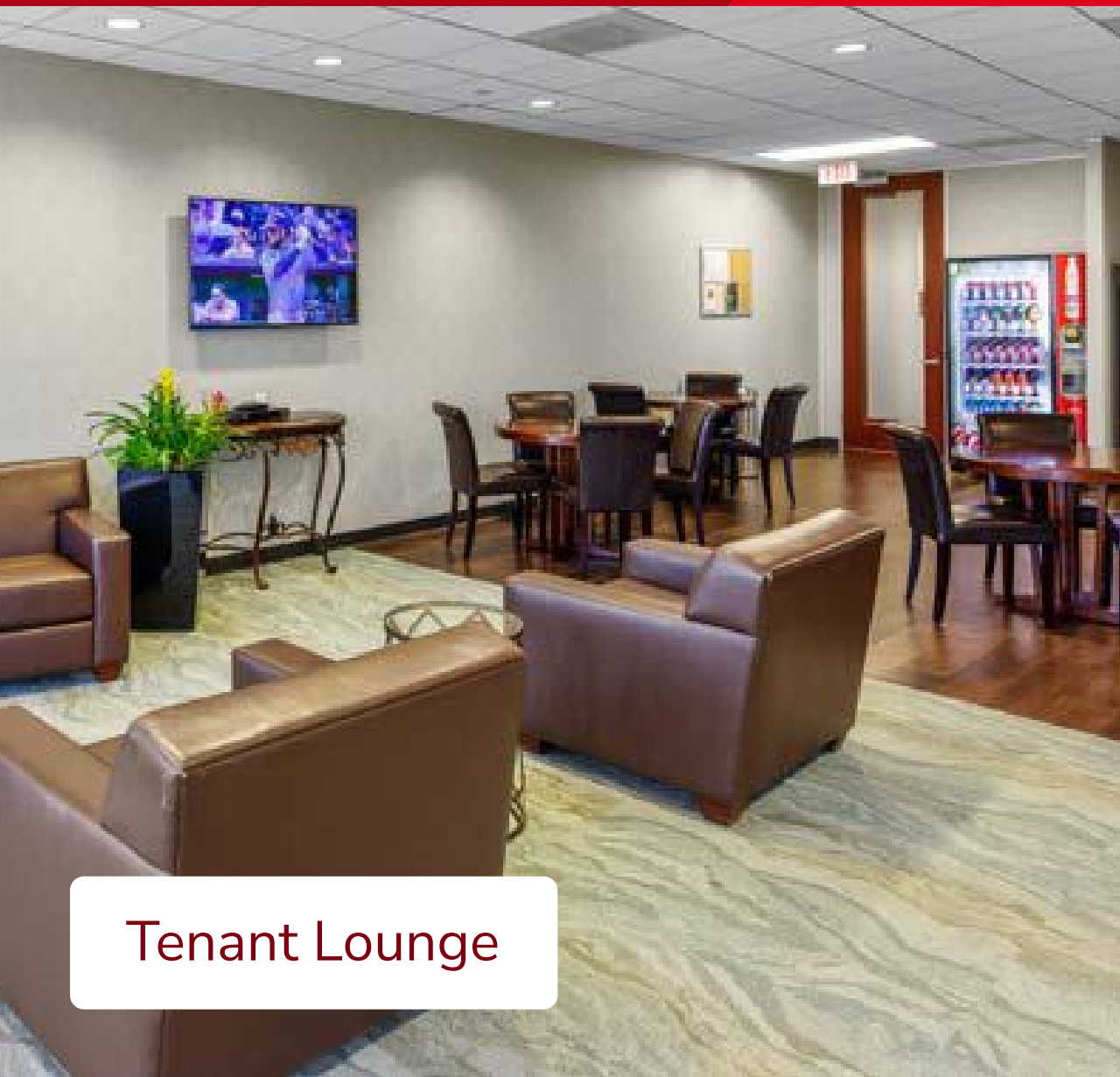
Sources: Best Neighborhood, Redfin, Green Street, NeighborhoodScout, ESRI



Training Room



Training Room



Tenant Lounge



Conference Room



Amenity Deck

Property Overview | Building Amenities



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1st Floor Lobby



Restrooms



Breezeway



High-End Finishes

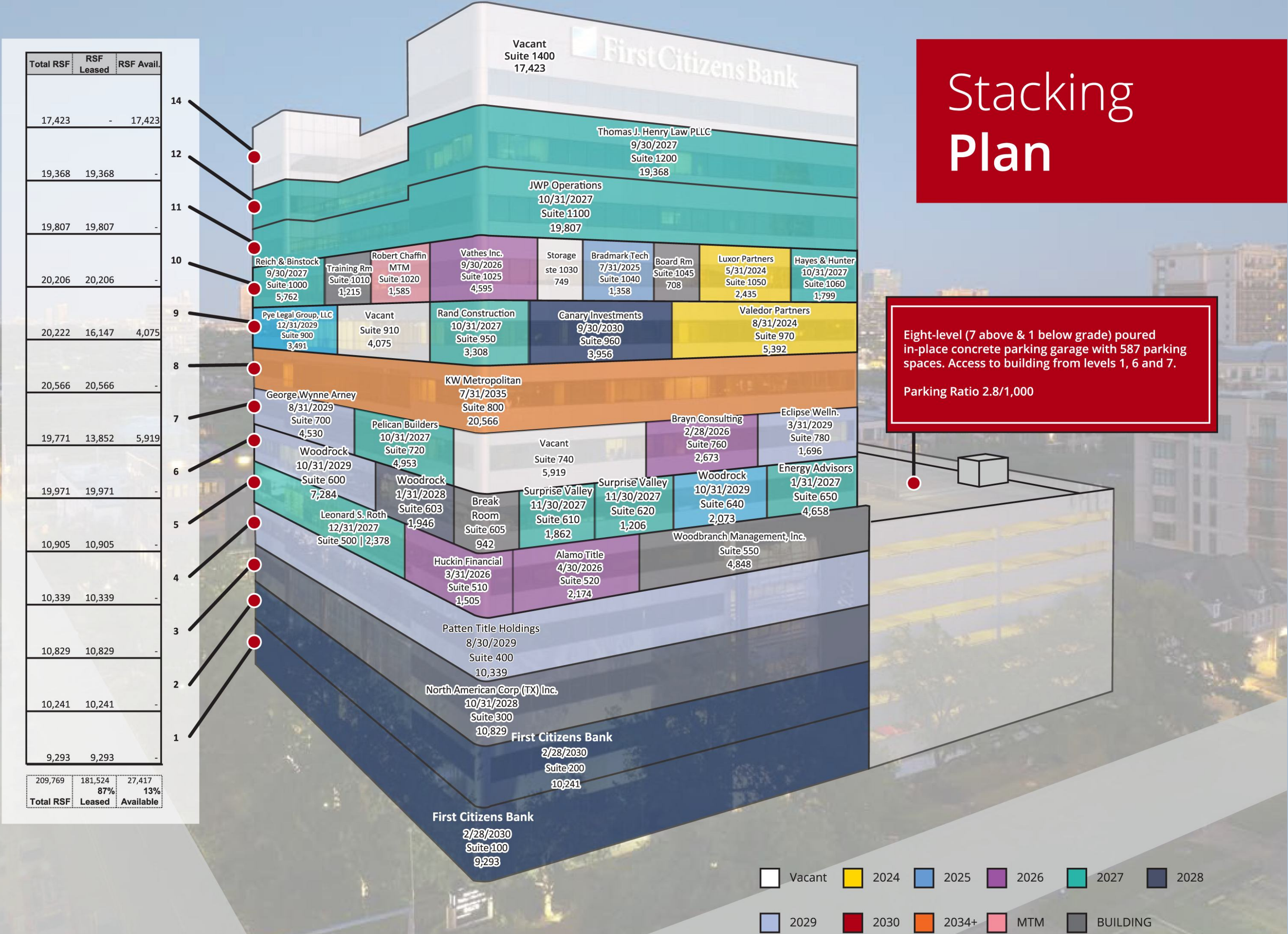
Capital Expenditure

4265 San Felipe | Last 5 Years CapEx Spent

Level 1	Lobby/Breezeway	\$779,600
Level 4	Lobby/Breezeway	\$250,000
Level 9	Common Areas/Restrooms	\$132,000
Level 10	Common Areas/Restrooms	\$132,000
Level 11	Common Areas/Restrooms	\$282,000
Shared Space	Amenity Deck	\$354,000
Shared Space	Boardroom	\$175,000
Shared Space	Training Room	\$243,000
Building Systems	BAS Energy Management System	\$162,000
Total Capital Expenditure		\$2,509,600



Tenant Overview | Stacking Plan



Major Tenant

Thomas J Henry Law Firm

Tenant since 2023

Public/Private: Private

No. of Locations: 5

Thomas J. Henry Law Firm is a renowned legal practice known for its exceptional representation in personal injury cases. With a focus on providing dedicated and compassionate legal services, the firm has a proven track record of securing significant verdicts and settlements for its clients. Led by Thomas J. Henry, a respected trial attorney, the firm's team of experienced lawyers is committed to advocating for the rights of injury victims and their families.

Major Tenant

North American Corp

Tenant since 2022

Public/Private: Private

No. of Locations: 2

North American Corp is a leading provider of innovative solutions in the foodservice, packaging, and janitorial sectors. With a rich history dating back to 1911, North American Corp has established itself as a trusted partner for businesses seeking high-quality products and exceptional service. The company offers a comprehensive range of products, including food packaging, cleaning supplies, kitchen equipment, and more, serving a wide range of industries such as restaurants, hotels, healthcare facilities, and educational institutions.

Major Tenant

Keller Williams Realty, Inc

Tenant since 2024

Public/Private: Private

No. of Locations: 600+

Keller Williams Realty, Inc. is a renowned real estate franchise company known for its agent-centric business model and commitment to innovation. With a strong focus on training, technology, and culture, Keller Williams has become one of the largest and fastest-growing real estate companies in the world. With a presence in over 50 countries and territories, Keller Williams Realty, Inc. continues to lead the way in the real estate market, offering a wide range of services to buyers, sellers, and investors.

Major Tenant

First Citizens Bank

Tenant since 2019

Public/Private: Public (NYSE: CFG)

No. of Locations: 1,078 branches + 4 wealth centers

Keller Williams Realty, Inc. is a renowned real estate franchise company known for its agent-centric business model and commitment to innovation. With a strong focus on training, technology, and culture, Keller Williams has become one of the largest and fastest-growing real estate companies in the world. With a presence in over 50 countries and territories, Keller Williams Realty, Inc. continues to lead the way in the real estate market, offering a wide range of services to buyers, sellers, and investors.

Major Tenant

Anchor Executive Center

Tenant since 2023

Public/Private: Private

No. of Locations: 2

Anchor Executive Center is a leading provider of premium office space solutions, offering a prestigious business address along with state-of-the-art amenities and professional services. Catering to the needs of modern businesses, Anchor Executive Center provides fully quipped office suites, virtual office options, and meeting facilities, all designed to enhance productivity and elevate the corporate image. With a focus on flexibility and convenience, Anchor Executive Center delivers an unparalleled workspace experience, allowing businesses to thrive in a dynamic and supportive environment.

Major Tenant

Woodbranch Mgmt, Inc

Tenant since 2010

Public/Private: Private

No. of Locations: 1

Woodbranch Management, Inc. is a prominent real estate investment and management firm known for its expertise in acquiring, developing, and managing commercial properties. With a focus on maximizing asset value and delivering exceptional returns for investors, Woodbranch Management, Inc. has built a strong portfolio of properties across various sectors, including office, retail, industrial, and multi-family. The company has established itself as a leader in the real estate industry, with a track record of success spanning over several decades.

Major Tenant

Pelican Builders, Inc

Tenant since 2012

Public/Private: Private

No. of Locations: 1

Pelican Builders, Inc. is a renowned real estate development company known for its exceptional residential and commercial projects. With a commitment to quality craftsmanship and innovative design, Pelican Builders, Inc. has earned a reputation for creating distinctive and soughtafter properties that exceed expectations. Specializing in luxury condominiums, townhomes, and mixed-use developments, the company is dedicated to creating vibrant communities that enhance the quality of life for residents.

Major Tenant

Reich & Binstock, LLP

Tenant since 2009

Public/Private: Private

No. of Locations: 1

Reich & Binstock, LLP is a prominent law firm based in Houston, Texas, known for its dedicated advocacy and successful representation in a wide range of legal matters. Specializing in areas such as personal injury, medical malpractice, and mass torts, the firm has a proven track record of securing substantial settlements and verdicts for its clients. With a team of experienced attorneys committed to providing compassionate and strategic legal counsel, Reich & Binstock, LLP has earned a reputation for excellence in the legal community.

Major Tenant

Energy Advisors Group

Tenant since 2022

Public/Private: Private

No. of Locations: 1

Energy Advisors Group is an energy consulting firm specializing in helping businesses navigate the complexities of the energy market. With a focus on cost reduction and sustainability, Energy Advisors Group provides tailored energy solutions that meet the unique needs of each client. The company offers a range of services, including energy procurement, efficiency assessments, and renewable energy strategies, helping clients optimize their energy use and save money. With a team of experienced energy professionals, Energy Advisors Group has earned a reputation for excellence in the industry.

Major Tenant

Woodrock, LLC

Tenant since 2004

Public/Private: Private

No. of Locations: 1

WoodRock & Co. is a Houston, Texas-based investment bank. The firm advises on an array of financial transactions that include raising capital, subordinated and senior debt, and mergers and acquisitions as well as offering strategic development, target identification, valuation, structuring, negotiation, and due diligence services. WoodRock caters to sectors including energy, material and resources, business and consumer products and services, healthcare, information technology, and financial services.

Major Tenant

Gregory Wynne, Attorney, PLLC

Tenant since 2023

Public/Private: Private

No. of Locations: 1

Gregory Wynne Attorney, PLLC is a respected law firm known for providing high-quality legal services in the areas of real estate, business, and estate planning. Led by experienced attorney Gregory Wynne, the firm offers personalized and strategic legal solutions to individuals and businesses alike. With a focus on integrity, professionalism, and client satisfaction, Gregory Wynne Attorney, PLLC has built a solid reputation for delivering effective legal representation and achieving favorable outcomes for its clients.

Major Tenant

Pye Legal Group

Tenant since 2024

Public/Private: Private

No. of Locations: 3

Pye Legal Group specializes in placing attorneys, paralegals, and legal support professionals in permanent and temporary positions. The firm's deep understanding of the legal industry and extensive network of contacts enable Pye Legal Group to provide tailored recruitment solutions that meet the unique needs of both clients and candidates.

Deal Summary



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Property Summary

Net Rentable Area	209769 sf
Value / Cost Summary	<u>TOTAL</u>
<u>Purchase Price</u>	<u>\$36,000,000</u>
Going In Cap Rate	9.24%
Going In NOI	\$3,327,562
Closing Costs	\$500,000
Ti & Leasing Reserves	\$1,000,000
Building Repair Reserves	\$900,000
<u>Total Cost</u>	<u>\$38,400,000</u>
Equity Requirement	\$15,000,000
Loan Amount	\$23,400,000
Loan Term 5 Year P&I	5 Years
5 Year Avg Annual Debt Service	\$1,813,500
Cash Flow	
5 Year Projected Avg NOI	\$3,591,633
5 Year MOIC	1.32
5 Year Average Cash On Cash	26.34%
IRR (Assumes Exit at 10 Yrs)	16.56%



Cash Flow



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	Year 1	Year 2	Year 3	Year 4	Year 5
Total SF	209,769	209,769	209,769	209,769	209,769
Total Occupied	178,000	181,438	195,190	195,190	195,190
%age Occupied	84.86%	86.49%	93.05%	93.05%	93.05%
Rent/SF	\$18.89	\$19.97	\$19.83	\$19.63	\$21.90
Rent	3,298,119	3,556,412	3,801,818	3,759,901	4,201,498
Parking & Other Rev	64,981	66,930	68,938	71,006	73,136
Rent Current	3,363,100	3,623,342	3,870,756	3,830,907	4,274,634
Expense Recoveries	2,225,000	2,267,975	2,488,673	2,537,470	2,635,065
Total Rent	5,588,100	5,891,317	6,359,429	6,368,377	6,909,699
Operating Expense					
Insurance	140,000	144,200	148,526	152,982	157,571
Utilities	412,924	453,778	492,949	488,522	526,641
Repairs & Maintenance	371,791	382,945	394,434	406,267	418,455
Cleaning & Janitorial	293,677	302,487	311,562	320,908	330,536
Management Fees	143,730	148,042	152,483	157,057	161,769
Payroll & Fringes	200,000	210,000	220,500	231,525	243,101
Property Taxes	488,486	509,399	530,312	550,893	560,534
Admin & Security	195,000	200,850	206,876	213,082	219,474
Non-Recoverable	14,930	15,378	15,839	16,315	16,803
Annual Reserves	-	104,885	346,119	224,453	209,769
Total Operating Expense	2,260,537	2,471,963	2,819,599	2,762,004	2,844,654
Net Operating Cash Flow	3,327,562	3,419,354	3,539,830	3,606,373	4,065,045
Annual Debt Service	1,813,500	1,813,500	1,813,500	1,813,500	1,813,500
Net Cash FlowAfter Debt Service	1,514,062	1,605,854	1,726,330	1,792,873	2,251,545

ROI

	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow Available	1,514,062	1,605,854	1,726,330	1,792,873	2,251,545
Investment	15,000,000	-	-	-	-
Net Cash Flow After Debt Service	1,514,062	1,605,854	1,726,330	1,792,873	2,251,545
LP 8% Return	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Asset Management Fee	300,000	300,000	300,000	300,000	300,000
LP 80% of Remainder	11,250	84,683	181,064	234,298	601,236
Refinance Cash Out	-	-	-	-	12,645,000
Total Cash Flow	1,211,250	1,284,683	1,381,064	1,434,298	14,446,236
Annual Cash Flow %	8.07%	8.56%	9.21%	9.56%	96.31%
5 Year MOIC	1.32				
5 Year Average Cash On Cash	26.34%				
IRR (Assumes Exit at 10 Yrs)	16.56%				

5YR Cash Out

VALUE AT YR 5	\$53,400,000
CASH OUT REFINANCE	\$36,045,000
LOAN OUTSTANDING AT YR 5	\$23,400,000
CASH OUT TO LP YR 5	\$12,645,000
TOTAL CASH RETURN	\$19,757,531

5 YEAR AVERAGE CASH ON CASH	26.34%
IRR (ASSUMES EXIT AT 10 YRS)	16.56%

Rent Roll



Unit(s)	Lease	Area	Lease From	Lease To	Current Term Months	Year 1 09/30/2025
100	CIT Bank	9,293.00	4/1/2019	2/28/2030	131	188,570
200	CIT Bank	10,241.00	5/1/2019	2/28/2030	130	207,807
300	North American Corp (TX) Inc.	10,829.00	11/1/2022	10/31/2028	72	189,056
400	Patten Title Holdings #1, LLC	10,339.00	10/10/2021	9/30/2029	96	181,363
500	Leonard S. Roth	2,378.00	10/1/2008	12/31/2027	231	47,560
510	Huckin Financial Group	1,505.00	8/1/2020	3/31/2026	68	25,961
520	Alamo Title Company	2,174.00	9/1/2019	4/30/2026	80	42,665
550	Woodbranch Management	4,848.00	8/1/2024	7/31/2027	36	94,738
600	Woodrock, LLC	7,284.00	10/1/2004	10/31/2029	301	146,894
603	Woodrock, LLC	1,946.00	9/1/2020	1/31/2028	89	38,596
605	Breakroom- Get Away	942.00	1/1/2017	12/31/2036	240	0.00
610	Surprise Valley Resources	1,862.00	11/1/2021	11/30/2027	73	32,042
620	Surprise Valley Resources	1,206.00	10/1/2022	11/30/2027	62	21,005
640	Woodrock, LLC	2,073.00	6/1/2022	10/31/2029	89	41,806
650	Energy Advisor Group, Inc.	4,658.00	8/1/2022	1/31/2027	54	77,633
700	Gregor Wynne Arney PLLC	4,530.00	9/1/2023	8/31/2029	72	73,801
720	Pelican Builders	4,953.00	3/1/2012	10/31/2027	188	88,948
760	Brayn Consulting	2,673.00	2/1/2024	2/28/2026	25	47,557
780	Eclipse Wellness	1,696.00	3/1/2022	2/28/2030	96	27,631
800	KW Metropolitan	20,656.00	8/1/2024	7/31/2035	132	351,152
900	Pye Legal Group, LLC	3,491.00	7/1/2024	12/31/2029	66	64,584
950	Rand Construction Corporation	3,308.00	7/1/2023	10/31/2027	52	61,060
960	Canary Investments	3,956.00	5/1/2009	9/30/2030	257	80,933
970	Valedor Partners	5,392.00	5/6/2019	8/31/2027	100	107,840
1000	Reich & Binstock	5,762.00	4/1/2009	9/30/2027	222	109,478
1010	Training Room	1,215.00	8/1/2024	7/31/2039	180	0.00
1020	Robert Chaffin (MTM)	1,585.00	4/1/2017	12/31/2024	93	24,898
1025	Vathes Inc.	4,595.00	6/1/2021	9/30/2026	64	74,439
1030	Storage	749.00	8/1/2024	7/31/2039	180	0.00
1040	Bradmark Tech.	1,358.00	4/1/2012	7/31/2025	160	20,936
1045	Board Room	708.00	8/1/2024	7/31/2039	180	0.00
1050	Luxor Partners	2,435.00	5/2/2022	5/31/2025	37	32,061
1060	Hayes Hunter LLC	1,799.00	8/1/2022	10/31/2027	63	34,106
1100	JWP Operations	19,807.00	9/1/2009	10/31/2027	218	385,411
1200	Thomas J Henry Law PLLC	19,368.00	10/1/2023	9/30/2027	48	329,256
GTE	GTE Wireless dba Verizon	1.00	7/1/2011	10/31/2025	172	37,577.52
LEV	Level 3 Communications	1.00	8/1/2017	7/31/2027	120	5,903.40
LOG	Logix Communication, LP	16.00	12/1/2011	11/30/2026	180	481.32
OXO	XO Communications Services	1.00	4/1/2015	6/30/2025	123	4,369.68
Auto Lease-Up	Vacant Office (1 Of 8)	3,438.00	10/1/2025	9/30/2030	60	0.00
Auto Lease-Up	Vacant Office (2 Of 8)	3,438.00	4/1/2026	3/31/2031	60	0.00
Auto Lease-Up	Vacant Office (3 Of 8)	3,438.00	4/1/2026	3/31/2031	60	0.00
Auto Lease-Up	Vacant Office (4 Of 8)	3,438.00	6/1/2026	5/31/2031	60	
Auto Lease-Up	Vacant Office (5 Of 8)	3,438.00	4/1/2028	3/31/2033	60	
Auto Lease-Up	Vacant Office (6 Of 8)	3,438.00			0	
Auto Lease-Up	Vacant Office (7 Of 8)	3,438.00			0	
Auto Lease-Up	Vacant Office (8 Of 8)	3,438.00			0	
Auto Lease-Up	Vacant Storage (1 Of 1)	651.00	3/1/2026	2/28/2031	60	0.00
	TOTAL RENTABLE	209,769.00				3,298,118.92
	TOTAL OCCUPIED	178,000.00				
	TOTAL VACANT	31,769.00				

Market Overview | Location Highlights

Houston, TX

Houston, Texas has a population of 7,340,000 and is the fifth-largest metropolitan area in the United States. Space City is home to 22 Fortune 500 companies, the second largest port in the USA, and is known as “The Energy Capital of the World”. One of Houston’s remarkable distinctions lies in its status as the second-fastest-growing metropolitan area in the nation. This remarkable growth is underlined by the fact that if the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (MSA) were an independent nation, it would claim the 26th spot among the world’s largest economies. The MSA has demonstrated a robust 2.3% annual GDP growth since 2002, affirming its resilience and economic prowess.

The region’s population surge can be attributed to the trifecta of low living costs, abundant employment opportunities, and wellplanned community hubs. The strategically positioned community hubs surrounding the downtown area play a pivotal role in fostering a vibrant urban ecosystem. Houston’s living costs are notably 4.7% below the national average, positioning it as an attractive destination for individuals and businesses seeking affordability without compromising on quality of life. Furthermore, Houston’s living costs are an impressive 28% below the top 20 metros in the United States, solidifying its standing as the fourth-lowest in this category among major U.S. metropolitan areas.

As Houston’s economy continues to expand and diversify, the city’s commercial real estate landscape becomes a focal point for investors and businesses looking to capitalize on the region’s

growth. The combination of a burgeoning population, economic resilience, and affordability makes Houston an enticing prospect for those navigating the dynamic landscape of commercial real estate. The Space City’s metro area emerges as a strategic and promising terrain for investment and development, showcasing the city’s unwavering commitment to progress and prosperity.

4th

Largest
U.S. City

1.1

Million

New Residents in
the Last Decade

760+

Expansion and
Relocation Projects
in the Last 2 Years



River Oaks Community

River Oaks is a premier residential area within the 610 Loop, positioned between Downtown and Uptown Houston. Established in the 1920s, it spans 1,100 acres and includes some of the city's most expensive real estate, with properties ranging from \$1 million to over \$20 million. The neighborhood is known for its grand homes along River Oaks Boulevard and Lazy Lane, many of which display historical architectural significance.

River Oaks District

This upscale shopping complex, located at 4444 Westheimer Road, opened in October 2015. It features over 252,000 square feet of retail space with luxury brands such as Christian Dior, Hermès, and Harry Winston, among others. The district includes restaurants, sidewalk cafes, and a movie theater. It's known for its boutique-style layout conducive to walking, with landscaped walkways and both curbside and garage parking.

Highland Village

This Located near River Oaks, Highland Village has been a popular shopping destination since its opening in 1957. It features high-end retailers and is known for its vibrant collection of shops, restaurants, and services, designed to cater to the upscale market.

Housing Trends in Affluent Areas

The housing market in these areas has historically shown resilience and growth. River Oaks, in particular, has seen significant appreciation in property values due to its status as one of the wealthiest communities in Texas and its central location in Houston. While specific recent data on housing price increases was not retrieved in this search, historically, these neighborhoods have outperformed others in terms of value retention and appreciation.



Population

	1 Mile	3 Miles	5 Miles
2010 Population	16,833	154,692	440,466
2023 Population	25,584	194,291	531,287
Projected Population (2028)	27,771	203,788	550,189
Annual Growth (2023 to 2028)	1.65%	0.96%	0.70%

Households

	1 Mile	3 Miles	5 Miles
2010 Households	9,922	77,991	203,130
2023 Households	14,393	98,726	253,085
Projected HH (2028)	16,380	104,862	265,452
Annual Growth (2023 to 2028)	1.86%	1.21%	0.96%

Households By Income

	1 Mile	3 Miles	5 Miles
Median Household Income	\$110,907	\$100,980	\$85,350
Projected Median HH Income (2028)	\$119,103	\$110,574	\$96,664
Annual Growth (2023 to 2028)	1.44%	1.83%	2.52%
Average Household Income	\$174,978	\$169,302	\$149,447
Projected Avg HH Income (2028)	\$190,585	\$184,671	\$164,308
Annual Growth (2022 to 2027)	1.72%	1.75%	1.91%
Per Capita Income	\$100,570	\$86,255	\$71,292
Projected Per Capita Income (2028)	\$110,767	\$95,271	\$79,371
Annual Growth (2023 to 2028)	1.95%	2.01%	2.17%

5 Mile Radius



531,287

Population



253,085

Households



\$149,447

Average Household
Income



36.7

Median Age

Sajjid Dawood



Sajjid Dawood is a co-founder of DML Capital and has been a partner at the firm for 13 years, leading its growth and development since its launch in 2010. Sajjid's extensive experience of over 25 years in the real estate industry has undoubtedly contributed to his and DML Capital's success. His strategic vision and leadership have played a pivotal role in establishing DML Capital as a highly respected and successful real estate development firm in the region. With a diverse portfolio of projects, ranging from commercial properties to mixed-use developments, Sajjid has demonstrated his ability to navigate complex deal structures and achieve success across various ventures. Sajjid is mathematically inclined which contributes to his attention to detail. His negotiation techniques and experience in the field have contributed greatly to the establishment of DML Capital. From the start of DML Capital in 2010 to now, Sajjid has contributed to the development of over 750 acres of real estate, growing the company's assets from 1.2 million to over 500 million. Currently, the firm manages over 1 million square feet of retail real estate. In his spare time, he enjoys traveling with his family, golfing, and trying foods of different cultures. Sajjid was raised in Houston as he moved at a young age and loves to give back to his community.

Anil Mohammed



Anil Mohammed is a co-founder of DML Capital and has been a partner at the firm for 13 years, leading its growth and development since its launch in 2010. After graduating from Emory University in 2009 with a BBA in finance and economics, he came back home to Houston to grow his families business in retail fueling stations and fast food. Anil soon discovered his passion for developing retail real estate. In 2010, Anil and his partners, Sajjid Dawood and Saleem Lakhani, bought their first shopping center. Fast forward to 2023, Anil has contributed to the development of over 750 acres of real estate, growing the company's assets from 1.2 million to over 500 million. Currently, the firm manages over 1 million square feet of retail real estate. Anil has a knack for finding opportunistic deals and a track record of turning failed management into positive cash flowing assets that provide long-term stable growth for the company and its partners. He values long-term relationships based on trust and loyalty and is committed to delivering exceptional results for DML Capital's clients. When not working, Anil enjoys traveling to discover new cultures and experiences, gaining valuable perspective and inspiration. He is an avid skier and loves hitting the slopes whenever he has the chance. Anil lives in West University with his wife and dog. As a Houston native, he finds it fulfilling to contribute to the city's evolution by developing real estate properties in his hometown.

Saleem Lakhani



Saleem Lakhani, CPA is a successful entrepreneur, co-founder of DML Capital, and founder and managing member of Saleem Lakhani CPA PLLC. With over 15 years of experience in the real estate and accounting industries, he has established himself as a leading expert in these fields. As a co-founder of DML Capital, Saleem has played a pivotal role in driving the success of the company, positioning it as one of the most respected and successful real estate development firms in the region. His leadership and strategic vision have been instrumental in overseeing a wide range of projects, from commercial properties to mixed-use developments, and navigating complex deal structures. Saleem has a special appreciation for Houston as he received his Bachelor's degree in Finance and Accounting from the University of Houston and continues to expand his knowledge and expertise in his field. Before founding DML Capital and Saleem Lakhani CPA PLLC, Saleem worked for leading public accounting firms Arthur Andersen and Grant Thornton, where he gained valuable experience in auditing, accounting, and financial reporting. At Saleem Lakhani CPA PLLC, he provides expert financial and accounting advice to clients across various industries, leveraging his deep understanding of tax law, financial reporting, and accounting to help businesses achieve financial success. He is a licensed CPA with a passion for delivering exceptional service to his clients.

Equity Stack & Hurdle Details

15,000,000

Total Raise

50,000

Each unit

2%

asset management fee
after 8% distribution to LP's
calculated annually

DML will invest

1,000,000

for 40 units

Lp units 280 @

50,000

each for LP raise of
14,000,000

80/20

split after 8% distribution
to LP's calculated annually

Performance History

2.6X

AVG equity Multiple
of exited deals

40%

AVG IRR
of exited deals

4 yrs

AVG IRR
of exited deals

24.5%

AVG cash on cash/yr
return of current portfolio

187,500,000

Total Value of deals Acquired in last 18 months

Next Steps

1

Confirm Interest by completing interest form
[Click Here](#)

2

Sign Subscription Agreement

3

All funds due by August 15th



Questions?

EMAIL



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Sajjid@dml.capital



Anil@dml.capital