

PERSIMMON HILLSBOROUGH, NC

1420 CATES CREEK PARKWAY

Q2 2027

EST. COMPLETION

12

BUILDINGS

INCLUDING 7,100 SF
AMENITY BUILDING &
2,340 SF LEASING OFFICE

346

UNITS

315 APARTMENT
30 TOWNHOMES

599

PARKING SPACES

1.73 PER UNIT

368,223

RENTABLE SF

KEY INVESTMENT HIGHLIGHTS

- This fully zoned and shovel-ready Project is the only Class A multifamily development in Hillsborough, with no other developments planned.
- Located near highly trafficked intersection of I-40 and I-85, the site has excellent connectivity to the Raleigh/Durham/Chapel Hill market (the "Triangle" Region), one of the nation's fastest-growing MSAs.
- Advantageous location offers direct access to local demand generators UNC Health & Urgent Care, Durham Tech, RTP Logistic Park, and more.
- The Property will offer a value proposition to potential tenants, with rents being less expensive than the comparable properties in Durham and Chapel Hill.
- The Triangle Region is continually ranked among the nation's best metropolitan areas due to its robust economy, attractive business climate, highly educated workforce, established infrastructure, and outstanding quality of life.

PROPERTY SUMMARY

THE DEVELOPMENT

The Project as planned is a 346-unit best-in-class garden apartment and townhome community with a desirable amenity package and luxurious interior finishes.

PRIME LOCATION

The Project is advantageously located in the historic community of Hillsborough, NC within the high-growth Raleigh-Durham-Chapel Hill "Triangle" region. The Project is located within a 15-minute drive of both the Durham and Chapel Hill downtown areas. A new Amtrak station is planned to serve the Hillsborough area in 2027.

Estimated Project Cost	\$91,796,843
Cost / Unit	\$265,309/Unit
Total Equity	\$33,859,703
Developer Co-Invest	\$1,791,507
Expected Construction Loan	\$57,758,000
Loan-to-Cost (LTC)	65%
Expected Hold Period	3 Years



PERSIMMON

PROJECT RENDERINGS

PREMIER AMENITIES

- Resort-style swimming pool
- Pet park and dedicated outdoor recreation spaces
- Picnic areas with fire pits for social gatherings
- Package locker room with refrigerated storage
- Multiple outdoor grilling stations
- 24/7 fitness center
- Electric car charging stations
- Community club room with entertainment lounge
- Business center & conference rooms
- Bicycle racks for resident convenience



Larson Capital Management is a Registered Investment Advisor (RIA) with a focus on real estate private equity offerings. Our primary goal is to acquire income-producing commercial property to produce optimal returns for our investors. Together, our leadership brings 20+ years of experience to our over 1,700 investors. Since February 2014, we have successfully created and managed 47 funds.

information@larson.com | 14567 North Outer 40, Suite 500, Chesterfield, MO 63017 | 314.787.7226

Investment advisory services are provided by Larson Capital Management, LLC, a registered investment advisor. Larson Capital Management, LLC and its representatives do not provide legal or tax advice or services. Please consult the appropriate professional regarding your legal or tax planning needs.

Any Offering Memorandum ("OM") provided on this document or via other means are CONFIDENTIAL materials that are prepared and provided to potential buyers by a property seller or their agent. OMs are being provided by LCM to investors and prospective investors of LCM managed funds pursuant to permission from the seller or their agent. Investors do not have permission to share. Unless otherwise disclosed, LCM is not affiliated with the property's seller or their agent. At time of posting an OM, LCM or its affiliate Larson Commercial Real Estate, LLC ("LCRE") (f/k/a MedRealty, LLC) is in the process of conducting due diligence for a possible purchase by an LCM managed Fund or other purchaser. Actual purchase of the property may or may not occur and there may be some delay between the time the prospective property is no longer under due diligence from LCM and when the OM is removed from circulation.

Past performance is no guarantee of future results. Any financial projections or target returns shown on the document are estimates. They are hypothetical and they are not based on actual investment results and are not guarantees of future results. Target projections do not represent or guarantee the actual results of any transaction, and no representation is made that any transaction will, or is likely to, achieve the results or profits similar to those shown. In addition, other financial metrics and calculations (including amounts of principal and interest repaid) shown on the document or other publicly available mediums have not been independently verified or audited and may differ from the actual financial metrics and calculations for any investment.

Private placement investments are not bank deposits and, thus, they are not insured by the FDIC or by any other federal governmental agency. Further, these investments are not guaranteed by LCM, its affiliates or any other party and they may lose value. Neither the Securities and Exchange Commission ("SEC"), nor any federal or state securities commission or regulatory authority has recommended or approved any investment or the accuracy or completeness of any of the information or materials provided by or through our document or any other medium. Any investment information contained herein has been secured from sources that LCM believes are reliable, but LCM is not making any sort of representations or warranties as to the accuracy of such information and LCM accepts no liability therefor.

Investments in securities involve risk and may result in significant losses. Investing in private placements also requires long-term commitments. These securities are only suitable for accredited investors who understand and are willing and able to accept the high risks and low liquidity associated with private investments. Investors should have the ability to afford to lose the entire investment and should have low liquidity needs. Further, alternative investments and private placements should only be a part of your overall investment portfolio and the alternative investment and private placement portion of your portfolio should include a balance of different underlying investment strategies. Before investing you should: (1) conduct your own investigation and analysis; (2) carefully consider the investment and all related charges, expenses, uncertainties, conflicts-of-interest and other risks described in the offering materials; and (3) consult with your own investment, tax, financial and legal advisers.

No communication by Larson Capital Management, LLC or any of its affiliates through its document or any other publicly available medium, should be construed or intended to be a recommendation to purchase, sell or hold any security or otherwise to be investment, tax, financial, accounting, legal, regulatory or compliance advice. Nothing on our document or any other publicly available medium is intended as an offer to extend credit, an offer to purchase or sell securities or a solicitation of any securities transaction.

For Accredited Investors Only