



# Anderson Residential Communities

BFR Focused – Operating Company with over 6  
Decades of BFR Focused Experience

ARC

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Anderson Residential Communities

## Executive Summary

- Anderson Residential Communities (“ARC” or “Sponsor”) seeks to secure a single buyer (“Buyer”) to purchase their 136 unit build- for-rent (“BFR”) community (the “Project”) located in the River Ranch MPC in Dayton, TX on a Stabilized Takeout arrangement, in completed tranches of 10 stabilized duplexes per tranche. The Project represents the exclusive opportunity to deploy capital with a top tier developer & builder relationship in Texas in a coveted lagoon-style masterplan developed by Al Brende, owner and co-founder of Land Tejas and Glenmont Development. The Project presents investors with the opportunity to gain immediate scale in a coveted, recession resilient sector with strong fundamentals at an attractive basis and at a large scale, with a minimum of 5 other Houston MSA communities that will have positions available for purchase with diverse product types over the next 12-24 months.
- The Sponsor is seeking proposals for a single Buyer who will secure their purchase with 10% earnest money that will be released to Seller at the end of Feasibility.
- The Project will commence in February of 2025 at the completion of horizontal development - during which the Sponsor will acquire fully completed lots from Glenmont, one of Al Brende’s lagoon-style master planned developers. The Sponsor has formed a dynamic partnership with Value Builders, Inc. (“VBI”), as well as with other seasoned, Public homebuilders to build out their pipeline of positions under pre-negotiated terms. These builder partners were collated to ensure an efficient and scaled build-out of the 5,000+ unit Houston MSA pipeline. Additionally, they were selected based on prior market experience and proven ability to execute with competitive costs and build times.



## Investment Highlights

### Surrounded By Top Tier For-Sale Homebuilders

River Ranch has 13 Public and Regional homebuilders building out the community, including Khov, CastleRock, First America, and more. The community price point spans from the high \$200's - \$500's, with an average sale price in the \$400's.

Based on the average sales price in the community, the total mortgage payment (PITI) is \$3,553/mo (\$363,000 home assuming 10% down and borrowing at 6.75%. In addition to this, the cost of home ownership in the community will include an additional \$221-\$287/month for Community Dues and Mortgage Insurance at only 10% down. This represents a \$1,651/month premium to renting a home in River Ranch on average which presents a bankable case for rental housing in the Dayton, TX submarket.

- Anglia Homes
- Brightland Homes
- CastleRock Communities
- Colina Homes
- Davidson Homes
- KHovnanian
- DR Horton
- Empire
- First America Homes
- Long Lake
- Pulte
- TriCoast Homes
- Devon Homes

### Institutional Quality Specifications and Floorplans

The Project will consist of 3, 4 and 5-bedroom Duplex homes that will range in size from 1,400 SF up to 2,574 SF. Previously the principals of ARC have developed and delivered over 900 units to and with the largest institutional players in the BFR space. The units will be professionally designed and decorated to provide the most up to date floor plan layout and interior finish out offerings to tenants: Outfitted with open-concept kitchens with white quartz or granite countertops and durable “wood plank” flooring. There will be plentiful cabinet space, built-in ovens, and tile backsplashes in the kitchens, as well as spacious Master Suites, that will provide a true feeling of homeownership to the future tenants.

### World Class Amenities In A Highly Desired Masterplan

The Project will reside within Glenmont's River Ranch masterplan, a 2,500-acre enclave offering both gated and non-gated neighborhoods, many with lakeside homesites. In total the community will have approximately 20,000 homes at full build out. Within the community are an impressive selection of amenities, leading off with the world-class amenity sensation, Crystal Lagoon. Notable features include a sand beach, an amphitheater, large-scale clubhouse, sand volleyball, splashpad and playground. The first phase consists of approximately 230 large estate lots and 1,070 standard residential lots—a total of 1,300 homes. The plans also called for a total of four schools and an initial 12-acre elementary school site, 5 acres for a wastewater treatment plant, 1 acre for a water treatment plant, and roughly 135 acres for commercial real estate. The master-planned community also includes a trail system throughout the development.

# ARC

Anderson Residential Communities

## River Ranch Builders

### RIVER RANCH BUILDERS



Brightland  
HOMES

CASTLEROCK  
COMMUNITIES

CENTURY  
COMMUNITIES®

COLINA  
Homes

DAVIDSON  
HOMES.

D·R·HORTON  
*America's Builder*

KHovnanian  
Homes

EMPIRE

FIRST  
AMERICA  
HOMES  
A SIGNORELLI  
COMPANY

Long  
Lake  
"One Step Closer To Home"

Pulte  
HOMES

SMITH  
DOUGLAS  
HOMES

TRICOAST HOMES  
A LEGACY OF EXCELLENCE



## Sponsors – Partnership Between Two of BFR's Most Veteran Operators

### **Josh Anderson - Sponsor**

#### **President/Founder of Anderson Residential Communities**

Josh (Sponsor) is a second-generation builder with over 20 years of experience in the build for rent sector that includes the development and sale of over \$400 million of BFR product across Texas. Prior to founding Anderson Residential Communities, Josh spent the majority of his career as Vice President and Head of Investments at Value Builders, Inc. where he was responsible for land acquisition and sales in all Texas major metros. During this time Josh developed a deep and comprehensive understanding of the fundamentals that drive acquisitions, construction, operations, product creation and community programming, rental performance, and asset management of Class A communities over the long term.

Additionally, Josh has curated a vast network of lot/land developer relationships with some of the largest land developers in the state of Texas and is given priority in their community opportunities due to his profound track record that demonstrates the knowledge and ability to perform in any stage of the market cycle.

Since departing Value Builders in 2020, Sponsor has executed on 729 units of Duplex and Single Family Detached product over 3 Land Tejas communities in Houston, TX through various joint ventures. Sponsor has a pipeline of over 5000 units worth of lots that can be delivered in the Texas market, with the ability to add more.

### **Glen Anderson – Sponsor; BFR Specialist and Builder since 1972**

#### **President/Founder of Value Builders, Inc.**

Glen Anderson began building rental communities in Austin, Texas in 1972. Since that time he has developed and constructed 1000's of lots and units throughout all of the Texas Major Metros while acting as President of his construction company, Value Builders, Inc. Being in his 6<sup>th</sup> decade of the BFR Industry, Glen's approach to BFR places a heavy emphasis on acquiring and producing projects that are based on the same fundamentals that have produced strong returns for the buyers of his investment properties year after year, in all market cycles.

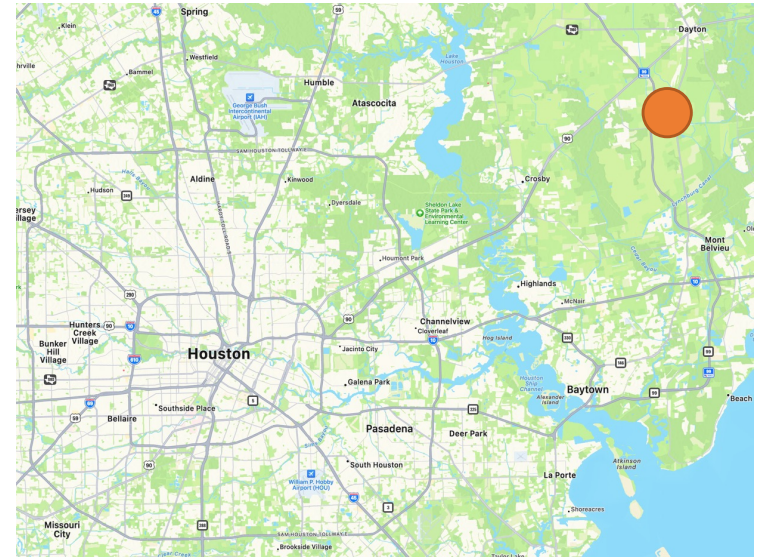
Glen brings with him the in-house construction capabilities of Value Builders, a production homebuilding company with many decades of Single Family, Duplex, and Fourplex construction, with a proven subcontractor base in all Texas Major Metros.



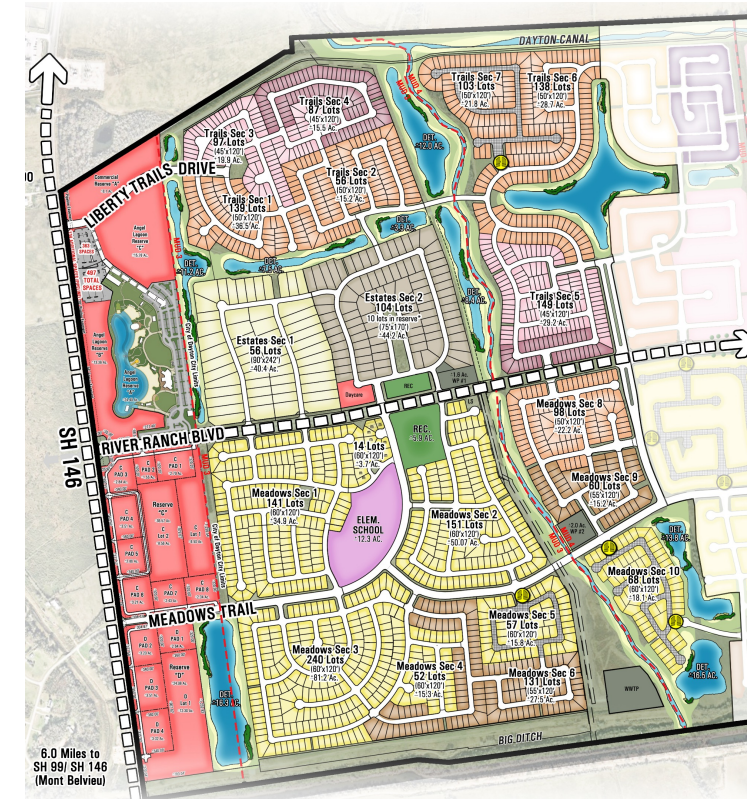
# River Ranch: Dayton, TX

## Project Details:

<b>Location / MSA</b>	Dayton, TX / Houston
<b>Product Type</b>	Duplex*
<b>Unit Count</b>	68 Duplexes (136 Units)
<b>Acquisition</b>	CO Takeout
<b>Lot Size</b>	60'
<b>Project Commencement</b>	March 2025
<b>First Tranche Delivery</b>	July-August 2025



## Phase 1



## Project Description:

- River Ranch will contain 136 Duplex rental units located within the River Ranch MPC in Dayton, TX – A Land Tejas Community. The opportunity exists to add an additional SFD rental section if desired.
- The location, approximately 30 minutes east of downtown Houston, provides excellent access to all of Houston's major job centers and entertainment districts via I-10, and the recent Grand Pkwy extension.
- In addition to Downtown Houston and the Texas Medical Center, Dayton sits within 12 minutes of 1000's of 6-figure manufacturing jobs in the Mont Belvieu and Baytown Markets.
- The 3, 4, and 5-bedroom homes will range in size from 1,400 SF up to 2,574 SF, and will have access to world class amenities including a **Crystal Lagoon**, clubhouse, and others.
- Construction will commence in March of 2025, with the first units set for delivery in July-August of 2025.

**\*SFD and other diversified product sections may be added**

## ***Location – Strategic Pocket of Growth***

River Ranch is the Largest, Class A MPC to go into the Dayton submarket. The site has been strategically selected for its location within the last remaining pocket within the Houston MSA for growth within a 35 minute commute to downtown Houston, and has been ideally placed at the intersection of several of Houston's most traveled arterials – providing optimal access to jobs, retail, and leisure. The location's draw for Houston and Baytown residents looking for a better quality of life will be enhanced through a \$40M Crystal Lagoon that is fully operational at this time. This approach to capturing the growth corridors with Class A MPC's boasting world class amenities and brand new community schools – at the right place and time – is what has allowed AI Brende of Land Tejas to find his communities placing in the top 20 communities nationally, consistently over the past 25 years.

### **Location Highlights**

- **Dedicated Exit Off Of The Newly Expanded Grand Central Pkwy, One Of Houston's Most Significant Arterials**
- **6 Minutes to Major Grocery Stores**
- **7 Minutes to Mont Belvieu**
  - Multiple large plants are located in Mont Belvieu, owned by companies such as ExxonMobile offering 6 figure job positions standardly.
  - Mont Belvieu contains a vast amount of Class A retail, medical, dining, and high paying jobs.
- **12 Minutes to Baytown**
  - Baytown has many high paying petrochemical jobs, including one of the world's largest industrial complexes, the ExxonMobile Baytown Complex. Baytown also boasts the Port of Houston, several large hospitals and a significant amount of Class A retail.
- **35 Minutes to Downtown Houston**
- **40 Minutes to Texas Medical Center**
  - 120,000+ Employees
  - 10 Million patient visits per year
  - 8<sup>th</sup> largest business district in the U.S., with 1,345 total acre of campus area
  - 9,200 Patient Beds
  - 50 Million developed square feet
  - \$3 Billion in construction projects underway
  - World's largest cancer and children's hospitals



## Location – Strategic Pocket of Growth





# River Ranch: MPC FAQ's

## RIVER RANCH FAQS

### River Ranch:

- 7,000-acre master-planned community
- Located in Dayton, NE of Houston
- Estimated 14,000-21,000 lots
- Priced from the high \$200s
- 600 acres for commercial

MASTERPlan



# River Ranch: Master Plan



## MASTER Plan

The River Ranch master-planned community will celebrate its Grand Opening this fall, unveiling 12 new models and showcasing homes currently under construction. Prices will range from the high \$200's to the \$500's in a wide variety of contemporary styles. Stop by available model homes to find out about Pre-grand opening prices and premiere lot selection. On River Ranch Blvd. is the site for the Recreation & Fitness Park that will be connected to neighborhoods by walking trails and sidewalks. The patented GreenBolt® Trail System will deliver residents an extra-wide transportation path to amenities within River Ranch and to the adjacent Angel Lagoon. To sign up for more information go to [riverranchdayton.com](http://riverranchdayton.com).



### Builders

Anglia Homes	DR Horton
Brightland Homes	Empire
CastleRock	First America
Colina	K. Hovnanian
Devon	Long Lake
Davidson Homes	Pulte
	TriCoast



### Recreational & Fitness Park

Fitness Loop	Playground
Tranquil Seating Area	Dog Park
Seating Berm	Pavilion
Open Lawn	12' Width
4 Pickleball Courts	Greenbolt Trail



### Day Care



## ANGEL Lagoon

River Ranch has the added excitement of being adjacent to Angel Lagoon, recently celebrating its official Grand Opening. The 40-acre mixed-use attraction will transform the landscape to Houston's northeast in perfect timing with the recent opening of the nearby segment of the Grand Parkway (Hwy. 99). Check it out at [angellagoon.com](http://angellagoon.com).





# River Ranch: Amenities

## Crystal Lagoons

Crystal Lagoons is a multinational company that has developed state-of-the-art technology, allowing crystalline lagoons of unlimited size to be built and maintained anywhere in the world. With 2,900 patents and over 1,000 projects in different stages, they bring idyllic beach life to previously unimaginable places.

### WATER CONSERVATION

Lagoons powered by Crystal Lagoons® technology are filled only once and operate in a closed circuit, utilizing 40% less water than a park the same size and 33 times less water than an 18-hole golf course.

### ENERGY EFFICIENCY

Thanks to an innovative filtration method, these amenities require 50 times less energy than traditional swimming pool systems, which filter the entire body of water multiple times a day.

### MINIMAL ADDITIVES

Unlike traditional pool treatments that necessitate high and persistent chlorination levels, the Crystal Lagoons® system applies minimal disinfection pulses, utilizing 100 times fewer chemicals and ensuring a safe and sustainable aquatic environment.

### TROPICAL BEACH LIFE AT YOUR DOORSTEP

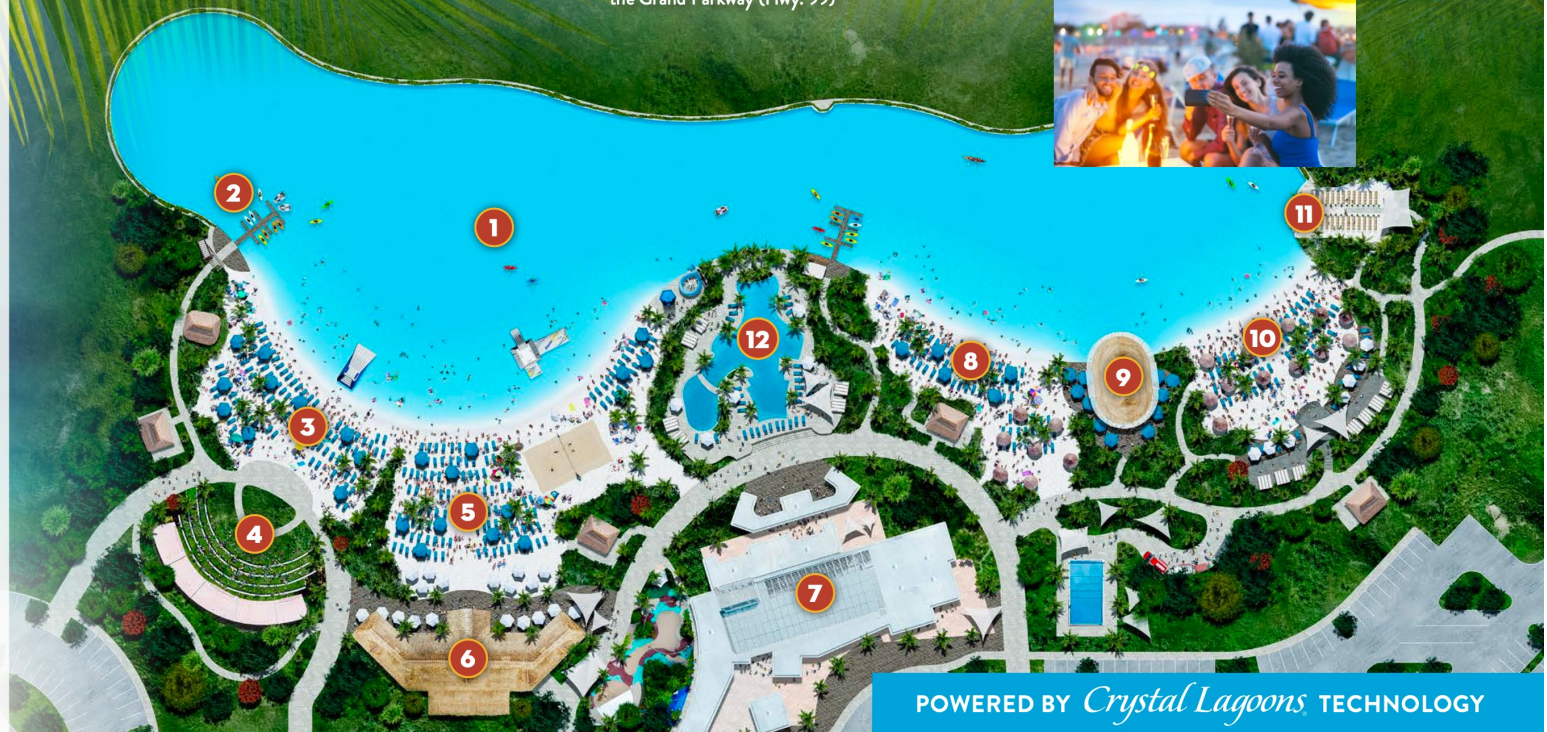
By integrating turquoise waters and white sand beaches into urban landscapes, Crystal Lagoons brings the leisure and entertainment of a beachfront getaway just steps away from people's homes.

## ANGEL LAGOON DAYTON • TEXAS

ANGEL LAGOON is part of the internationally acclaimed Crystal Lagoons® Corporation, known for sustainable luxury and entertainment destinations.

The 40-acre mixed-use attraction will transform the landscape to Houston's northeast in perfect timing with the recent opening of the nearby segment of the Grand Parkway (Hwy. 99)

For more about the Houston-area Lagoons that are now open or under construction, visit [LagoonHouston.com](http://LagoonHouston.com).



POWERED BY *Crystal Lagoons* TECHNOLOGY

- 1 CRYSTAL LAGOON AMENITY
- 2 NATIONAL SAILING CLUB & MARINA
- 3 SOUTH BEACH

- 4 ANGEL LAGOON LIVE AMPHITHEATER & STAGE
- 5 SUNSET BEACH
- 6 SHORELINE GRILL

- 7 BEACH CLUB
- 8 ANGEL BEACH
- 9 SWIM-UP AQUA BAR

- 10 PARADISE BEACH
- 11 CRYSTAL BEACH
- 12 LAGOON HEATED SWIM ZONE

This image is an artist interpretation and is not to scale. The plan and amenities shown are subject to change. The timing of amenities, improvements and facilities will be phased and no representation is made about the date of completion or use of the facilities. Future amenities and/or uses shown around the lagoon are conceptual only and are subject to change.



# River Ranch: Amenities

## RIVER RANCH AMENITIES



DOG PARK



PLAYGROUND



SEATING AREAS



FITNESS LOOP



GREENBOLT



PICKLEBALL

4

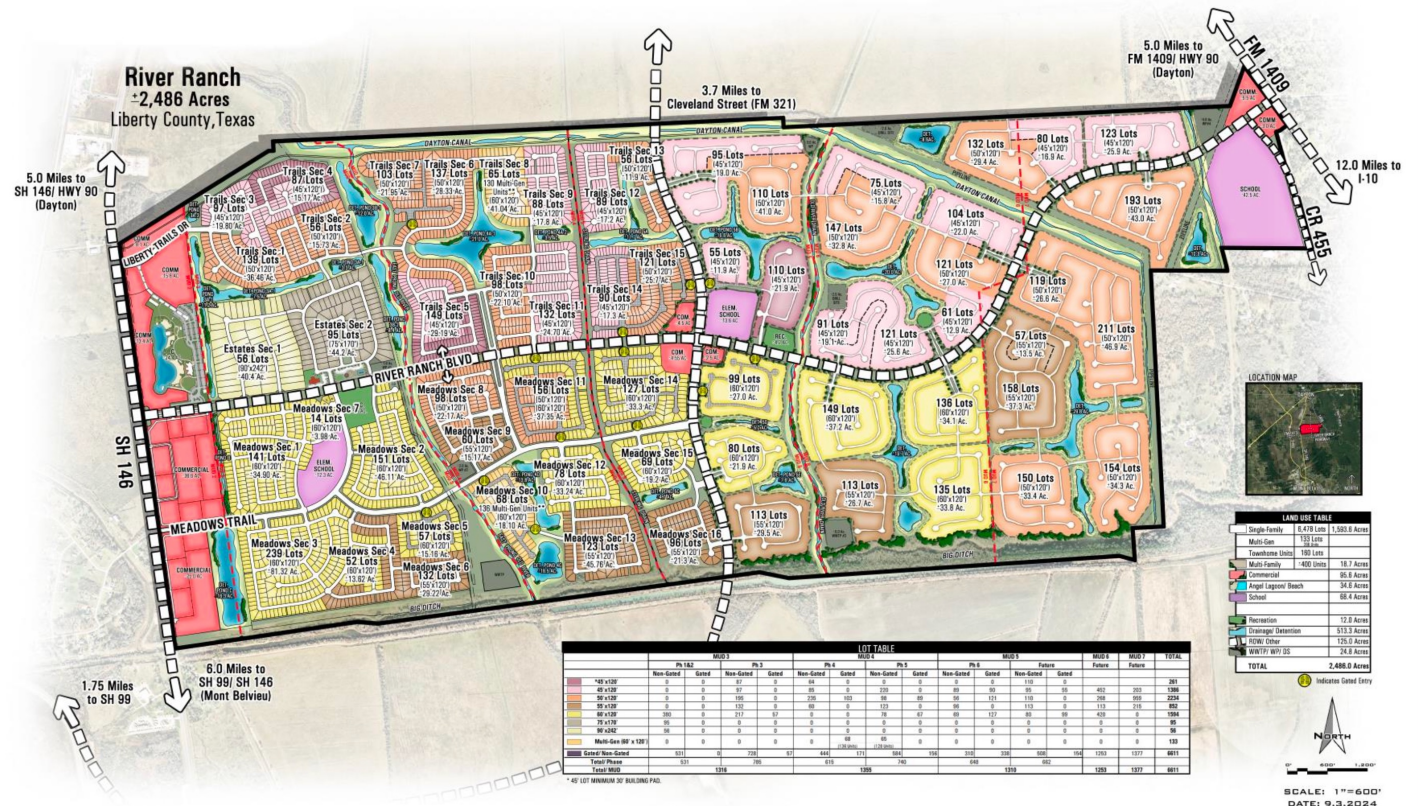
COURTS





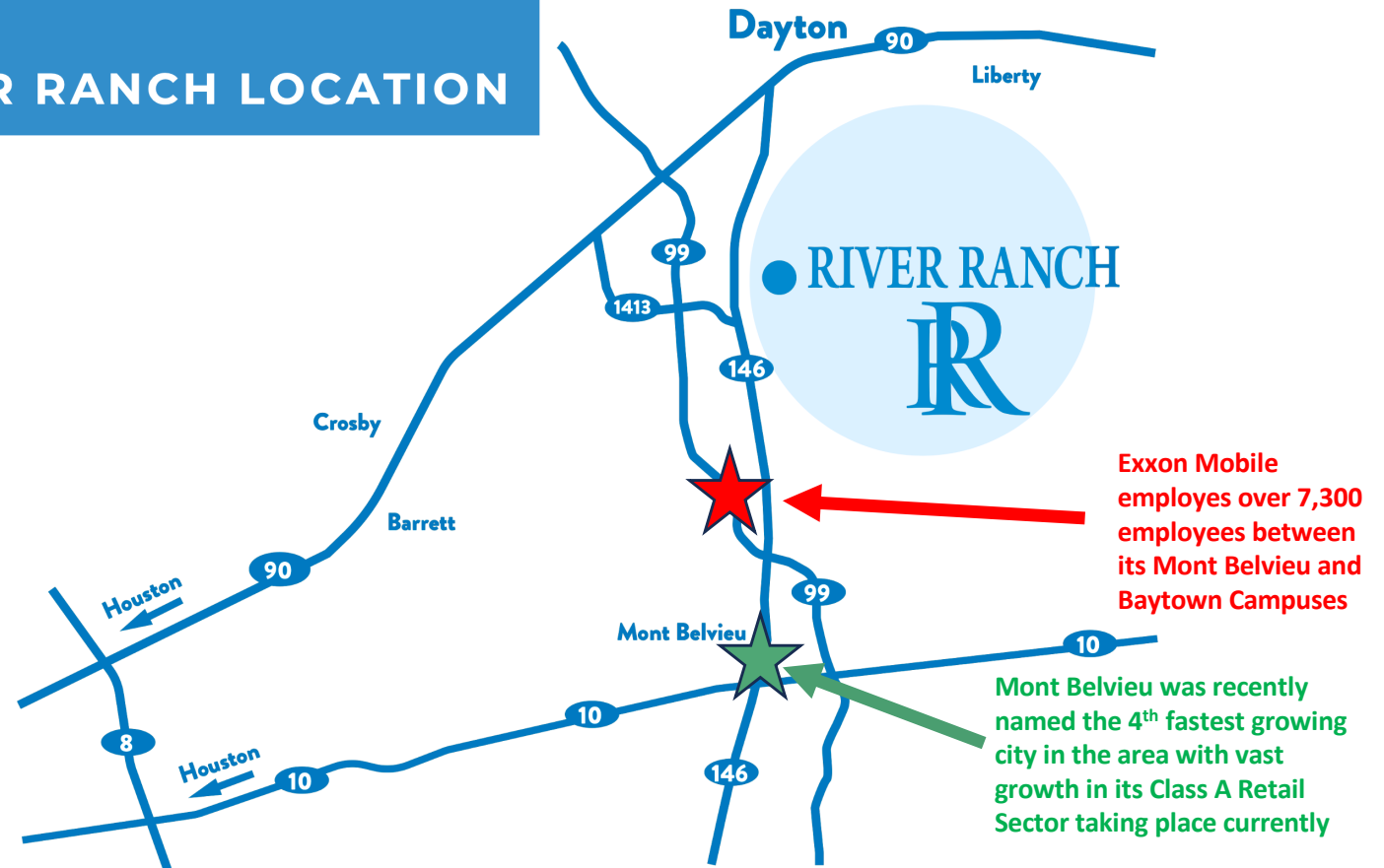
## DEVELOPMENT TIMELINE

Scheduled for completion by the  
end of Q4 2024



## River Ranch: Location

### RIVER RANCH LOCATION





# Location – Strategic Pocket of Growth

Retail space for lease at this new development, Mont Belvieu Crossing, includes a 8,347 SF space that can be divided as well as one inline space at 1,200 SF.

Mont Belvieu Crossing is home to the long-awaited grocer, H-E-B, the first large anchor grocery store in the extended Mont Belvieu area. With the largest grocer in the extended custom trade area to the east, the center pulls shoppers from great distances to the north, south, and east of the property. In addition to T.J.Maxx, Burlington, Hobby Lobby, Daiso, and Five Below, this center offers many other retail shopping, personal services, and dining options for the community.

#### Property Highlights:

- Recently named the 4th fastest growing city in the area
- New master-planned community with 4,500 lots currently underway
- Approximately 200 new homes added per year
- Easily accessible from several signalized intersections

See below for custom trade area details.

#### POPULATION ESTIMATE

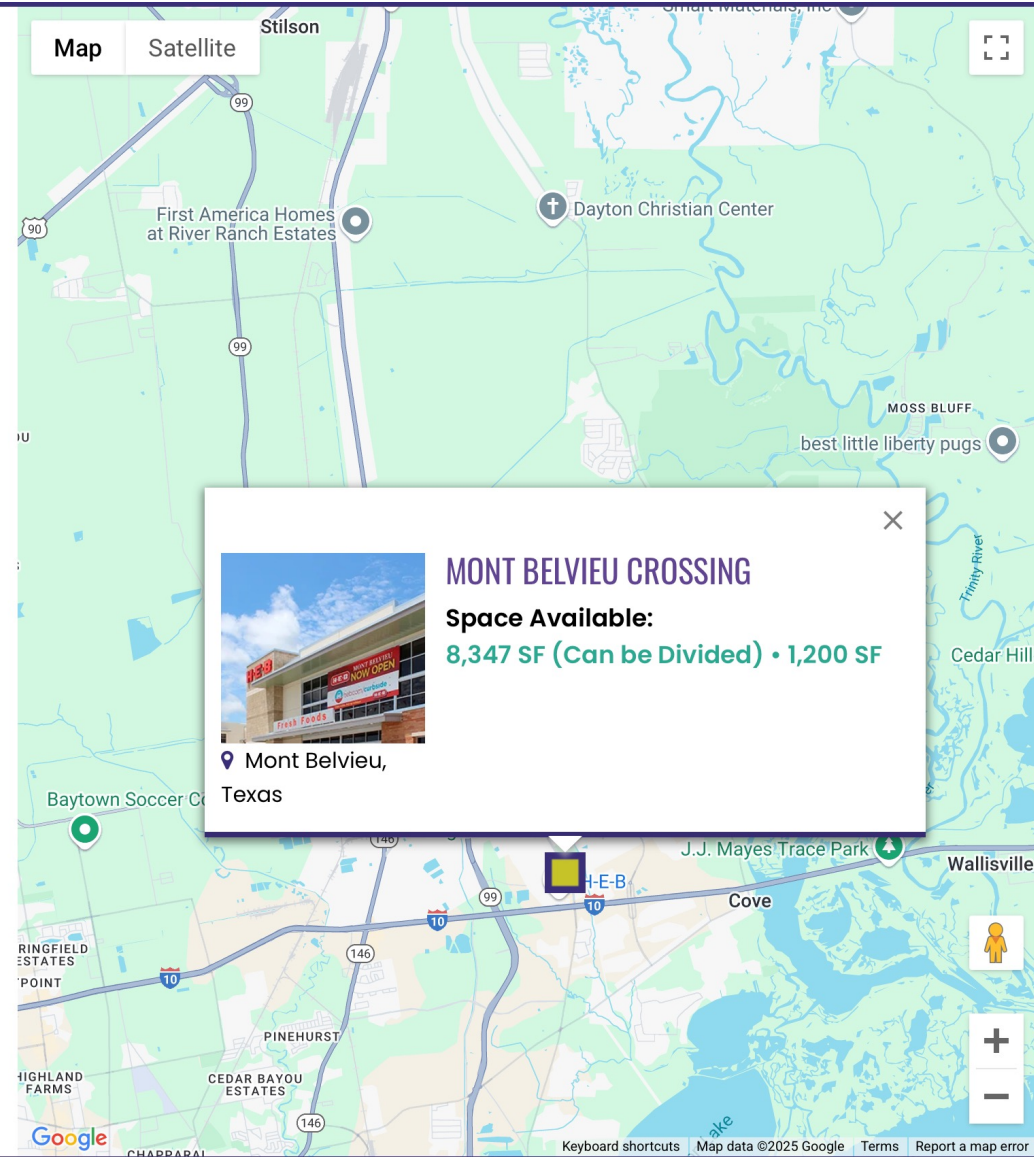
Custom Trade Area	116,799
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#### AVERAGE HOUSEHOLD INCOME

Custom Trade Area	\$125,271
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#### VEHICLES PER DAY

I-10 west of FM 3180 (Eagle Dr)	117,609
FM 3180 (Eagle Dr) north of I-10	22,186
FM 3180 (Eagle Dr) south of I-10	19,932



# River Ranch: Mont Belvieu Retail

Retail space for lease at this new development, Mont Belvieu Crossing, includes a 8,347 SF space that can be divided as well as one inline space at 1,200 SF.

Mont Belvieu Crossing is home to the long-awaited grocer, H-E-B, the first large anchor grocery store in the extended Mont Belvieu area. With the largest grocer in the extended custom trade area to the east, the center pulls shoppers from great distances to the north, south, and east of the property. In addition to T.J.Maxx, Burlington, Hobby Lobby, Daiso, and Five Below, this center offers many other retail shopping, personal services, and dining options for the community.

## Property Highlights:

- Recently named the 4th fastest growing city in the area
- New master-planned community with 4,500 lots currently underway
- Approximately 200 new homes added per year
- Easily accessible from several signalized intersections

See below for custom trade area details.

## POPULATION ESTIMATE

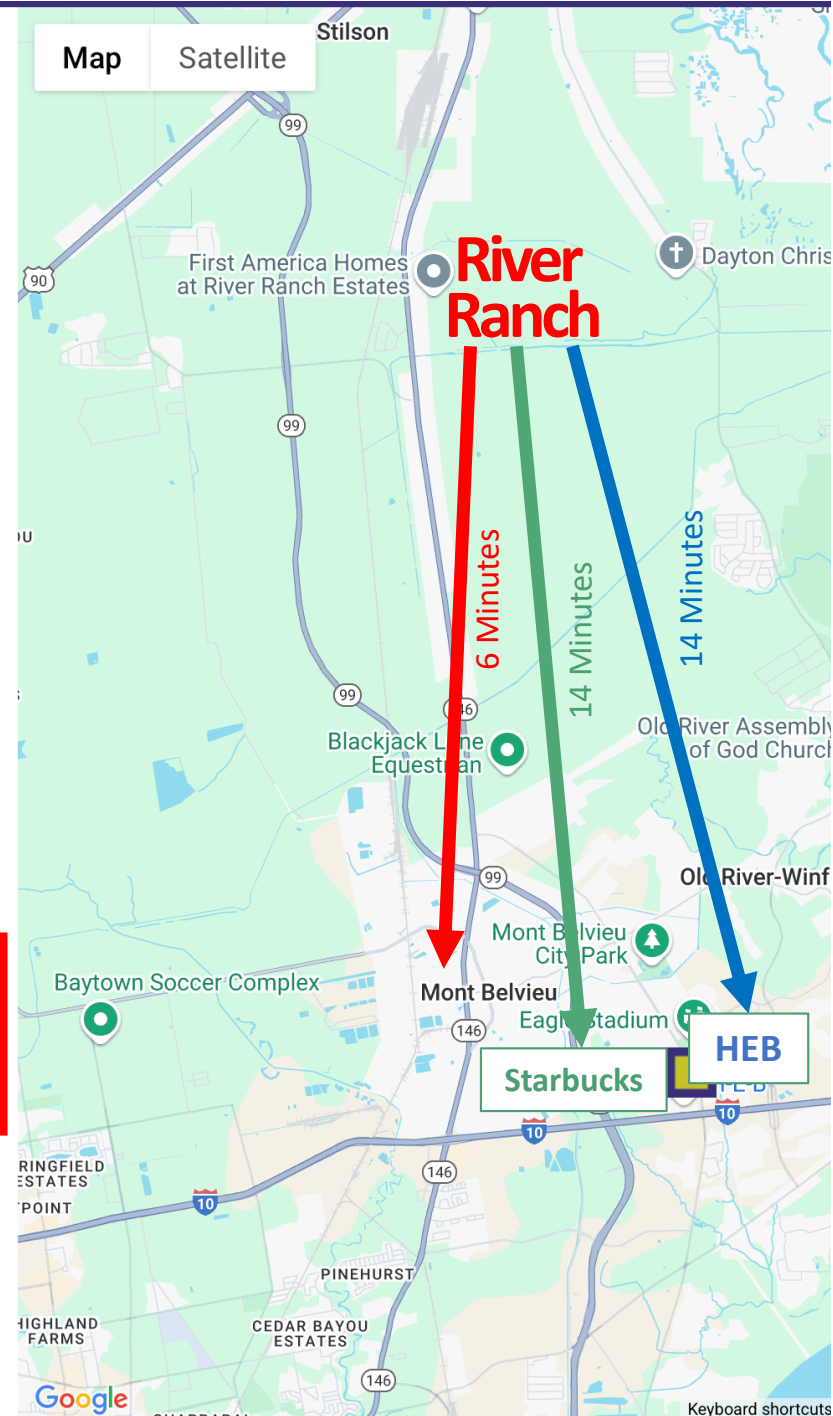
Custom Trade Area	116,799
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## AVERAGE HOUSEHOLD INCOME

Custom Trade Area	\$125,271
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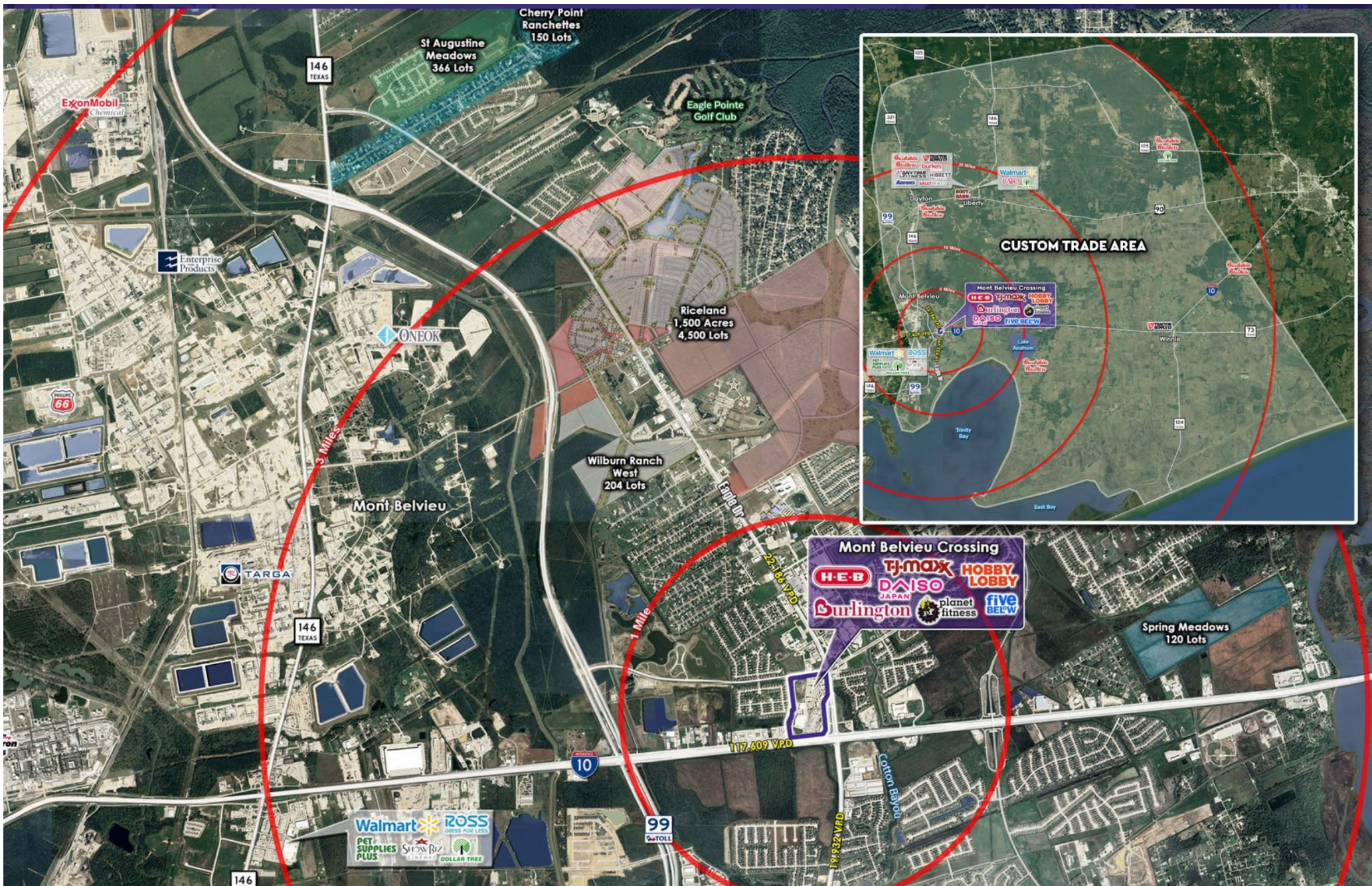
## VEHICLES PER DAY

I-10 west of FM 3180 (Eagle Dr)	117,609
FM 3180 (Eagle Dr) north of I-10	22,186
FM 3180 (Eagle Dr) south of I-10	19,932





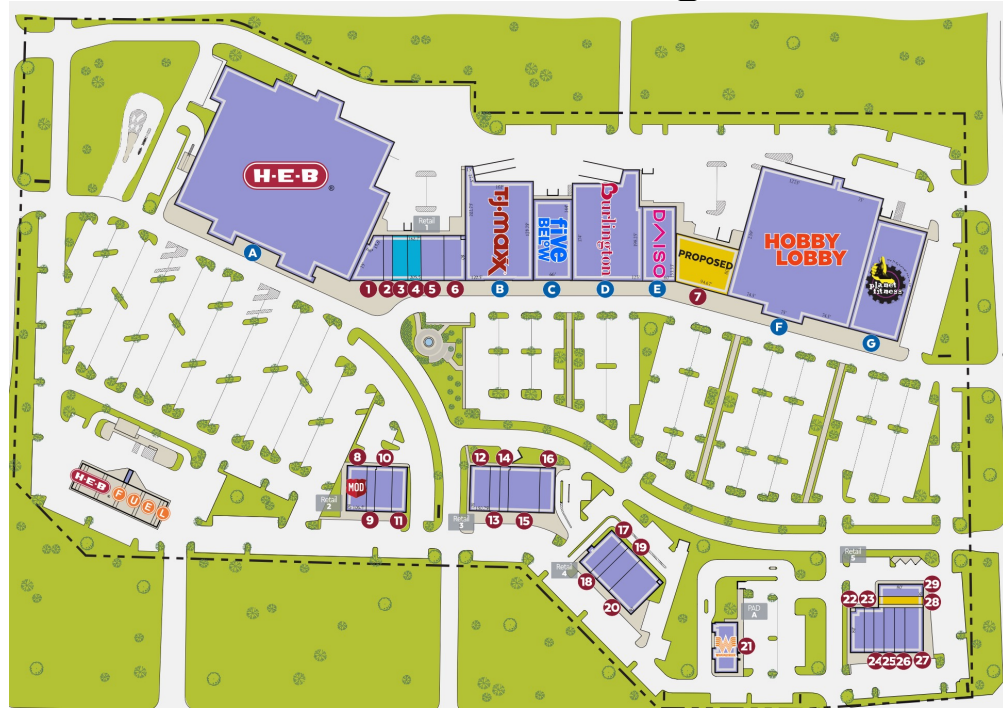
# River Ranch: Mont Belvieu Retail & Development





# River Ranch: Mont Belvieu Crossing

Tenant List		
SHOW AVAILABILITIES ONLY		
RESET		
Available Lease Pending Executed		
A	H-E-B	13401 Interstate 10 E
B	T.J.Maxx	9221 Eagle Dr
C	Five Below	9225 Eagle Dr
D	Burlington	Eagle Dr
E	Daiso	9233 Eagle Dr
F	Hobby Lobby	Eagle Dr
G	Planet Fitness	9253 Eagle Dr
1	Finest Nails Spa	9129 Eagle Dr #100
2	Great Clips	9129 Eagle Dr #200
3	Solis Mammography	9129 Eagle Dr



4	Lease Pending	9129 Eagle Dr
5	America's Best	9129 Eagle Dr #700
6	Longhorn Liquor	9129 Eagle Dr #800
7	8,347 SF AVAILABLE	PROPOSED
8	MOD Pizza	9115 Eagle Dr #100
9	Supercuts	9115 Eagle Dr #200
10	Knecht Orthodontics	9115 Eagle Dr #300
11	Verizon	9115 Eagle Dr #400
12	Mont Belvieu Dental & Orthodontics	9205 Eagle Dr #100
13	Mont Belvieu Urgent Care	9205 Eagle Dr #200
14	The UPS Store	9205 Eagle Dr #300

10	Knecht Orthodontics	9115 Eagle Dr #300
11	Verizon	9115 Eagle Dr #400
12	Mont Belvieu Dental & Orthodontics	9205 Eagle Dr #100
13	Mont Belvieu Urgent Care	9205 Eagle Dr #200
14	The UPS Store	9205 Eagle Dr #300
15	Aki Steak & Sushi	9205 Eagle Dr #400
16	DuGood FCU	9205 Eagle Dr #700
17	Starbucks	9209 Eagle Dr #100
18	Main Squeeze	9209 Eagle Dr #200
19	Chiludo's	9209 Eagle Dr #500
20	Craft 96	9209 Eagle Dr #600

20	Craft 96	9209 Eagle Dr #600
21	Whataburger	9213 Eagle Dr
22	Airi Ramen	9217 Eagle Dr #100
23	Airi Teahouse	9217 Eagle Dr #200
24	Teriyaki Madness	9217 Eagle Dr #300
25	AT&T	9217 Eagle Dr #400
26	T-Mobile	9217 Eagle Dr #500
27	James Avery	9217 Eagle Dr #600
28	1,200 SF AVAILABLE	9217 Eagle Dr #700
29	Wingstop	9217 Eagle Dr #800

# Demographics

Mont Belvieu Crossing		Trade Area
Mont Belvieu, Texas		
Population		
Estimated Population (2024)	116,799	
Projected Population (2029)	135,733	
Census Population (2020)	108,137	
Census Population (2010)	92,741	
Projected Annual Growth (2024-2029)	18,934	3.2%
Historical Annual Growth (2020-2024)	8,662	2.0%
Historical Annual Growth (2010-2020)	15,395	1.7%
Estimated Population Density (2024)	59	psm
Trade Area Size	1,996.1	sq mi
Households		
Estimated Households (2024)	39,438	
Projected Households (2029)	48,807	
Census Households (2020)	36,157	
Census Households (2010)	31,369	
Projected Annual Growth (2024-2029)	9,369	4.8%
Historical Annual Change (2010-2024)	8,069	1.8%
Average Household Income		
Estimated Average Household Income (2024)	\$125,271	
Projected Average Household Income (2029)	\$131,959	
Census Average Household Income (2010)	\$63,166	
Census Average Household Income (2000)	\$49,705	
Projected Annual Change (2024-2029)	\$6,689	1.1%
Historical Annual Change (2000-2024)	\$75,565	6.3%
Median Household Income		
Estimated Median Household Income (2024)	\$100,932	
Projected Median Household Income (2029)	\$105,100	
Census Median Household Income (2010)	\$54,925	
Census Median Household Income (2000)	\$42,451	
Projected Annual Change (2024-2029)	\$4,168	0.8%
Historical Annual Change (2000-2024)	\$58,481	5.7%
Per Capita Income		
Estimated Per Capita Income (2024)	\$42,321	
Projected Per Capita Income (2029)	\$47,469	
Census Per Capita Income (2010)	\$21,365	
Census Per Capita Income (2000)	\$16,919	
Projected Annual Change (2024-2029)	\$5,148	2.4%
Historical Annual Change (2000-2024)	\$25,401	6.3%
Estimated Average Household Net Worth (2024)	\$1.28 M	

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Race and Ethnicity			
Total Population (2024)	116,799		
White (2024)	80,070	68.6%	
Black or African American (2024)	11,077	9.5%	
American Indian or Alaska Native (2024)	900	0.8%	
Asian (2024)	1,387	1.2%	
Hawaiian or Pacific Islander (2024)	22	-	
Other Race (2024)	11,706	10.0%	
Two or More Races (2024)	11,637	10.0%	
Population < 18 (2024)	31,785	27.2%	
White Not Hispanic	16,333	51.4%	
Black or African American	2,810	8.8%	
Asian	383	1.2%	
Other Race Not Hispanic	871	2.7%	
Hispanic	11,387	35.8%	
Not Hispanic or Latino Population (2024)	85,216	73.0%	
Not Hispanic White	70,950	83.3%	
Not Hispanic Black or African American	10,799	12.7%	
Not Hispanic American Indian or Alaska Native	173	0.2%	
Not Hispanic Asian	1,343	1.6%	
Not Hispanic Hawaiian or Pacific Islander	9	-	
Not Hispanic Other Race	178	0.2%	
Not Hispanic Two or More Races	1,765	2.1%	
Hispanic or Latino Population (2024)	31,583	27.0%	
Hispanic White	9,119	28.9%	
Hispanic Black or African American	278	0.9%	
Hispanic American Indian or Alaska Native	728	2.3%	
Hispanic Asian	44	0.1%	
Hispanic Hawaiian or Pacific Islander	13	-	
Hispanic Other Race	11,528	36.5%	
Hispanic Two or More Races	9,872	31.3%	
Not Hispanic or Latino Population (2020)	83,671	77.4%	
Hispanic or Latino Population (2020)	24,466	22.6%	
Not Hispanic or Latino Population (2010)	78,028	84.1%	
Hispanic or Latino Population (2010)	14,713	15.9%	
Not Hispanic or Latino Population (2029)	96,813	71.3%	
Hispanic or Latino Population (2029)	38,920	28.7%	
Projected Annual Growth (2024-2029)	7,337	4.6%	
Historical Annual Growth (2010-2020)	9,753	6.6%	



# Demographics

Mont Belvieu Crossing		
Mont Belvieu, Texas	Trade Area	
Household Type (2024)		
Total Households	39,438	
Households with Children	14,599	37.0%
Average Household Size	2.8	
Household Density per Square Mile	20	
Population Family	98,354	84.2%
Population Non-Family	14,000	12.0%
Population Group Quarters	4,445	3.8%
Family Households	28,503	72.3%
Married Couple Households	21,547	75.6%
Other Family Households with Children	6,956	24.4%
Family Households with Children	14,580	51.2%
Married Couple with Children	10,872	74.6%
Other Family Households with Children	3,708	25.4%
Family Households No Children	13,922	48.8%
Married Couple No Children	10,675	76.7%
Other Family Households No Children	3,247	23.3%
Non-Family Households	10,936	27.7%
Non-Family Households with Children	18	0.2%
Non-Family Households No Children	10,918	99.8%
Average Family Household Size	3.5	
Average Family Income	\$148,137	
Median Family Income	\$118,275	
Average Non-Family Household Size	1.3	
Marital Status (2024)		
Population Age 15 Years or Over	90,468	
Never Married	25,002	27.6%
Currently Married	47,750	52.8%
Previously Married	17,716	19.6%
Separated	3,402	19.2%
Widowed	4,770	26.9%
Divorced	9,544	53.9%
Educational Attainment (2024)		
Adult Population Age 25 Years or Over	75,209	
Elementary (Grade Level 0 to 8)	4,288	5.7%
Some High School (Grade Level 9 to 11)	5,366	7.1%
High School Graduate	23,346	31.0%
Some College	19,308	25.7%
Associate Degree Only	6,600	8.8%
Bachelor Degree Only	11,453	15.2%
Graduate Degree	4,848	6.4%
Any College (Some College or Higher)	42,208	56.1%
College Degree + (Bachelor Degree or Higher)	16,301	21.7%

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Housing			
Total Housing Units (2024)	44,631		
Total Housing Units (2020)	40,064		
Historical Annual Growth (2020-2024)	4,568	-	
Housing Units Occupied (2024)	39,438	88.4%	
Housing Units Owner-Occupied	31,687	80.3%	
Housing Units Renter-Occupied	7,751	19.7%	
Housing Units Vacant (2024)	5,193	11.6%	
Household Size (2024)			
Total Households	39,438		
1 Person Households	9,737	24.7%	
2 Person Households	12,869	32.6%	
3 Person Households	6,458	16.4%	
4 Person Households	5,606	14.2%	
5 Person Households	2,815	7.1%	
6 Person Households	1,290	3.3%	
7 or More Person Households	663	1.7%	
Household Income Distribution (2024)			
HH Income \$200,000 or More	6,426	16.3%	
HH Income \$150,000 to \$199,999	5,066	12.8%	
HH Income \$125,000 to \$149,999	4,163	10.6%	
HH Income \$100,000 to \$124,999	2,980	7.6%	
HH Income \$75,000 to \$99,999	4,601	11.7%	
HH Income \$50,000 to \$74,999	5,296	13.4%	
HH Income \$35,000 to \$49,999	2,910	7.4%	
HH Income \$25,000 to \$34,999	2,558	6.5%	
HH Income \$15,000 to \$24,999	2,420	6.1%	
HH Income \$10,000 to \$14,999	1,186	3.0%	
HH Income Under \$10,000	1,832	4.6%	
Household Vehicles (2024)			
Households 0 Vehicles Available	1,475	3.7%	
Households 1 Vehicle Available	9,490	24.1%	
Households 2 Vehicles Available	16,781	42.6%	
Households 3 or More Vehicles Available	11,692	29.6%	
Total Vehicles Available	83,434		
Average Vehicles per Household	2.1		
Owner-Occupied Household Vehicles	71,500	85.7%	
Average Vehicles per Owner-Occupied Household	2.3		
Renter-Occupied Household Vehicles	11,935	14.3%	
Average Vehicles per Renter-Occupied Household	1.5		
Travel Time (2024)			
Worker Base Age 16 years or Over	50,514		
Travel to Work in 14 Minutes or Less	8,575	17.0%	
Travel to Work in 15 to 29 Minutes	13,180	26.1%	
Travel to Work in 30 to 59 Minutes	18,039	35.7%	
Travel to Work in 60 Minutes or More	7,746	15.3%	
Work at Home	2,974	5.9%	
Average Minutes Travel to Work	29.9		

# Demographics

Mont Belvieu Crossing	Trade Area	
Mont Belvieu, Texas		
Transportation To Work (2024)		
Worker Base Age 16 years or Over	50,514	
Drive to Work Alone	41,056	81.3%
Drive to Work in Carpool	5,418	10.7%
Travel to Work by Public Transportation	119	0.2%
Drive to Work on Motorcycle	36	-
Bicycle to Work	152	0.3%
Walk to Work	528	1.0%
Other Means	230	0.5%
Work at Home	2,974	5.9%
Daytime Demographics (2024)		
Total Businesses	2,576	
Total Employees	24,630	
Company Headquarter Businesses	76	3.0%
Company Headquarter Employees	2,127	8.6%
Employee Population per Business	9.6	to 1
Residential Population per Business	45.3	to 1
Adj. Daytime Demographics Age 16 Years or Over	62,485	
Labor Force		
Labor Population Age 16 Years or Over (2024)	88,648	
Labor Force Total Males (2024)	45,968	51.9%
Male Civilian Employed	28,212	61.4%
Male Civilian Unemployed	1,728	3.8%
Males in Armed Forces	172	0.4%
Males Not in Labor Force	15,856	34.5%
Labor Force Total Females (2024)	42,680	48.1%
Female Civilian Employed	22,392	52.5%
Female Civilian Unemployed	1,075	2.5%
Females in Armed Forces	16	-
Females Not in Labor Force	19,197	45.0%
Unemployment Rate	2,803	3.2%
Occupation (2024)		
Occupation Population Age 16 Years or Over	50,514	
Occupation Total Males	28,164	55.8%
Occupation Total Females	22,350	44.2%
Management, Business, Financial Operations	8,269	16.4%
Professional, Related	9,514	18.8%
Service	7,053	14.0%
Sales, Office	9,377	18.6%
Farming, Fishing, Forestry	199	0.4%
Construction, Extraction, Maintenance	6,996	13.8%
Production, Transport, Material Moving	9,106	18.0%
White Collar Workers	27,160	53.8%
Blue Collar Workers	23,353	46.2%

Mont Belvieu Crossing	Trade Area	
Mont Belvieu, Texas		
Units In Structure (2024)		
Total Units	39,438	
1 Detached Unit	28,198	71.5%
1 Attached Unit	493	1.3%
2 Units	289	0.7%
3 to 4 Units	425	1.1%
5 to 9 Units	684	1.7%
10 to 19 Units	763	1.9%
20 to 49 Units	315	0.8%
50 or More Units	329	0.8%
Mobile Home or Trailer	7,304	18.5%
Other Structure	638	1.6%
Homes Built By Year (2024)		
Homes Built 2020 or later	1,013	2.3%
Homes Built 2010 to 2019	7,968	17.9%
Homes Built 2000 to 2009	10,045	22.5%
Homes Built 1990 to 1999	5,488	12.3%
Homes Built 1980 to 1989	4,363	9.8%
Homes Built 1970 to 1979	4,603	10.3%
Homes Built 1960 to 1969	2,467	5.5%
Homes Built 1950 to 1959	1,997	4.5%
Homes Built 1940 to 1949	820	1.8%
Homes Built Before 1939	675	1.5%
Median Age of Homes	32.1	yrs
Home Values (2024)		
Owner Specified Housing Units	31,687	
Home Values \$1,000,000 or More	59	0.2%
Home Values \$750,000 to \$999,999	427	1.3%
Home Values \$500,000 to \$749,999	2,253	7.1%
Home Values \$400,000 to \$499,999	2,472	7.8%
Home Values \$300,000 to \$399,999	4,742	15.0%
Home Values \$250,000 to \$299,999	3,731	11.8%
Home Values \$200,000 to \$249,999	4,784	15.1%
Home Values \$175,000 to \$199,999	1,113	3.5%
Home Values \$150,000 to \$174,999	1,380	4.4%
Home Values \$125,000 to \$149,999	1,222	3.9%
Home Values \$100,000 to \$124,999	2,345	7.4%
Home Values \$90,000 to \$99,999	613	1.9%
Home Values \$80,000 to \$89,999	908	2.9%
Home Values \$70,000 to \$79,999	897	2.8%
Home Values \$60,000 to \$69,999	296	0.9%
Home Values \$50,000 to \$59,999	1,019	3.2%
Home Values \$35,000 to \$49,999	750	2.4%
Home Values \$25,000 to \$34,999	568	1.8%
Home Values \$10,000 to \$24,999	1,170	3.7%
Home Values Under \$10,000	937	3.0%
Owner-Occupied Median Home Value	\$228,532	
Renter-Occupied Median Rent	\$887	



# Demographics

Mont Belvieu Crossing		Trade Area
Mont Belvieu, Texas		
<b>Total Annual Consumer Expenditure (2024)</b>		
Total Household Expenditure		\$3.13 B
Total Non-Retail Expenditure		\$1.66 B
Total Retail Expenditure		\$1.47 B
Apparel		\$112.44 M
Contributions		\$108.78 M
Education		\$105.47 M
Entertainment		\$181.76 M
Food and Beverages		\$454.62 M
Furnishings and Equipment		\$112.48 M
Gifts		\$82.94 M
Health Care		\$257.3 M
Household Operations		\$125.8 M
Miscellaneous Expenses		\$59.74 M
Personal Care		\$42.05 M
Personal Insurance		\$23.61 M
Reading		\$6.9 M
Shelter		\$657.44 M
Tobacco		\$16.61 M
Transportation		\$566.3 M
Utilities		\$219.91 M
<b>Monthly Household Consumer Expenditure (2024)</b>		
Total Household Expenditure		\$6,622
Total Non-Retail Expenditure		\$3,511 53.0%
Total Retail Expenditures		\$3,112 47.0%
Apparel		\$238 3.6%
Contributions		\$230 3.5%
Education		\$223 3.4%
Entertainment		\$384 5.8%
Food and Beverages		\$961 14.5%
Furnishings and Equipment		\$238 3.6%
Gifts		\$175 2.6%
Health Care		\$544 8.2%
Household Operations		\$266 4.0%
Miscellaneous Expenses		\$126 1.9%
Personal Care		\$89 1.3%
Personal Insurance		\$50 0.8%
Reading		\$15 0.2%
Shelter		\$1,389 21.0%
Tobacco		\$35 0.5%
Transportation		\$1,197 18.1%
Utilities		\$465 7.0%

# ARC

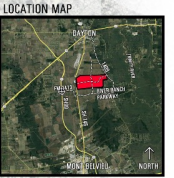
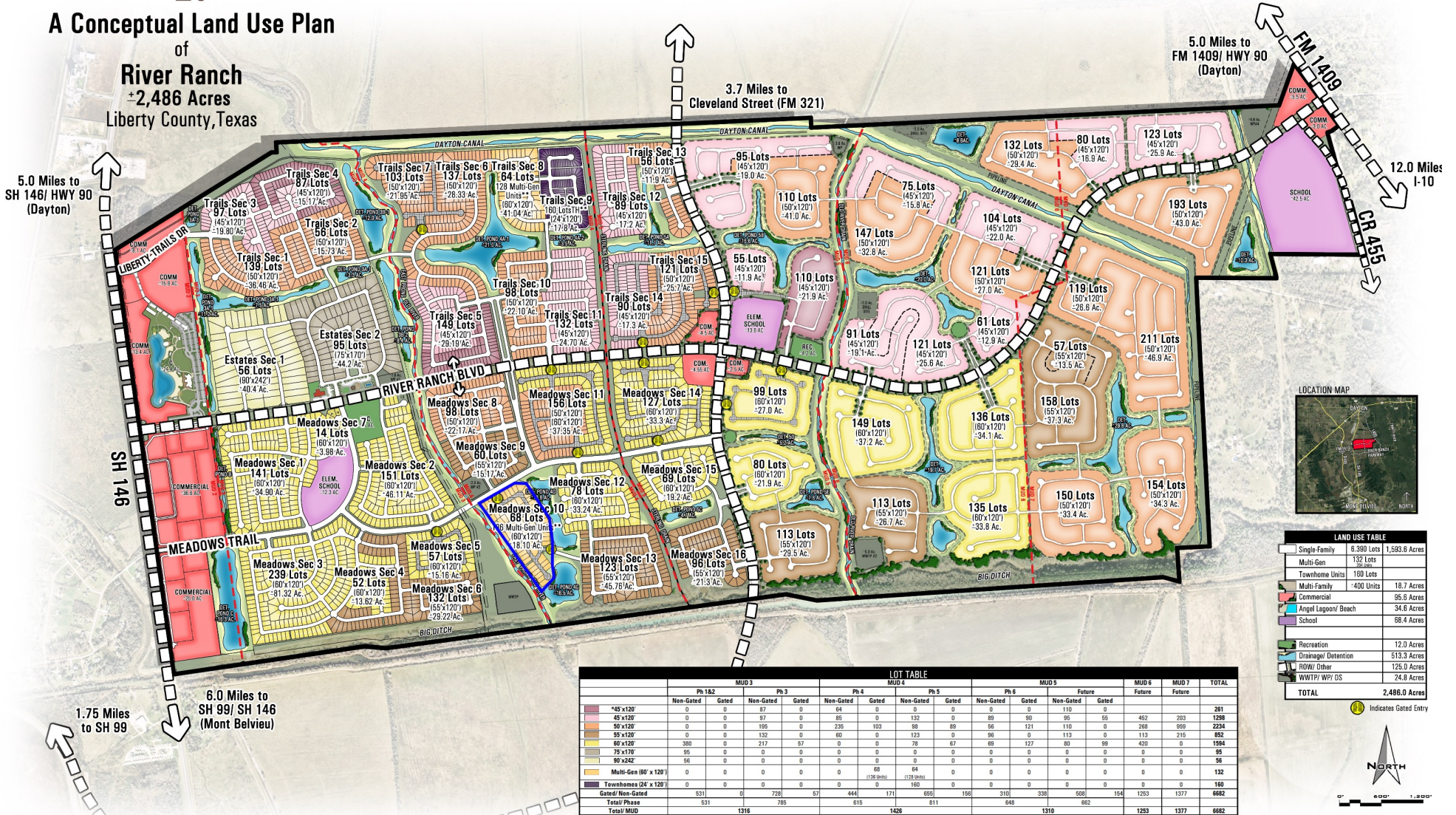
Anderson Residential Communities

## River Ranch: Dayton, TX



### A Conceptual Land Use Plan

of  
**River Ranch**  
±2,486 Acres  
Liberty County, Texas



LAND USE TABLE		
Single-Family	8,380 Lots	1,593.8 Acres
Multi-Gen	132 Lots	24.8 Acres
Townhome Units	160 Units	18.7 Acres
Multi-Family	400 Units	95.6 Acres
Commercial		34.6 Acres
Angel Lagoon/ Beach		68.4 Acres
School		12.0 Acres
Recreation		513.3 Acres
Drainage/ Detention		125.0 Acres
ROW/ Other		24.8 Acres
WWTP/ WPI/ DS		
<b>TOTAL</b>		<b>2,486.0 Acres</b>

Indicates Gated Entry



0' 600' 1,200'

SCALE: 1"=600'  
DATE: 7.15.2024



# ARC

## River Ranch: Product

Anderson Residential Communities

### Projected Rents - Duplex

Floor Plan	Beds	Baths	Stories	QTY (units)	NRSF	Mkt Rent
1401	3	2	1	16	1401	\$2,315
1596	3	2.5	2	20	1596	\$2,385
1650	3	2.5	2	22	1650	\$2,450
1828	3	2.5	2	24	1828	\$2,550
2148	4	2.5	2	40	2148	\$2,650
2574	5	3.5	2	14	2574	\$2,799
<b>Total</b>				<b>136</b>	<b>1886</b>	<b>\$2537</b>



## Rent Matrix

UNIT MIX			Unit Information							
Floor Plan	Building ID	Beds	Baths	NRSF	# Units	% Units	Mkt Rent	Mkt Rent PSF	Total Rent	
	1,401	--	3	2.0	1,401	16	12%	\$2,315	1.65	\$37,151.12
	1,596	--	3	2.5	1,596	20	15%	\$2,385	1.49	\$47,680.92
	1,650	--	3	2.5	1,650	22	16%	\$2,450	1.48	\$53,978.40
	1,828	--	3	2.5	1,828	24	18%	\$2,550	1.39	\$61,036.80
	2,148	--	4	2.5	2,148	40	29%	\$2,650	1.23	\$105,957.60
	2,574	--	5	3.0	2,574	14	10%	\$2,799	1.09	\$39,208.39
Totals					1,886	136	100%	\$2,537	1.38	\$345,013.23

## Annual Pro Forma

## RIVER RANCH - DUPLEX

## Annual Cash Flow

	%	Monthly Amount			Untrended
		Per Bldg	Per Unit	Per SF	Annual Amount
RENTAL INCOME					
Gross Potential Rent		\$5,074	\$2,537	\$1.35	4,140,159
Loss to Lease					--
Base Rental Income					4,140,159
Concessions	1.00%	(51)	(25)	(0.01)	(41,402)
Net Effective Rent		\$5,023	\$2,511	\$1.33	\$4,098,757
Vacancy	3.00%	(152)	(76)	(0.04)	(124,205)
Bad Debt	1.00%	(51)	(25)	(0.01)	(41,402)
Model Unit	0.74%	(37)	(19)	(0.01)	(30,442)
NET RENTAL INCOME	4.74%	\$4,783	\$2,391	\$1.27	\$3,902,709
Other Income					
Other Income		233	117	0.06	190,400
Total Other Income		233	117	0.06	190,400
EFFECTIVE GROSS INCOME		\$5,016	\$2,508	\$1.33	\$4,093,109
OPERATING EXPENSES					
	% of EGI	\$/Bldg/Yr	\$/Unit/Yr	\$/SF/Yr	\$ / Total
Payroll	0.0%	--	--	--	\$0
Marketing	0.0%	--	--	--	\$0
Administrative	0.0%	--	--	--	\$0
Contract Services	0.0%	--	--	--	\$0
Redecorating & Turnover	0.0%	--	--	--	\$0
Repairs & Maintenance	0.0%	--	--	--	\$0
Utilities	0.0%	--	--	--	\$0
Total Controllable Expenses	10.0%	--	--	--	\$409,311
HOA Fees	2.8%	1,700	850	0.45	\$115,600
Management Fee	2.5%	1,505	752	0.40	\$102,328
Texas Franchise Tax	0.3%	181	90	0.05	\$12,279
Insurance	3.2%	1,900	950	0.50	\$129,200
Property Taxes	19.5%	11,720	5,860	3.11	\$796,962
TOTAL OPERATING EXPENSES	38.3%	\$23,025	\$11,512	\$6.11	\$1,565,680
Capital Reserves	0.5%	300	150	0.08	\$20,400
TOTAL EXPENSES & RESERVES	38.8%	\$23,325	\$11,662	\$6.18	\$1,586,080
NET OPERATING INCOME	61%	\$36,868	\$18,434	\$10	\$2,507,028

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Proforma	Proforma	Proforma	Proforma	Proforma	Proforma	Proforma	Proforma	Proforma	Proforma
\$581,001	\$3,375,804	\$4,452,366	\$4,585,937	\$4,723,515	\$4,865,221	\$5,011,177	\$5,161,513	\$5,316,358	\$5,475,849
-\$2,855	-\$38,740	-\$59,718	-\$61,510	-\$63,355	-\$65,255	-\$67,213	-\$69,230	-\$71,306	-\$73,446
\$578,146	\$3,337,064	\$4,392,648	\$4,524,428	\$4,660,160	\$4,799,965	\$4,943,964	\$5,092,283	\$5,245,052	\$5,402,403
-\$5,781	-\$33,371	-\$43,926	-\$45,244	-\$46,602	-\$48,000	-\$49,440	-\$50,923	-\$52,451	-\$54,024
\$572,364	\$3,303,693	\$4,348,722	\$4,479,183	\$4,613,559	\$4,751,966	\$4,894,525	\$5,041,360	\$5,192,601	\$5,348,379
\$0	-\$32,399	-\$131,779	-\$135,733	-\$139,805	-\$143,999	-\$148,319	-\$152,768	-\$157,352	-\$162,072
-\$5,781	-\$33,371	-\$43,926	-\$45,244	-\$46,602	-\$48,000	-\$49,440	-\$50,923	-\$52,451	-\$54,024
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$566,583	\$3,237,924	\$4,173,016	\$4,298,206	\$4,427,152	\$4,559,967	\$4,696,766	\$4,837,669	\$4,982,799	\$5,132,283
\$25,611	\$148,324	\$191,896	\$197,652	\$203,582	\$209,689	\$215,980	\$222,460	\$229,133	\$236,007
\$25,611	\$148,324	\$191,896	\$197,652	\$203,582	\$209,689	\$215,980	\$222,460	\$229,133	\$236,007
\$592,193	\$3,386,248	\$4,364,911	\$4,495,859	\$4,630,734	\$4,769,656	\$4,912,746	\$5,060,129	\$5,211,932	\$5,368,290
\$142,559	\$146,836	\$151,241	\$155,779	\$160,452	\$165,265	\$170,223	\$175,330	\$180,590	\$186,008
\$29,603	\$30,491	\$31,406	\$32,348	\$33,318	\$34,318	\$35,348	\$36,408	\$37,500	\$38,625
\$27,162	\$27,977	\$28,816	\$29,681	\$30,571	\$31,488	\$32,433	\$33,406	\$34,408	\$35,440
\$27,162	\$27,977	\$28,816	\$29,681	\$30,571	\$31,488	\$32,433	\$33,406	\$34,408	\$35,440
\$77,100	\$79,413	\$81,795	\$84,249	\$86,777	\$89,380	\$92,061	\$94,823	\$97,668	\$100,598
\$22,070	\$22,732	\$23,414	\$24,116	\$24,840	\$25,585	\$26,353	\$27,143	\$27,957	\$28,796
\$24,046	\$24,768	\$25,511	\$26,276	\$27,064	\$27,876	\$28,713	\$29,574	\$30,461	\$31,375
\$59,219	\$338,625	\$436,491	\$449,586	\$463,073	\$476,966	\$491,275	\$506,013	\$521,193	\$536,829
\$57,800	\$59,534	\$61,320	\$63,160	\$65,054	\$67,006	\$69,016	\$71,087	\$73,219	\$75,416
\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,189	\$122,819	\$126,503	\$130,298	\$134,207
\$1,777	\$10,159	\$13,095	\$13,488	\$13,892	\$14,309	\$14,738	\$15,180	\$15,636	\$16,105
\$129,200	\$133,076	\$137,068	\$141,180	\$145,416	\$149,778	\$154,272	\$158,900	\$163,667	\$168,577
\$266,589	\$605,000	\$803,623	\$805,238	\$806,870	\$808,518	\$810,182	\$811,864	\$813,562	\$815,277
\$634,585	\$1,266,393	\$1,571,597	\$1,592,652	\$1,614,306	\$1,636,765	\$1,662,302	\$1,689,547	\$1,717,575	\$1,746,410
\$2,800	\$16,377	\$21,642	\$22,292	\$22,960	\$23,649	\$24,359	\$25,089	\$25,842	\$26,617
\$637,385	\$1,282,770	\$1,593,239	\$1,614,943	\$1,637,266	\$1,660,415	\$1,686,660	\$1,714,636	\$1,743,417	\$1,773,028
-\$45,192	\$2,103,477	\$2,771,672	\$2,880,916	\$2,993,468	\$3,109,242	\$3,226,086	\$3,345,493	\$3,468,515	\$3,595,263



**Tax Analysis**

Year Tax Year	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036
Assessed Value	\$5,816,337	\$17,829,316	\$26,572,921	\$26,626,236	\$26,680,084	\$26,734,471	\$26,789,401	\$26,844,881	\$26,900,915	\$26,957,510	\$27,014,671	\$27,072,403
Assessment / Unit	\$42,767	\$131,098	\$195,389	\$195,781	\$196,177	\$196,577	\$196,981	\$197,389	\$197,801	\$198,217	\$198,637	\$199,062

Millage Rate	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%
Taxes Payable	\$175,810	\$538,927	\$803,220	\$804,831	\$806,459	\$808,103	\$809,763	\$811,440	\$813,134	\$814,845	\$816,572	\$818,318
Monthly Taxes Payable	\$14,651	\$44,911	\$66,935	\$67,069	\$67,205	\$67,342	\$67,480	\$67,620	\$67,761	\$67,904	\$68,048	\$68,193

**USED IN ANALYSIS**

Assesment - Cost Method	\$5,816,337	\$17,829,316	\$26,572,921	\$26,626,236	\$26,680,084	\$26,734,471	\$26,789,401	\$26,844,881	\$26,900,915	\$26,957,510	\$27,014,671	\$27,072,403
Assessment - Cost / Unit	\$42,767	\$131,098	\$195,389	\$195,781	\$196,177	\$196,577	\$196,981	\$197,389	\$197,801	\$198,217	\$198,637	\$199,062

Millage Rate	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%	3.02%
Taxes Payable	\$175,810	\$538,927	\$803,220	\$804,831	\$806,459	\$808,103	\$809,763	\$811,440	\$813,134	\$814,845	\$816,572	\$818,318
Monthly Taxes Payable	\$14,651	\$44,911	\$66,935	\$67,069	\$67,205	\$67,342	\$67,480	\$67,620	\$67,761	\$67,904	\$68,048	\$68,193







# Additional Opportunities

## ARC

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Anderson Residential Communities



# Active Houston Pipeline Summary

Project	Location	MPC Size	Product Type	Units	Project Commencement
Lago Mar East	Texas City, TX	3142 Units	Mixed Products	650	1Q26
River Ranch	Dayton, TX	6660 Units	Duplex	136	Oct 2024
River Ranch	Dayton, TX	6660 Units	SFD	136	1Q25
Sierra Vista/Sterling Lakes	Rosharon, TX	3560 Units	Duplex	250	1Q25
Woodhaeven	Magnolia, TX	7000 Units	Mixed Products	650	4Q25
Royal Wailea	Waller Co., TX	3713 Units	Duplex	236	1Q25
Royal Wailea	Waller Co., TX	3713 Units	SFD	150	1Q25
Total Units				2208	

## Duplex 1758 "B"

Conditioned Footage: 1758 s.f. per unit  
Width/Depth: 50'-0" x 78'-0"



Anderson Residential Communities

A detailed map of the Houston, Texas area, showing various locations marked with blue and orange dots. The locations are: Woodhaeven (blue dot), River Ranch (blue dot), Royal Wailea (blue dot), Sierra Vista/Sterling Lakes (blue dot), Lago Mar (orange dot), and Lago Mar East (blue dot). The map includes major highways, city names, and geographical features like Lake Houston and Galveston Bay.