

Future Expansion Concepts, Surplus Parcel

Phase II possibilities for the 0.73-acre surplus parcel, presented for discussion only. The primary 16-unit stabilization remains the first and only commitment today. Expansion proceeds if, when and how the owner and lender agree.

PARCEL: 0.73 AC, COUNTY-VERIFIED (REV 10) CONCEPT: UNDERWRITE BEFORE COMMITMENT

PHASE II: GATED ON PRIMARY STABILIZATION

Option A at a glance: Phase II Residential, 14 Additional Units. Seven two-story duplex buildings matching the primary's architecture and unit mix, held below market in the same posture as the primary.

14

ADDITIONAL UNITS

7

TWO-STORY DUPLEX BLDGS

±1,050

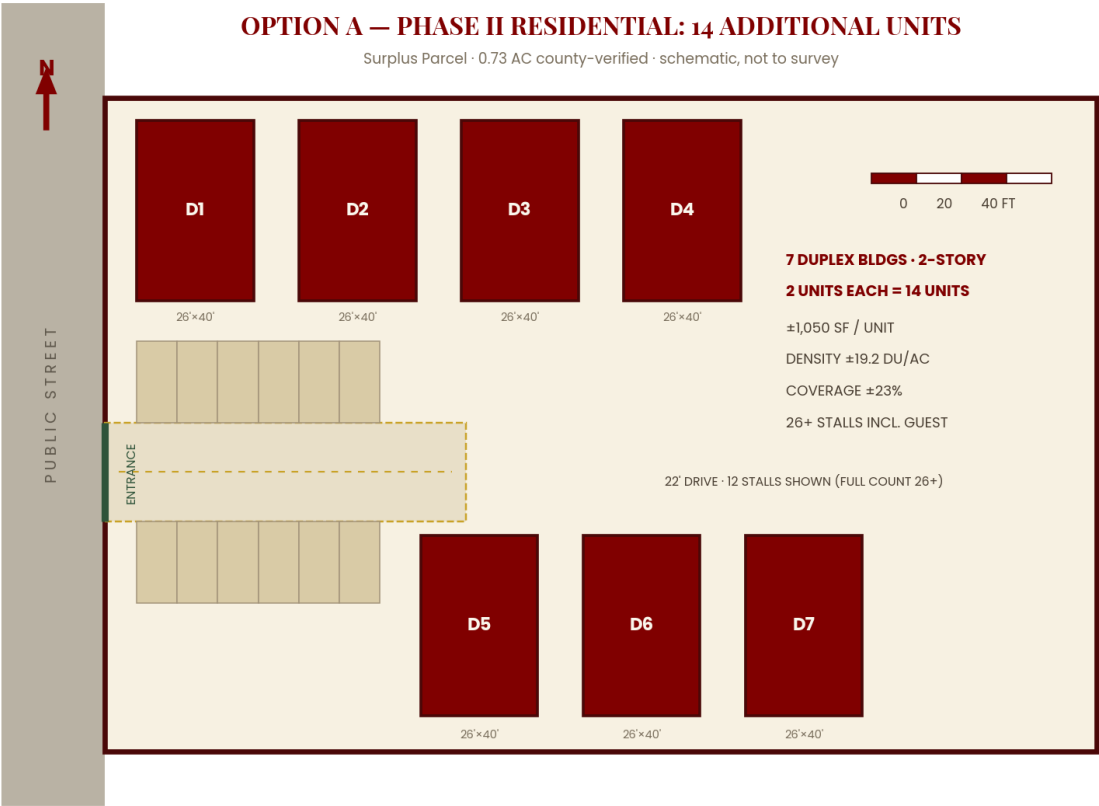
SF PER UNIT

19.2

DU/AC DENSITY

Line	Figure	Basis
Site	0.73 AC (31,800 SF)	County-verified lots, Rev 10 V
Building footprint, 7 bldgs	±7,280 SF (23% coverage)	26' × 40' footprints, schematic
Unit mix	14 units, 1BR / 2BR	Mirrors primary mix EST
Rents	\$900 1BR / \$1,050 2BR	Same below-market posture as primary

Density note: 19.2 DU/AC, double the primary's 9.4, via two-story construction. Setbacks, utilities and Marion ETJ confirmed with site civil before commitment.

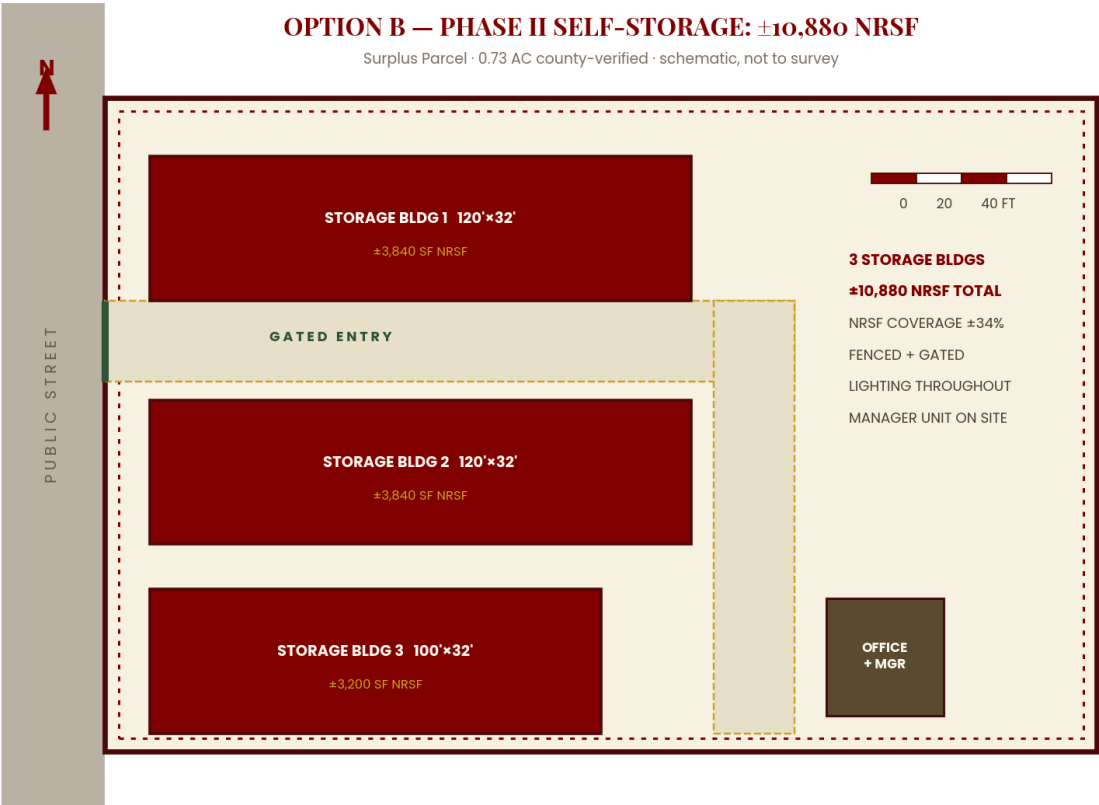


Option B: Phase II Self-Storage, ±10,880 NRSF

A fenced, gate-coded storage yard with an on-site manager unit, monetizing the same dirt with no residential concentration risk alongside the primary.

3 STORAGE BUILDINGS	±10,880 NRSF TOTAL	34% NRSF COVERAGE	1 MANAGER UNIT ON SITE
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Line	Figure	Basis
Buildings	120'×32' ×2, 100'×32' ×1	Schematic single-story layout
NRSF	±10,880 SF	Footprint sum, concept EST
Rate basis	Underwritten on request	No rate quoted on paper
Access	Fenced, gate-coded, lit	Perimeter fence + lighting shown



Why either option serves the primary

Both paths create income on land already owned, add collateral behind the primary facility, and defer until the 16 doors are rehabbed and filled.

NOT FOR CONSTRUCTION. Schematic concepts, not based on survey. Figures preliminary, subject to underwriting, site civil and Marion ETJ requirements. Prepared 09/17/2026. Shared with Cerise Family LP by request only.