



# INVESTORS' TRACK RECORD

Period	Project	Strategy / Description	Equity Raised	IRR (%)	Years Held (edit)	Equity Multiple (calc)	Exit / Current Value (calc)
2008–2012	Appleton Distress Fund	Buy distressed properties, remodel & sell/rent	\$45,000,000.00	22	4	2.2	\$99,690,055.20
2009–2013	United Western Properties Fund	Buy distressed properties, remodel & sell/rent	\$30,000,000.00	26	4	2.5	\$75,614,212.80
2012–2015	Casino Center Project	95-unit multifamily repositioning	\$11,000,000.00	19	3	1.5	\$16,500,000.00
2014–2017	20 Shadow Canyon	Spec build (single-family)	\$4,000,000.00	16	3	1.6	\$6,243,584.00
2015–2018	45 Painted Feather	Spec build (luxury home)	\$5,000,000.00	9	3	1.3	\$6,475,145.00
2016–2019	24 Shadow Canyon	Spec build (single-family)	\$3,000,000.00	15	3	1.5	\$4,562,625.00
2016–2019	27 Shadow Canyon	Spec build (single-family)	\$4,000,000.00	21	3	1.8	\$7,086,244.00
2016–2024	Shadow Canyon Estate	Ultra high-end community (10 homes, \$7M–\$15M)	\$20,000,000.00	17	8	1.6	\$32,000,000.00
2018–2023	GH Houston Fund	Buy distressed properties, remodel & sell/rent	\$20,000,000.00	12	5	1.8	\$35,246,833.66
2018–2023	GH New Houston Fund	Buy distressed properties, remodel & sell/rent	\$15,000,000.00	14	5	1.9	\$28,881,218.74
2018–2023	Growth Houston	Buy distressed properties, remodel & sell/rent	\$18,000,000.00	8	5	1.5	\$26,447,905.38
2018–2023	Canyon Collection Project	High-end community (32 homes, \$5M–\$8M)	\$85,000,000.00	17	5	1.7	\$144,500,000.00
2019–2021	1 Olympia Canyon	Spec build	\$4,000,000.00	16	2	1.3	\$5,382,400.00
2019–2022	6 Oakmont Hill	Spec build	\$3,000,000.00	12	3	1.4	\$4,214,784.00
2019–2022	4 Oakmont Hill	Spec build	\$3,000,000.00	14	3	1.5	\$4,444,632.00
2020–2022	57 Olympia Canyon	Spec build	\$2,500,000.00	18	2	1.4	\$3,481,000.00
2020–2023	69 Olympia Canyon	Spec build	\$2,000,000.00	9	3	1.3	\$2,590,058.00
2020–2023	57 Olympia Canyon (2)	Spec build	\$3,000,000.00	18	3	1.6	\$4,929,096.00
2020–2022	Magnus Community	Land development	\$11,000,000.00	75	2	3.1	\$33,687,500.00
2020–2025	Climbing Canyon Community	Ultra high-end (7 homes, \$7M–\$15M)	\$10,000,000.00	17	5	2.2	\$21,924,480.36
2022–2024	61 Olympia Canyon	Spec build	\$4,000,000.00	18	2	1.4	\$5,569,600.00
2023–2025	16 Shadow Canyon	Spec build	\$5,000,000.00	23	2	1.5	\$7,564,500.00
2023–2025	5 Olympia Canyon	Spec build	\$3,000,000.00	31	2	1.7	\$5,148,300.00
2021–2025	NEO Vegas	Land development community (90 luxury homes)	\$50,000,000.00	23	4	2.3	\$114,443,320.50
2021–2024	Tulum Otonomus Hotel 1 (Mexico)	50-unit boutique hotel	\$10,000,000.00	38	3	2.6	\$26,280,720.00
2022–2025	Otonomus Hotel 1 – Las Vegas	300-unit AI-powered hotel	\$75,000,000.00	N/A	3	2.0	\$150,000,000.00
2023–2025	Elle Vie	Land development community (23 luxury homes)	\$12,000,000.00	N/A	2	1.7	\$20,000,000.00
2024–2025	Spanish View	Land development community (66 luxury homes)	\$30,000,000.00	N/A	1	1.8	\$55,000,000.00
2023–2025	Tulum Otonomus Hotel 2 (Mexico)	50-unit boutique hotel	\$6,000,000.00	N/A	2	2.5	\$15,000,000.00
2023–2025	Sienna	Land development community (55 luxury homes)	\$28,000,000.00	N/A	2	1.6	\$45,000,000.00