

# STELLAR

DEVELOPMENT

INVESTOR PACKET · CONFIDENTIAL

# AURA

APARTMENTS

285-Unit Class A Multifamily Development

Olathe, Kansas · Johnson County

**285**

UNITS

**\$1,869**

AVG RENT

**14.86**

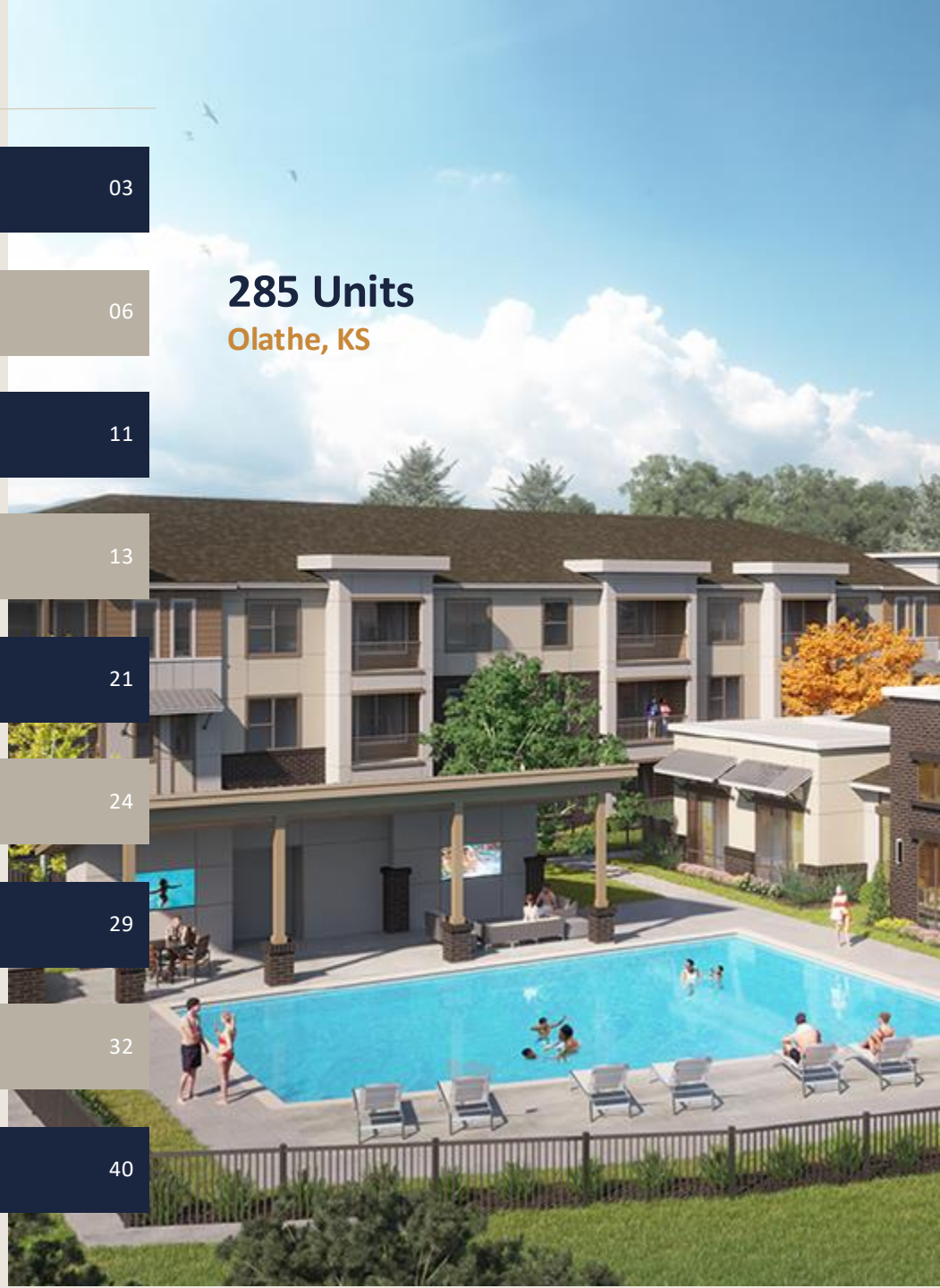
ACRES



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**285 Units**  
Olathe, KS



An architectural rendering of a modern, multi-story residential building complex. The building features a mix of light and dark tones, with large windows and balconies. In the foreground, there is a well-maintained green lawn with several trees and a paved road with a few cars and pedestrians. The overall scene is presented in a dark, semi-transparent overlay.

# 01

## Executive Summary

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# Overview

Stellar Development Company is pleased to announce its latest development project, The Aura, a 285-unit Class A luxury apartment community located in Olathe, Kansas — a premier suburb within the highly desirable Johnson County and one of the region's most affluent and rapidly expanding submarkets.

The Aura will offer high-end finishes, modern amenities, and thoughtfully designed living spaces that meet the growing demand for upscale rental housing in the region.

Benefiting from strong demographics, a diverse employment base, and excellent connectivity to greater Kansas City, the project is well-positioned to deliver long-term value to its residents and capital partners.

KEY PROJECT METRICS



# Development Characteristics

## FULL DEVELOPMENT SPECIFICATIONS

<b>Name</b>	Aura	<b>Address</b>	SEC of Blackfoot Dr & 133rd	<b>Units</b>	285
<b>Net Rentable SF</b>	266,236 SF	<b>Avg Unit SF</b>	934 SF	<b>Avg Monthly Rent</b>	\$1,869
<b>Buildings</b>	8	<b>Acres</b>	14.86 Acres	<b>Density</b>	19 Units/Acre
<b>Style</b>	3–4 Story Garden / Urban	<b>Foundation</b>	Slab on Grade	<b>Roof</b>	Pitched w/ Parapets
<b>Exterior</b>	Board & Batten / Stucco / Brick	<b>Floor Covering</b>	Vinyl Plank / Carpet	<b>Paving</b>	Asphalt / Concrete Curbing





02

# Stellar Family of Companies

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# History

Founded in Texas in 1989, Stellar Family of Companies began with opportunistic acquisitions of foreclosed assets. The business strategy was focused on being evergreen — profitable through all market cycles through conservative capital activities and diversified revenue sources.

Today, Stellar operates five arms of business focused on acquisition, development, construction, property management and asset management of multifamily properties across Texas. With continued portfolio growth, Stellar invests in research initiatives and high-performing markets with strong demand.

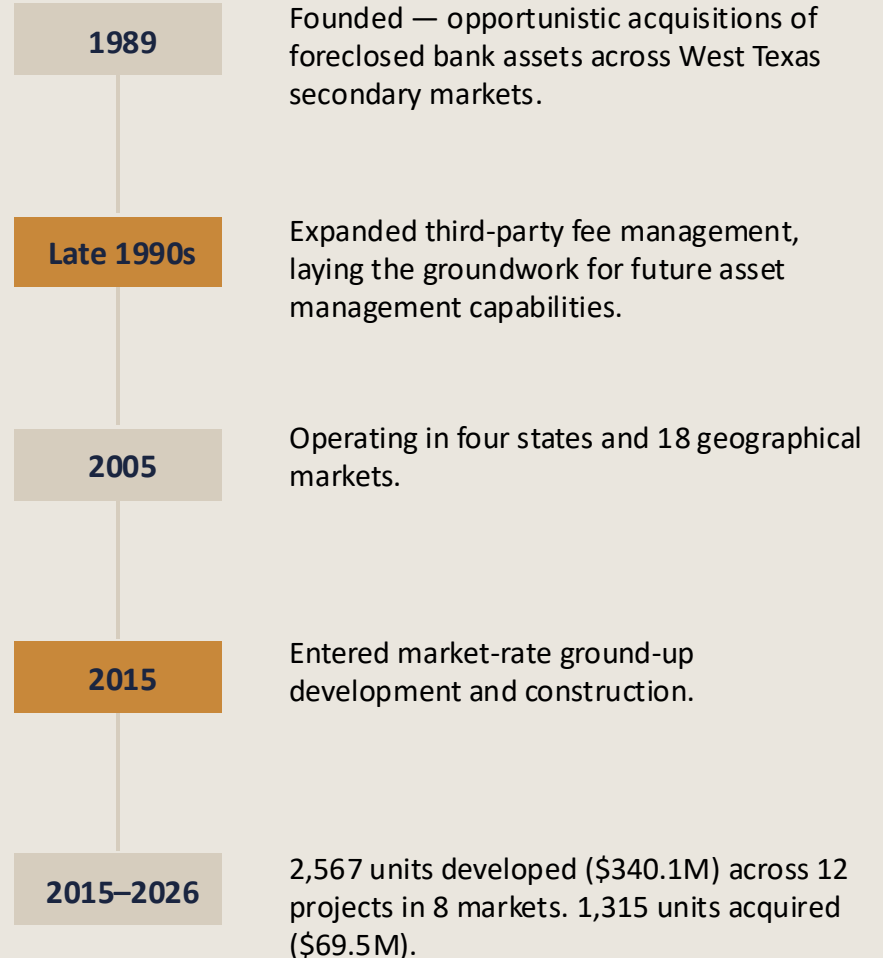
## RECENT DEVELOPMENTS



## RECENT ACQUISITIONS



## MILESTONES



# Platform

A vertically-integrated private equity real estate investment firm headquartered in Lubbock, Texas, specializing in multifamily through acquisitions, development, general contracting, asset management, and property management.



**INVESTMENT**

**Stellar Capital Partners**

Specializes in identifying, acquiring, and optimizing value-add and core-plus opportunities in Class A and Class B multifamily. Focused on maximizing returns through targeted improvements and effective management.



**PROPERTY MANAGEMENT**

**Stellar Communities**

Premier provider of property management for Class A, B, and C communities across Texas. Committed to exceptional service, operational efficiency, and resident satisfaction. Stellar Communities has operating in four states and twenty-seven markets.



**CONSTRUCTION**

**Stellar Construction**

Multifamily-focused general contractor specializing in market-rate and affordable tax credit spaces. Proven track record delivering high-quality, cost-effective projects on time and on budget.



**DEVELOPMENT**

**Stellar Development**

Versatile multifamily developer active in over a dozen markets across Texas, offering low-density suburban to higher-density urban products across a wide range of housing needs.



**ASSET MANAGEMENT**

**Stellar Asset Management**

Specializes in maximizing the performance and long-term value of apartment communities through data-driven strategies, disciplined operations, and proactive capital planning.

# Portfolio & Performance

## PORTFOLIO CHARACTERISTICS

4

STATES

27

MARKETS

92%

OCCUPANCY

2.30

DSCR

53%

LOAN-TO-VALUE

4.46 YRS

AVG MATURITIES

26

ASSETS

5,000+

UNITS

## PERFORMANCE HIGHLIGHTS

Average IRR

37.96%

Average ROI

15.76%

Average Equity Multiple

2.54x

*Stellar has never defaulted on a loan and has never lost a dollar of its investors' capital.*

— 35+ Years, Zero Defaults

# Leadership



**Paul D. Stell**

Founder & Chief Executive Officer

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Drives strategic initiatives, manages investor and lender relationships. 30+ years experience.



**Drew Gray**

Chief Investment Officer

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Manages acquisitions and development activities. 10+ years multifamily experience.

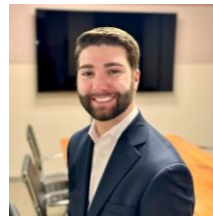


**Shane Bright**

Director of  
Construction

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Oversees all construction operations across development and acquisitions.



**David Stell**

Development  
Partner

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Leads pre-development efforts through stabilization.



**Philip Martin**

Director of  
Research

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Oversees Stellar's research initiatives and site selection pursuits.

A photograph of a modern apartment complex at dusk. The building is multi-story with balconies and large windows. In the foreground, there is a swimming pool with a curved edge and a smaller rectangular pool. The pool area is surrounded by lounge chairs and a wooden pergola. The sky is dark with some clouds.

03

# Development Strategy

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# Process & Market Selection

## 01 Vertical Integration

Stellar's fully vertically integrated model enables seamless coordination and full oversight from inception through stabilization. In-house management and construction arms drive efficiencies, mitigate risks, and ensure superior quality outcomes.

## 02 PRISM™ Technology

Proprietary Research and Investment Selection Methodology identifies dislocations of asset value through macro market, submarket, and asset-level analysis. Provides a competitive advantage and greater investment performance.

## 03 Converg+™ Analysis

Each investment is evaluated through Stellar's rigorous 10-Point Analysis System, identifying and evaluating past, present, and forecasted conditions against established investment success criteria built over 40+ years.

## 04 Product Repetition

Emphasis on a specific multifamily product type to capitalize on economies of scale, reduced construction costs, and accelerated project timelines — delivering consistent quality and reliable cost control across developments.



04

# Project Overview

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# Unit Mix

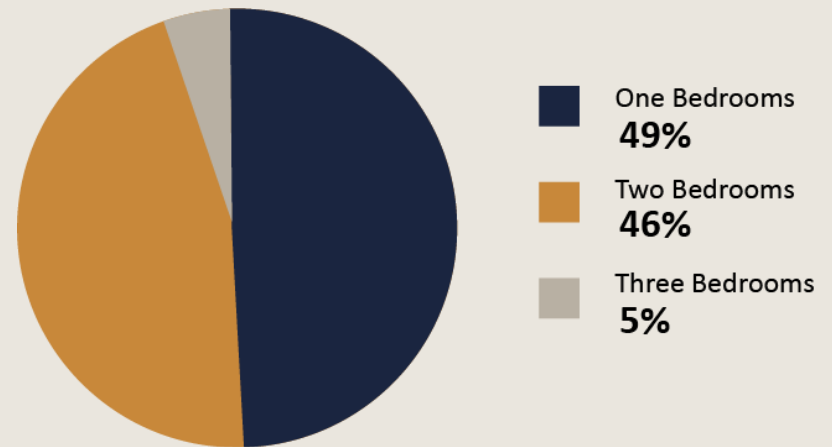
Unit Type	Count	% Total	Unit SF	Total SF	Rent/SF	Rent/Unit
1 BR / 1 BA	47	16%	674	31,678	\$2.30	\$1,550
1 BR / 1 BA	67	24%	743	49,781	\$2.19	\$1,625
1 BR / 1 BA	27	9%	851	22,977	\$2.06	\$1,750
2 BR / 2 BA	20	7%	983	19,660	\$2.01	\$1,975
2 BR / 2 BA	44	15%	1,018	44,792	\$2.01	\$2,050
2 BR / 2 BA	68	24%	1,196	81,328	\$1.78	\$2,125
3 BR / 2 BA	12	4%	1,335	16,020	\$1.84	\$2,450

<b>TOTAL / AVG</b>	<b>285</b>	<b>100%</b>	<b>934 avg</b>	<b>266,236</b>	<b>\$2.00</b>	<b>\$1,869</b>
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## UNIT DISTRIBUTION



1BR-A 47u  
 1BR-B 67u  
 1BR-C 27u  
 2BR-A 20u  
 2BR-B 44u  
 2BR-C 68u  
 3BR 12u



# Site Plan



# Elevations



04 BUILDING TYPE 'B' - LEFT ELEVATION  
SCALE: 3/32" = 1'-0" 3 REOD @ BLDG #'s 2,3 & 8



02 BUILDING TYPE 'B' - REAR ELEVATION  
SCALE: 3/32" = 1'-0" 3 REOD @ BLDG #'s 2,3 & 8



03 BUILDING TYPE 'B' - RIGHT ELEVATION  
SCALE: 3/32" = 1'-0" 3 REOD @ BLDG #'s 2,3 & 8



01 BUILDING TYPE 'B' - FRONT ELEVATION  
SCALE: 3/32" = 1'-0" 3 REOD @ BLDG #'s 2,3 & 8

# Elevations



01

## CLUBHOUSE - FRONT ELEVATION

SCALE: 3/32" = 1'-0"



04

## CLUBHOUSE - LEFT ELEVATION

SCALE: 3/32" = 1'-0"



02

## CLUBHOUSE - REAR ELEVATION

SCALE: 3/32" = 1'-0"



03

## CLUBHOUSE - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"

# Amenities



Clubhouse



Resort Pool



Fitness Center



Golf Simulator



Co-Working Offices



Dog Park & Spa



Nature Trail



Mini-Market



Parcel Lockers



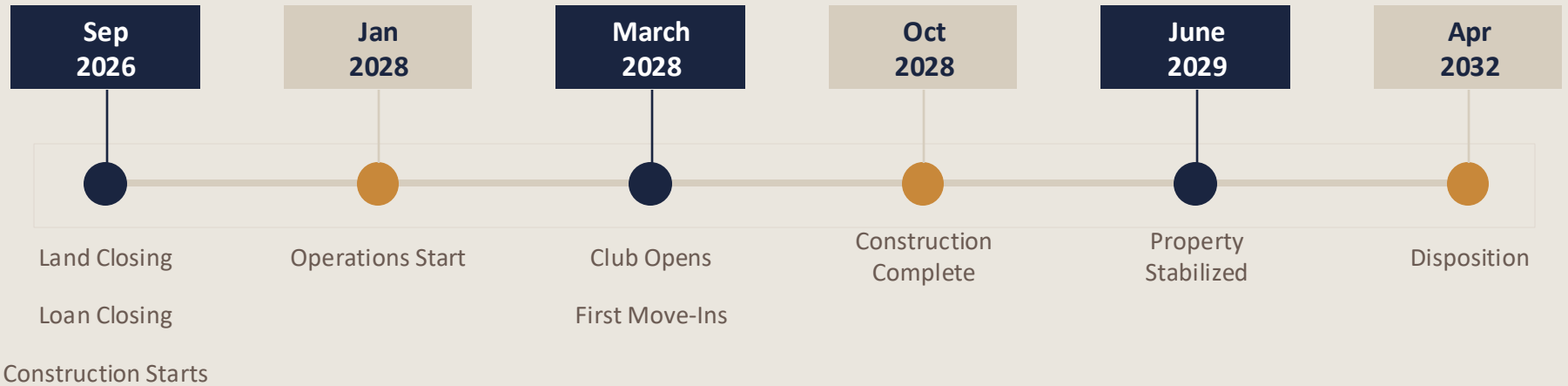
# Unit Interiors

## UNIT FEATURES


- Diverse mix of floor plans
- Smart home technology
- Deluxe stainless-steel appliances
- Luxury vinyl flooring throughout
- Quartz countertops
- Custom cabinetry
- Designer tile backsplashes
- Tile surround in showers
- Tuck-under garages
- Spacious closets
- Washer and dryer included
- Large private patios or balconies
- 2" faux wood blinds



# Development Timeline



Total Project Duration: 5 Years 8 Months · Construction Period: 26 Months · Lease-Up: 15 Months · Hold: 3 Years Post Stabilization

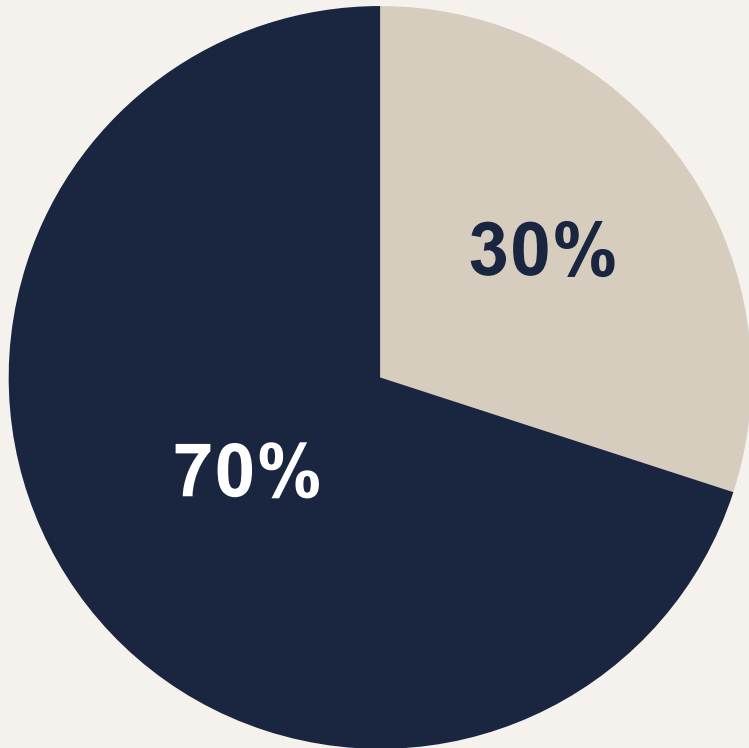
An architectural rendering of a modern, multi-story residential building complex. The building features a mix of light and dark exterior panels, large windows, and balconies. In the foreground, there is a well-maintained green lawn with several trees and a paved road with a few cars and pedestrians. The overall scene is presented in a dark, semi-transparent overlay.

# 05

## Investment Overview

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# Capital Structure & Debt Terms



**70% DEBT**  
\$45,540,635

**30% EQUITY**  
\$19,517,415

## DEBT TERMS

<b>Amount</b>	\$45,540,635
<b>% of Capital Stack</b>	70%
<b>Loan Type</b>	Commercial Construction Draw Note
<b>Term</b>	5 Years
<b>Amortization</b>	30 Years
<b>Months 1–48</b>	Interest-Only
<b>Months 49–60</b>	Principal & Interest
<b>Pricing</b>	5.75% (1 Month Term SOFR Swap + 225 bps)

# Investment Timeline



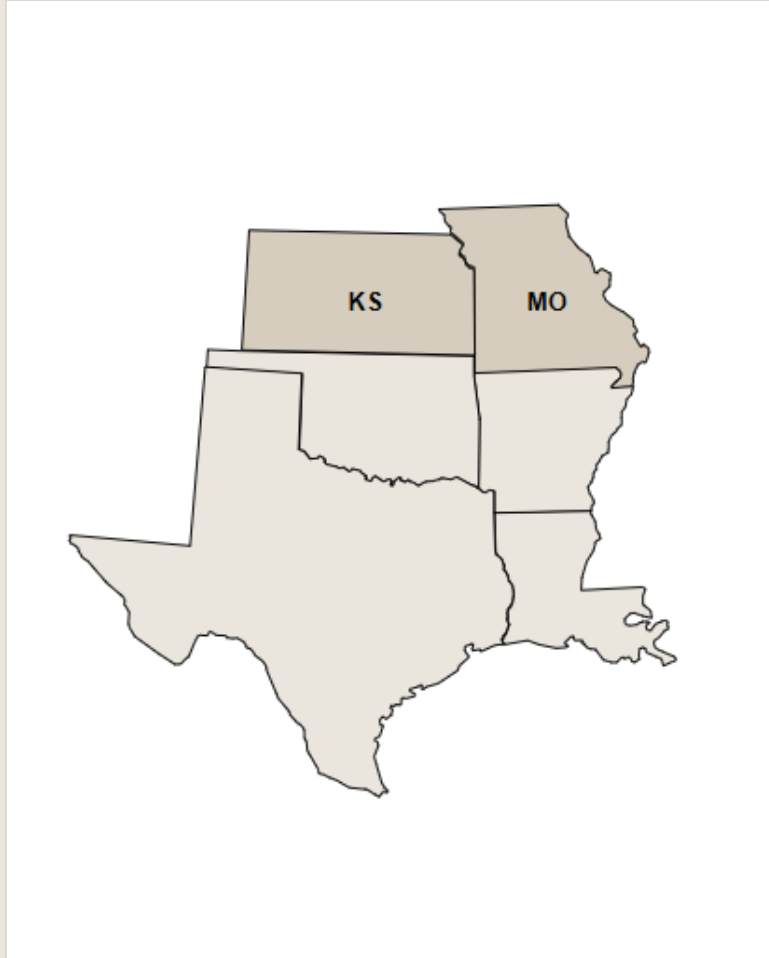
Total Project Duration: 5 Years 8 Months · Construction Period: 26 Months · Lease-Up: 15 Months · Hold: 3 Years Post Stabilization

# 06

## Location

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# Kansas City MSA



KANSAS CITY METROPOLITAN AREA

## KANSAS CITY

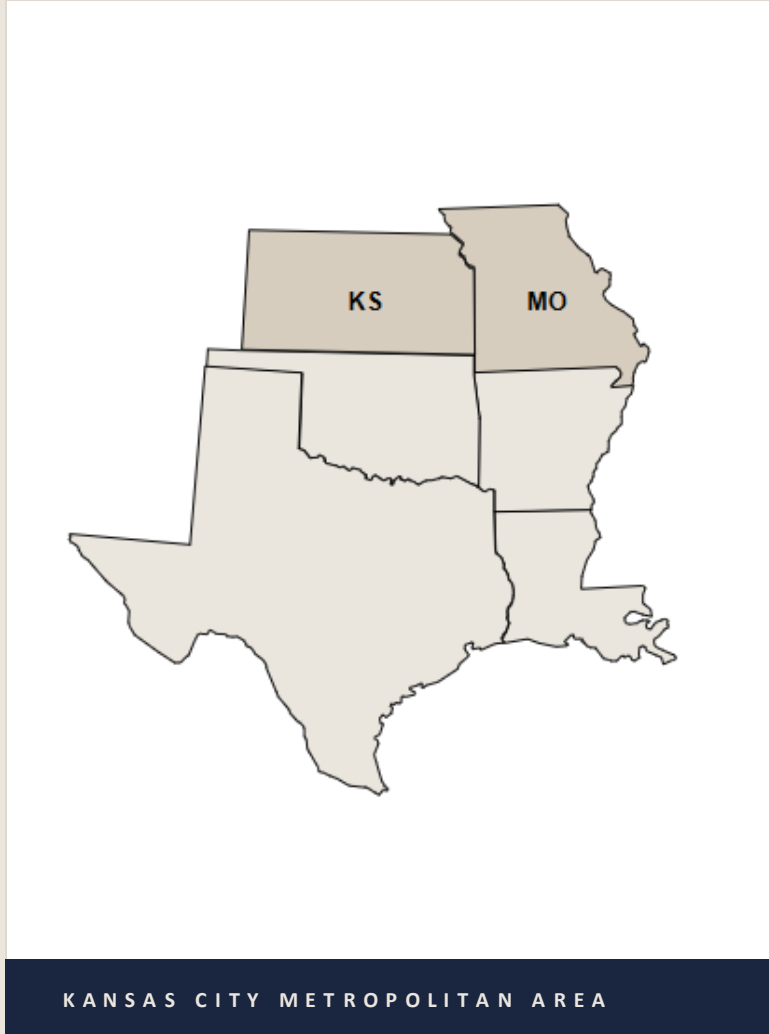
**Kansas City metropolitan area** sits in the central United States along the Missouri–Kansas border. The region spans dozens of municipalities — including suburbs like **Olathe, Overland Park, and Lee's Summit** — forming a large, interconnected metro. Kansas City is a major Midwest economic engine with strengths in logistics, manufacturing, healthcare, finance, and technology. Home to one of the nation's leading rail hubs and the **Kansas City Chiefs** of the **National Football League**, the metro's national profile has risen sharply in recent years.

## QUICK FACTS

<b>2.24M</b> MSA Population (2024)	<b>189,434</b> Multifamily Units (4Q 2024)	<b>4.4%</b> MF Vacancy Rate (4Q 2024)	<b>\$1,363</b> Avg MF Rent (4Q 2024)	<b>3.4%</b> YoY Rent Growth (4Q 2024)
<b>\$110,223</b> Avg HH Income (2024)	<b>14.8%</b> Rent-to-Income Ratio (2024)	<b>\$331K</b> Median Home Price (2024)	<b>6,569</b> MF Units Under Construction (4Q'24)	<b>3.5%</b> % Inventory Under Construction

Source: RealPage (4Q '24); U.S. Census Bureau; CoStar

# Kansas City MSA — National Rankings



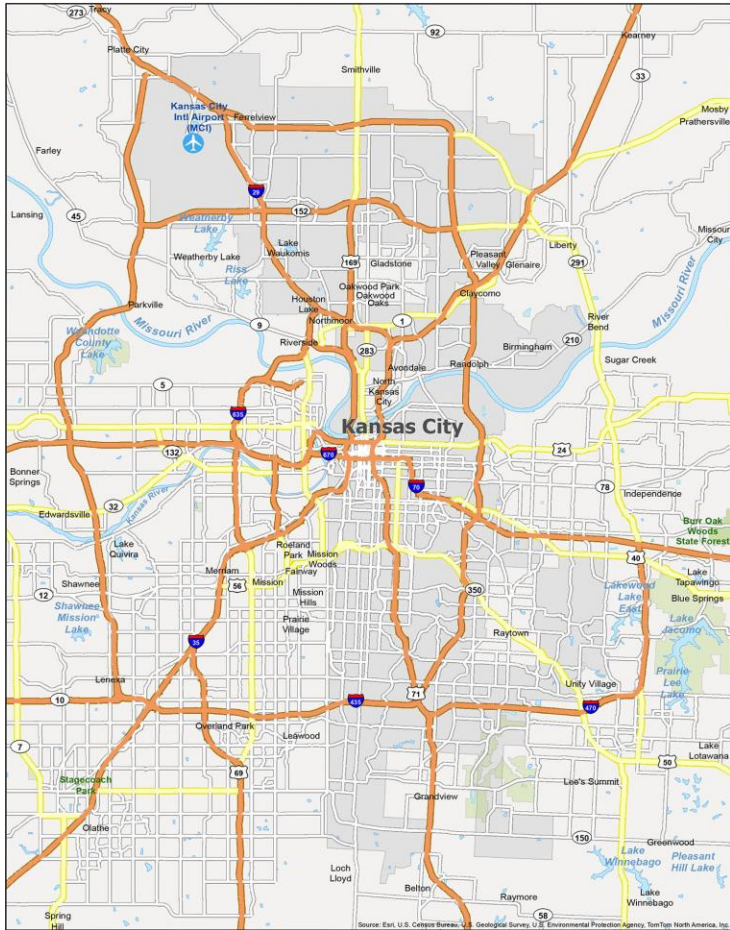
KANSAS CITY — NATIONAL RANKINGS · 2023–2025

<p><b>TOP 10</b></p> <p>Hottest Housing Market</p> <p><i>Zillow, 2025</i></p>	<p><b>TOP 10</b></p> <p>Housing Hot Spot</p> <p><i>NAR, 2025</i></p>	<p><b>TOP 25</b></p> <p>Travel Destination in the World</p> <p><i>BBC, 2025</i></p>	<p><b>TOP 10</b></p> <p>U.S. Cities for Gen Z</p> <p><i>CommercialCafé, 2024</i></p>
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<p><b>#1</b></p> <p>Emerging Data Center Market, World</p> <p><i>Cushman &amp; Wakefield, 2024</i></p>	<p><b>TOP 10</b></p> <p>Best Place to Visit in the World</p> <p><i>Wall St. Journal, 2024</i></p>	<p><b>TOP 52</b></p> <p>Places to Go in 2024</p> <p><i>New York Times, 2024</i></p>	<p><b>TOP</b></p> <p>Rental Markets for 2024</p> <p><i>RentCafé, 2024</i></p>
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<p><b>BEST</b></p> <p>Places to Travel in 2024</p> <p><i>Travel &amp; Leisure, 2024</i></p>	<p><b>TOP 15</b></p> <p>U.S. Cities for Foreign Investment</p> <p><i>Financial Times, 2023</i></p>	<p><b>#6</b></p> <p>Tech Job Growth Momentum, U.S.</p> <p><i>Financial Times, 2023</i></p>	<p><b>#9</b></p> <p>U.S. Cities for Millennials</p> <p><i>CommercialCafé, 2023</i></p>
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# Olathe



OLATHE · JOHNSON COUNTY · KANSAS CITY MSA

## OLATHE · SUBMARKET OVERVIEW · 4Q 2025

<p><b>4.2%</b></p> <p>Multifamily Vacancy Rate (4Q 2025)</p>	<p><b>4.0%</b></p> <p>YoY Rent Growth (4Q 2025)</p>	<p><b>696</b></p> <p>MF Units Under Construction (4Q 2025)</p>
<p><b>#1</b></p> <p>Johnson County KS Median Income</p>	<p><b>97K+</b></p> <p>Olathe Population (2024)</p>	<p><b>4.5%</b></p> <p>Population Growth Last 5 Years</p>

## ABOUT OLATHE

Olathe is located in **Johnson County** in the southwestern portion of the **Kansas City metropolitan area**, and serves as one of the region's primary suburban anchors. The city is part of a highly regarded economic corridor within Johnson County, widely considered one of the strongest and most affluent counties in the Midwest, with high household incomes, strong schools, and a business-friendly environment. Olathe's local economy is anchored by major employers including **Garmin**, **Olathe Health**, and nearby corporate campuses throughout the county. The area also offers recreational and cultural amenities including **Lake Olathe Park**, the **Mahaffie Stagecoach Stop & Farm Historic Site**, and access to extensive trail systems and retail destinations — reflecting the broader character of Johnson County: a stable, growing, and economically vibrant suburban market with strong quality-of-life fundamentals.

# Nearby Site Amenities



▲ THE AURA · SEC BLACKFOOT DR & 133RD ST

## RETAIL & DINING

- 1 Prairiefire 2 MIN
- 2 Oak Park Mall 3 MIN
- 3 Target 3 MIN
- 4 Whole Foods Market 4 MIN
- 5 Topgolf 4 MIN

## MAJOR EMPLOYERS

- 1 Garmin Headquarters 3 MIN
- 2 Panasonic North America 4 MIN
- 3 AMC Theatres HQ 4 MIN

## RECREATION

- 1 Olathe Lake 3 MIN
- 2 Heritage Park 3 MIN
- 3 Black Bob Park 4 MIN

## EDUCATION

- 1 MidAmerica Nazarene Univ. 3 MIN
- 2 Kansas State Univ. – Olathe 5 MIN

An architectural rendering of a modern, multi-story residential building complex. The building features a mix of light and dark exterior panels, large windows, and balconies. In the foreground, there is a well-maintained green lawn with several trees and a paved road with a few cars and pedestrians. The overall scene is presented in a dark, semi-transparent overlay.

# 07

## Financials

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# Sources & Uses

**\$65.1M**  
TOTAL PROJECT COST

**\$228,274**  
COST PER DOOR

**\$244/SF**  
COST PER SQUARE FOOT

PROJECT USES	TOTAL	% OF COST	PER DOOR	PER SF
<b>Land</b>	\$2,927,209	<b>4.5%</b>	\$10,271	\$10.99
<b>Hard Costs</b> <i>Incl. 4% contingency</i>	\$52,395,833	<b>80.5%</b>	\$183,845	\$196.80
<b>Soft Costs</b> <i>Arch, Eng, Legal &amp; Dev Fee</i>	\$7,380,572	<b>11.3%</b>	\$25,897	\$27.72
<b>Cap. Interest Reserve</b> <i>Funded until breakeven</i>	\$2,354,436	<b>3.6%</b>	\$8,261	\$8.84
<b>TOTAL PROJECT USES</b>	<b>\$65,058,050</b>	<b>100%</b>	<b>\$228,274</b>	<b>\$244.36</b>

PROJECT SOURCES			
<b>Construction Debt</b> <i>Commercial Construction Draw Note · 6.00% · 5-Year Term</i>	\$45,540,635		<b>70% LTC</b>
<b>Equity</b>	\$19,517,415		<b>30%</b>
<b>TOTAL PROJECT SOURCES</b>	<b>\$65,058,050</b>		<b>100%</b>

CAPITAL STACK



# Cash Flow Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Sept 2026 Through Aug 2027	Sept 2027 Through Aug 2028	Sept 2028 Through Aug 2029	Sept 2029 Through Aug 2030	Sept 2030 Through Aug 2031	Sept 2031 Through Apr 2032
<b>INCOME</b>						
Gross Potential Rent	\$0	\$3,969,156	\$6,928,858	\$7,154,281	\$7,404,680	\$5,080,105
Less: LTOL Variance	\$0	\$0	-\$59,017	-\$94,548	-\$99,476	-\$71,304
Gross Possible Rent	\$0	\$3,969,156	\$6,869,842	\$7,059,732	\$7,305,204	\$5,008,801
Less: Market Vacancy	\$0	-\$2,966,422	-\$1,559,335	-\$502,055	-\$519,627	-\$356,499
Less: Concessions	\$0	-\$250,684	-\$180,043	\$0	\$0	\$0
Less: Housing Allowance (Employee)	\$0	\$0	\$0	\$0	\$0	\$0
Plus: Other Income	\$0	\$102,988	\$540,485	\$649,808	\$649,808	\$433,205
<b>TOTAL INCOME</b>	<b>\$0</b>	<b>\$855,039</b>	<b>\$5,670,949</b>	<b>\$7,207,485</b>	<b>\$7,435,385</b>	<b>\$5,085,507</b>
<b>EXPENSES</b>						
Operating Only						
Personnel	\$0	\$187,199	\$351,570	\$427,896	\$440,733	\$301,153
Administrative	\$0	\$22,803	\$37,460	\$38,990	\$40,160	\$27,441
Office Equipment	\$0	\$20,313	\$33,095	\$34,060	\$35,082	\$23,972
Professional	\$0	\$122,389	\$213,959	\$220,638	\$227,257	\$155,285
Marketing	\$0	\$70,208	\$105,613	\$96,241	\$99,129	\$67,735
G/CA Maintenance	\$0	\$59,125	\$122,447	\$163,071	\$167,963	\$114,769
Unit Maintenance	\$0	\$14,725	\$43,667	\$72,858	\$75,044	\$51,277
Operating Only	\$0	\$496,760	\$907,812	\$1,053,756	\$1,085,368	\$741,633
Property Taxes	\$22,010	\$452,534	\$814,631	\$995,180	\$1,025,706	\$699,992
Property Insurance	\$0	\$127,550	\$207,817	\$213,879	\$220,296	\$150,528
Utilities	\$0	\$199,108	\$324,407	\$333,870	\$343,886	\$234,978
Capital Reserves	\$0	\$0	\$29,688	\$72,675	\$74,855	\$51,149
<b>TOTAL EXPENSES</b>	<b>\$22,010</b>	<b>\$1,275,953</b>	<b>\$2,284,354</b>	<b>\$2,669,360</b>	<b>\$2,750,112</b>	<b>\$1,878,279</b>
<b>NET OPERATING INCOME</b>	<b>-\$22,010</b>	<b>-\$420,914</b>	<b>\$3,386,594</b>	<b>\$4,538,126</b>	<b>\$4,685,273</b>	<b>\$3,207,228</b>
<b>DEBT SERVICE</b>	<b>-\$51,603</b>	<b>-\$1,687,094</b>	<b>-\$2,779,763</b>	<b>-\$2,740,744</b>	<b>-\$2,610,986</b>	<b>-\$1,740,657</b>
DSCR	-0.43	-0.25	1.22	1.66	1.79	1.84
<b>CASH FLOW</b>	<b>-\$73,613</b>	<b>-\$2,108,008</b>	<b>\$606,831</b>	<b>\$1,797,382</b>	<b>\$2,074,288</b>	<b>\$1,466,571</b>

\* Disposition occurs in Year 6.

\* Debt service funded by Capitalized Interest Expense Reserves until property reaches breakeven.

# 08

## Local Market

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# Rent Comps



Cendana



The Oslo



The Villas at Ridgeview Falls



MAA ONE28

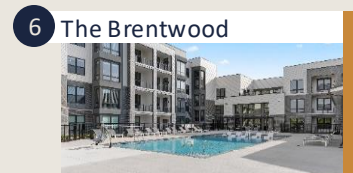
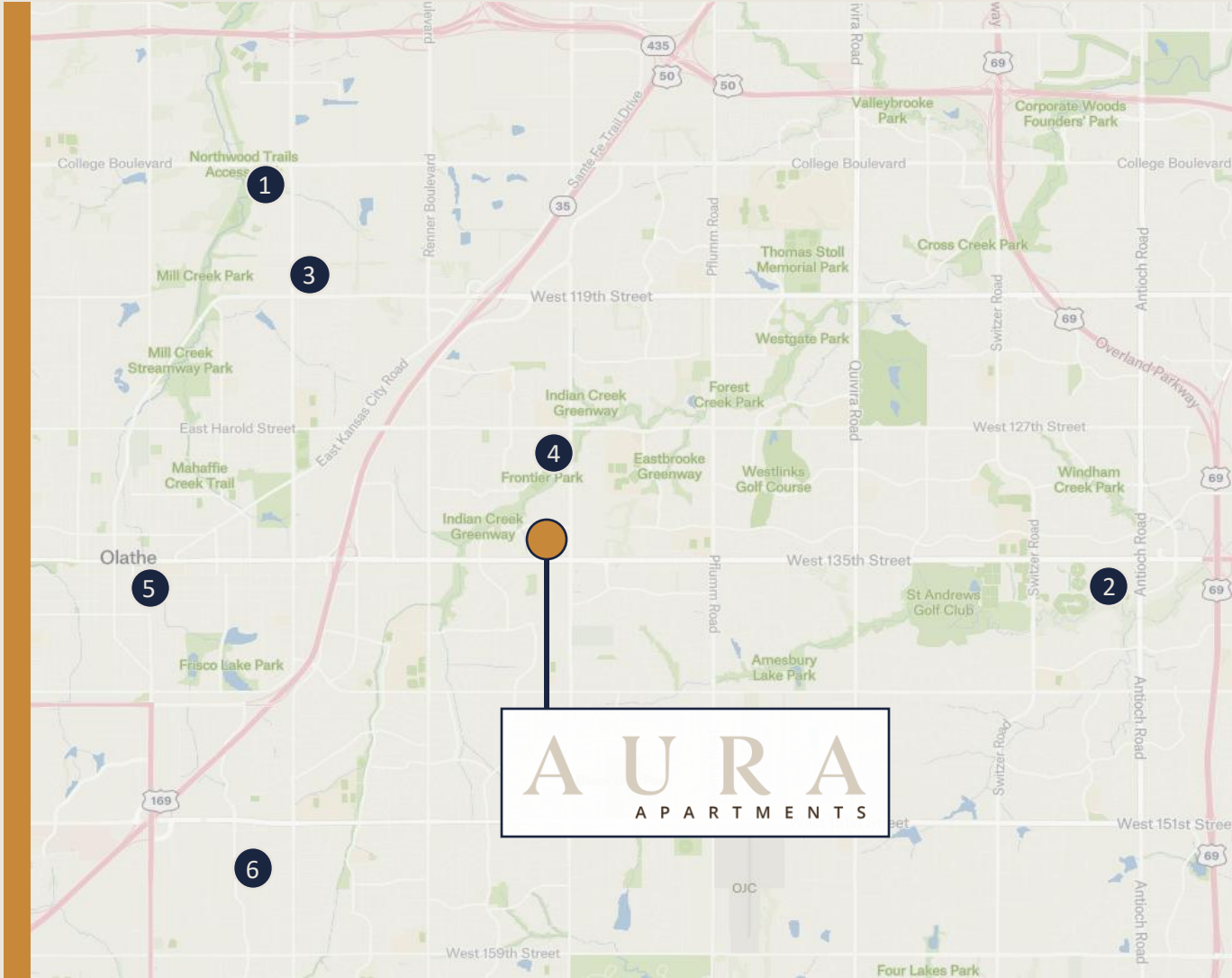


Arrello



The Brentwood

# Rent Comps



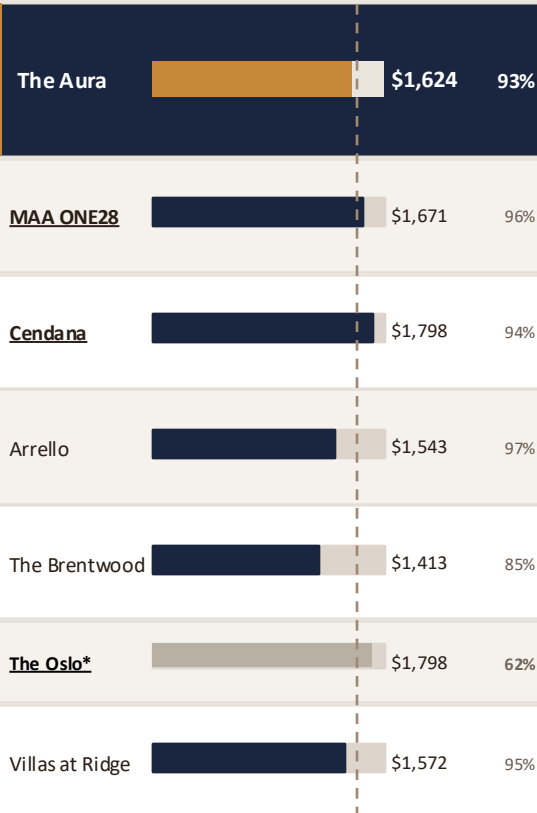
# Rent Comps

**\$132 Below Avg**

THE AURA VS DIRECT COMPS

**ONE BEDROOM**

PROPERTY      AVG \$1,633      OCC

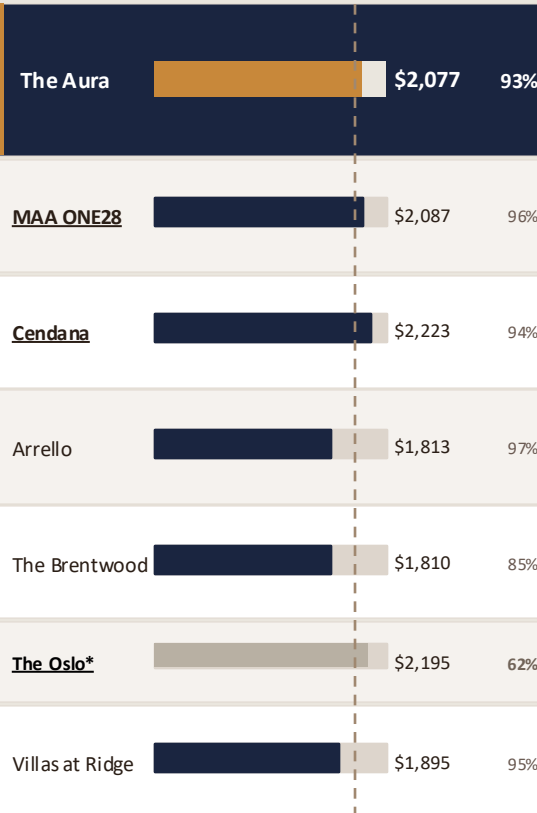


**\$91 Below Avg**

THE AURA VS DIRECT COMPS

**TWO BEDROOM**

PROPERTY      AVG \$2,003      OCC

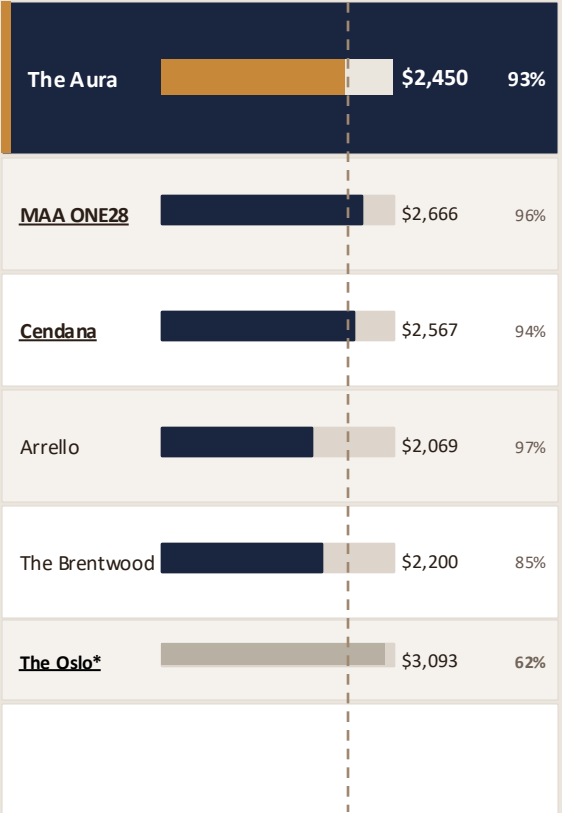


**\$325 Below Avg**

THE AURA VS DIRECT COMPS

**THREE BEDROOM**

PROPERTY      AVG \$2,519      OCC



- The Oslo is still in its lease-up period. It is 62% physical and 72% pre-leased (as of April 15, 2026)
- Direct Comps

# Economy

## Economic Snapshot

Kansas offers a stable, business-friendly economy with GDP ~\$185B and unemployment near 3.8%. The state combines a strong manufacturing and agriculture base with expanding real estate and professional services, supported by a strategic central U.S. location ideal for logistics.

\$185B

STATE GDP

3.8%

UNEMPLOYMENT

#1

BUSINESS CLIMATE



MANUFACTURING



AGRICULTURE

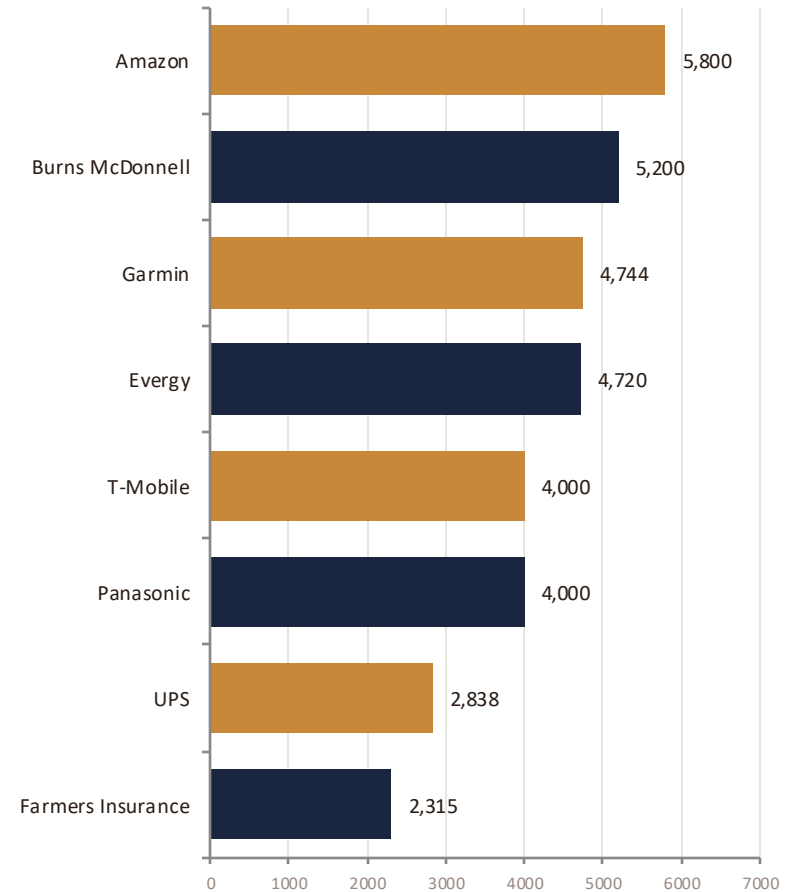


REAL ESTATE



PROFESSIONAL SERVICES

## TOP EMPLOYERS NEAR THE AURA



# Major Nearby Developments

## Honeywell Aerospace

**\$84M expansion · 2024**

560,000 sq-ft facility in Olathe producing next-gen avionics and circuit board assemblies. Direct employment impact in surrounding submarkets.

## Panasonic EV Battery Plant

**\$4B project · ~4,000 direct jobs**

Major EV battery facility in De Soto, KS — one of the largest single economic projects in Kansas history, driving regional population and housing demand.

## Fiserv Regional HQ

**\$125M investment · 2,000 jobs · avg. \$125K salary**

427,000 sq-ft campus at Overland Park's Aspiria development, approximately 10 minutes from The Aura. High-income workforce directly in the target renter pool.

## Olathe Gateway District

**130 acres · \$340M mixed-use development**

132K sq-ft of retail, a 5,500-seat arena, and a theme park destination. Projected 650,000 visitors per year. Opening 2026 — anchors Olathe as a regional destination.

# Demographics

## Olathe, Kansas

**79,467**

Population (ZIP 66062)

**\$117,585**

Median Household Income

**\$368,000**

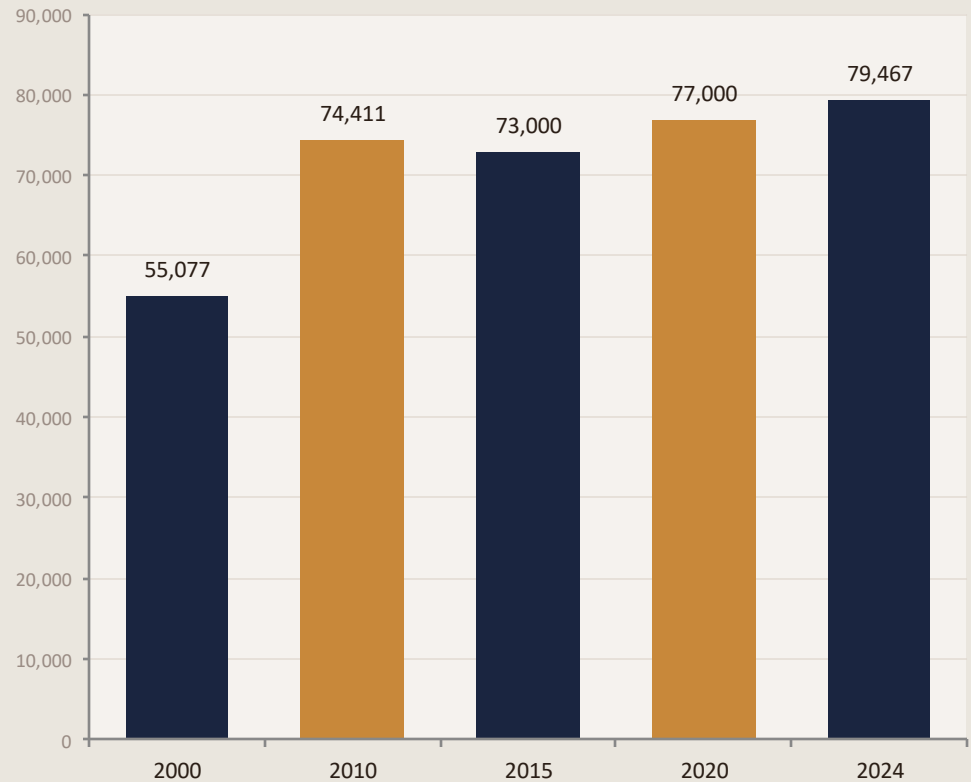
Median Home Value

**74.8%**

Homeownership Rate

### A THRIVING COMMUNITY

## Population Growth & Household Strength



ZIP 66062 Population Growth (2000–2024)

# Demographics

## INCOME & COMMUNITY PROFILE

135th & Black Bob Corridor  
Olathe, KS · ZIP 66062

**18.7%**

households earn \$200K+

**1,763**

local business establishments

**32,224**

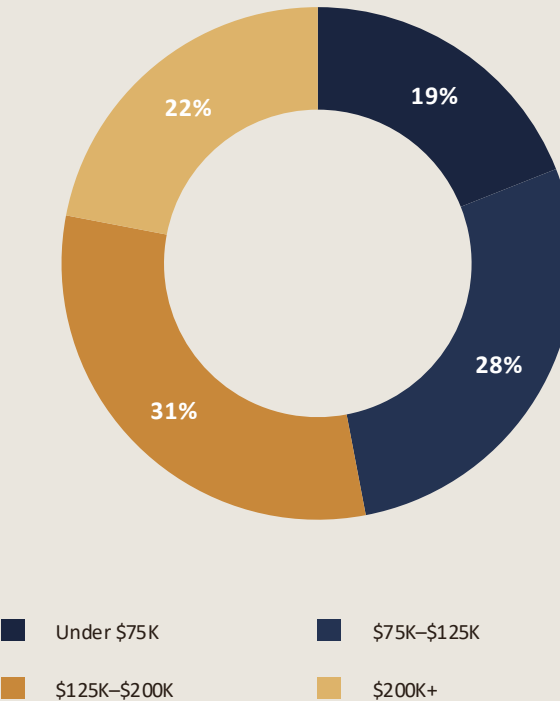
jobs in the trade area

**5.2%**

poverty rate (vs 13% national avg)

### INCOME DISTRIBUTION

## Who Lives Here



Sources: U.S. Census Bureau ACS 2024 5-Year Estimates · incomebyzipcode.com · city-data.com

### INCOME VS. BENCHMARKS

66062 Median HHI



**\$117,585**

Olathe City



**\$114,009**

Johnson County



**\$109,208**

U.S. Average



**\$74,580**

# 09

## Next Steps

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# Next Steps

Please visit our website at [StellarVest.com](https://StellarVest.com) to learn more about **The Aura** and how you can play a part in it. Once there, please find and select the **“Investors”** button at the top right of our home page (circled in gold on the screenshot below).

STELLARVEST

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BUILT ON STEWARDSHIP. PROVEN THROUGH CYCLES.

## Real estate investing built on *real* operations.

StellarVest is the investor resource hub for the Stellar Family of Companies  
—providing a closer look at how we evaluate opportunities, execute  
projects, and navigate changing market conditions.

Learn Our Approach → Join Investor List

# Next Steps, Continued

## EXISTING INVESTORS

If you are already one of Stellar's valued investors, log in using your Investor credentials. Once logged in, you will be able to execute all necessary documents and wire funds from within the portal.

## NEW INVESTORS

If you are new to The Stellar Family, please complete our investor form by clicking the hyperlink (underlined in red on the screenshot to the right). Upon receiving your investor form, our Investor Relations team will reach out to you with next steps.

## DISCUSS THE PROJECT

If you would like to discuss the project in further detail, please reach out to our Investor Relations team at [Investors@TheStellarFamily.com](mailto:Investors@TheStellarFamily.com) and request an in-person or phone-call appointment.

We appreciate your past partnerships and your continued interest in our projects.

*Semper Stellaris!*



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Welcome to the The Stellar Family's Investor Portal! This restricted area of our website is for current and prospective investors of The Stellar Family. If you would like access, please contact us at [investors@thestellarfamily.com](mailto:investors@thestellarfamily.com) or (806) 771-2030. If you wish to become an investor, please complete our [investor form](#).

The Stellar Family

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## Disclosure Statement

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Any financial projections or returns shown in this packet are illustrative examples only. Investors should conduct their own respective due diligence and not rely on the financial assumptions or estimates that are displayed in this packet. Fluctuations in the value of the assets that are the subject of any investment are to be expected. Additional risks exist due to a variety of factors, including, but not limited to, economic and market conditions, property operations, leverage, and environmental liabilities.

There is a potential for loss of part or ALL of the investment capital, and each investor should understand that all capital invested may be lost. Investors should only consider these investments if they have no need for liquidity and can bear the risk of losing their entire investment.

The investment shown herein may not be suitable for you. All prospective investors are highly encouraged to retain and consult with their own respective advisers and accountants.

This opportunity is only suitable, intended and available for accredited investors who are familiar with, and willing to, accept the risks associated with private investments. We do not make any recommendations regarding the appropriateness of particular opportunities for any Investor. Each investor must review and evaluate the investments in the investor's own discretion and determine the suitability of making the particular investment.

# STELLAR

DEVELOPMENT

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