

**WB Property Group LLC**

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3<sup>rd</sup> Generation Multifamily Developer, WB Property Group, is looking for family office Limited Partner to programmatically invest capital in market rate multifamily deals located in superb submarkets in Texas, Florida, Georgia, North Carolina.

The opportunity can be programmatic since WB has 6,000 to build and continues to increase its pipeline. All deals are market rate in tight supply markets with \$80k median income or more within 15 minutes of 100,000 people or more. All assets to be built are institutional in quality and size each community will range from 280 to 430 units per phase.

Equity Requirement per deal: \$8 to \$30mm

Financing: HUD 221-D4 (construction to perm fixed rate financing)

Strategy: Build, Stabilize Refinance and Build Cash Flow and Create Generational Wealth

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ABOUT WB PROPERTY GROUP

# About WB Property Group

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WB Property Group is an owner-developer and family office headquartered in New York City. With over 100 years of experience across all asset classes with a background in construction, WB has continued to evolve, having a primary focus on historic conversions and ground-up development of mixed use and multifamily nationwide, building to hold for the long term.

## Core Values

### *Integrity*

Through transparency and commitment to our core principles, we have built long lasting relationships. While there are always challenges in development, we honor our commitments and put our best foot forward.

### *Sense of Urgency*

Development takes a long time. We take pride in acting with a sense of urgency, holding our partners and ourselves accountable to deadlines to always push the process forward.

### *Perseverance*

Amidst a new challenge, we place ourselves in the shoes of our partners in order to understand their perspective and devise creative solutions.

### *Precise Execution*

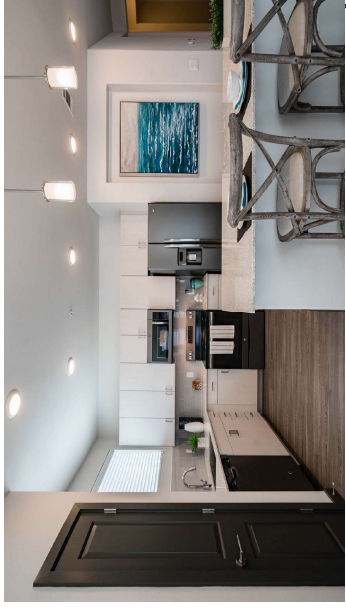
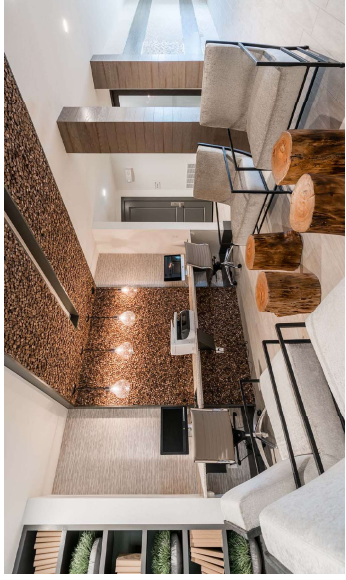
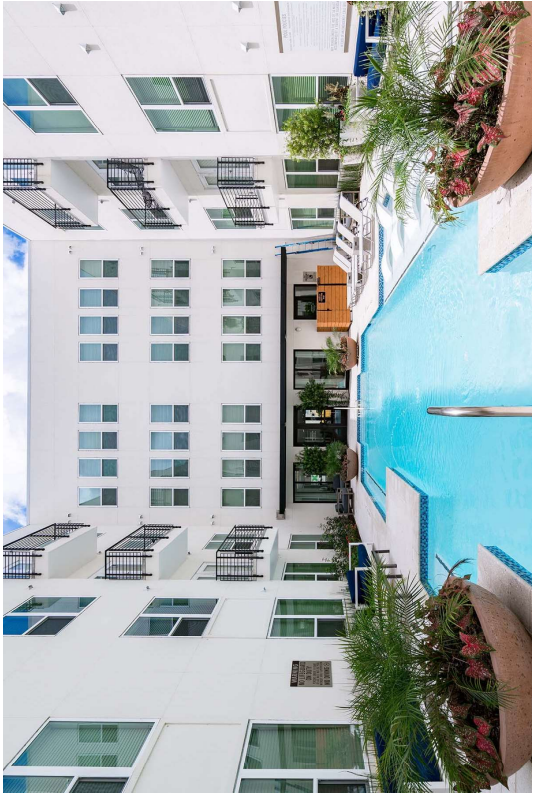
High quality work is at the core of our company identity. It's a privilege to be a steward of capital and to impact the built environment.

# WB Portfolio Highlight | Marina Riverbend

350 N Wesley Drive,  
League City, TX 77573

Marina Riverbend is a ground up development of 203 luxury multifamily units with water views of Clear Creek located in League City Texas. WB brought this project as unimproved land and executed the project independently using financing through the HUD 221(d)(4) program.

The Property boasts some of the best water views in the League City and Webster areas.





# WB Portfolio Highlight |

# Aventine Northshore

1971 Willow Loop Way  
Knoxville, TN, 37922

Aventine Northshore is a ground up development of 246 luxury multifamily units on the banks of the Tennessee River in Knoxville. WB brought this project as unimproved land and executed the project independently using financing through the HUD 221(d)(4) program.

Within 6 months of opening in January 2017, Aventine achieved 99% occupancy, and outperformed its comp set year after year. With its 10,000 sqft clubhouse, prime location next to popular shopping, and just a short drive from downtown, Aventine continues to be the top performing assets in its submarket.



**WB Companies LLC Pipeline  
495 Broadway 7<sup>th</sup> Floor  
New York, NY 10012**

**I. Lofts at Lakeland**

**Suburb** Lakeland Florida

**Address** 6486 Florida Ave S, Lakeland, FL – [MAP](#)

**Approved** 11.2 acres, 299 units, 4 story elevator surface parked

**Location** Great visibility off I-37 and also adjacent to a luxury single family community

**Median Income** \$89,774

**Status** 100% CDS

**Financing** anticipated via HUD 221d4

**II. Lofts At Grand Prairie**

**Suburb** Dallas TX

**Address** 931 N Day Mirar Rd, Grand Prairie, TX – [MAP](#)

**Approved** 13 acres, 348 units, 4 story elevator surface parked, entitled

**Location** Less than 0.7mi from Lloyd Park and Joe Pool Lake.

**Status** 90% construction documents

**Financing** anticipated via HUD 221d4

**III. Lofts at Riverbend**

**Suburb** Houston, TX

**Address** 400 N Wesley Drive, League City, TX - [MAP](#)

**Approved** 60 Acre PUD – 150 Key Hotel, 406 Apartments, 100,000 Sq. Ft. Office, 3 Acres retail, 52 Town Homes, Marina

**Location** Less than ½ mile from Baybrook Mall the 2<sup>nd</sup> largest mall in Houston, within a stones through of a new \$200mm great wolf lodge project and top golf.

**Status** 90% complete 282 units multifamily, 150 key hotel plans 80% complete

**Financing** anticipated via HUD 221d4 for multifamily for 282 units

**IV. Lofts at Round Rock**

**Suburb** Austin, TX

**Address** 599 S Mays, Round Rock, TX – [MAP](#)

**Approved** 11.25 acre assemblage, 410 units, 19 townhomes. Three story town homes with 1 five story wrap and a six story podium.

**Location:** Single largest assemblage within 0.3mi of Downtown Round Rock 4min drive to Dell Computers Headquarters and 22min to Downtown Austin.

**Median Income** \$80,000

**Status** Schematics are near complete

**Financing** anticipated via HUD 221d4

**V. Lofts at Cape Coral**

**Suburb** Fort Myers, FL

**Address** 600 Chiquita Blvd S, Cape Coral, FL - [MAP](#)

**Approved** 9 acres, 361 units, 4 story elevator surface parked, entitled

**Location** The site fronts a 28 acre lake (which can also be used for detention), and is off the main road Pine Island Road.

**Median Income** \$70,000

**Status** Schematics in progress

**Financing** anticipated via HUD 221d4