



**E3 DEVELOPMENT, LLC**  
Next Generation in CRE Investing

# INNOVATION

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“Success is the progressive realization of a worthy goal or ideal.”

Earl Nightingale



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# ABOUT E3

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## Our Company

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- 1 EXPERIENCE** – 29 years of Commercial General Contracting and real estate (i.e. office, multifamily, churches, restaurants, retail, warehouse, etc.)
- 2 EXCELLENCE** – Our goal is to develop and build to the highest quality while maximizing the profitability for our investors. Our investors succeed, we succeed.
- 3 EFFICIENT** – In order to provide continuing excellence we are always seeking process & project management improvements to create a better more valuable product.



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## OUR COMPANY

### Feature One

E3 Development, LLC is a real estate development and investment company.



### Feature Two

E3 specializes in new development and has broadbase of asset classes for diversity.



### Feature Three

Our commercial experience and team allow for a mix of opportunities. We see opportunities others don't.



### Feature Four

E3 offers a maximum return on investment while hedging risk through our business process through property management. Creating a lean and efficient method for maximizing cash flow and minimizing risk.

“If you stop dreaming, you will stop advancing.”

Louis Twelve



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# Three Steps to Risk Mitigation

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## First Step

- **Accountability** – We provide access to investments with our ProCure 360 portal and software allowing real time data from anywhere and anytime for each project 24/7/365.

## Second Step

- **Transparency** – With ProCure360 we offer transparency to each investment providing investors real-time data and metrics as part of our team.

## Third Step

- **Visibility** – ProCure360 is not only a portal to see the process of each investment but it is a project controls/management process for our internal use to maintain “on time/in budget” objectives.



## E3's Success Formula



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““ There are no secrets to success. It is the result of preparation, hard work, and learning from failure. ””

— Colin Powell

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# E3 OPPORTUNITIES

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## Multifamily Opportunity



### Boerne, TX

#### Garden Creek Apartments

69 Units  
3-Story  
2.16 Acres  
Total Project Cost: \$9,631,391  
Total Land Acquisition: \$325,000

#### Investment Status:

Senior Debt of \$7.1 M  
Junior Debt of \$1.8M  
Sponsor Equity: \$500k+

#### Return on Investment:

IRR: 16%  
Cash on Cash Return: 27%  
Bonus Depreciation Split: \$1,500,000 1<sup>st</sup> Year  
MARCS Cash Flow: \$15,000/Mo.



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## Tapatio Springs Resort, Boerne, TX

### Mixed Use Opportunity



#### **Attainable Housing Development**

750 Homes/ 500 Home-Mixed Use  
637 Acres  
Total Project Cost: \$150,860,800  
Total Land Acquisition: \$21,780,000

#### **Investment Status:**

Seeking Model Home Cost - \$2.5M  
\*This includes purchase of land and build out.

#### **Return on Investment:**

IRR: 12.2%  
Cash on Cash Return: 19.5%  
Bonus Depreciation Split:  
Unknown



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## ★ IH-10 Frontage, South Boerne, TX (ETJ)

### Mix Use Community Opportunity

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#### Honey Creek Ranch

Retail/Hotel, MF, Event Hall/Dancing/Music,  
Restaurants, Food Truck Court, Open Spaces,  
Hill Country Rustic Mix Architecture  
100 Acres

Total Project Cost: \$336,765,432

Total Land Acquisition: \$5,950,000

#### Investment Status:

Seeking Investment for land acquisition  
Opportunity to Wholesale Flip land,  
Partially Develop, or Fully Develop

#### Return on Investment:

\*Land Cost per SF: \$1.36/SF  
IH-10 Hwy Frontage Commercial Land  
\$18/SF

★ Wholesale Opportunity Land Flip  
Opportunity \$34,848,000 Profit Split



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## E3 Opportunities

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### Garden Creek Apartments

Construction Loan: \$9,631,000

Exit Strategies:

1. Cash out on Permanent Loan
2. 5 Yr. Cash out on Refi
3. Long-Term Hold



### Tapatio Springs Resort

Land Acquisition: \$21,778,000

Exit Strategies:

1. Cash out on Parcel developer/builder sell
2. Cash out on Development Raise
3. Cash out on Wholesale Land Flip
4. Long-Term Hold in development



### Honey Creek Ranch

Land Acquisition: \$5,950,000

Exit Strategies:

1. Cash out on Parcel developer sell
2. Cash out on Development Raise
3. Cash out on Wholesale Land Flip
4. Long-Term Hold in development

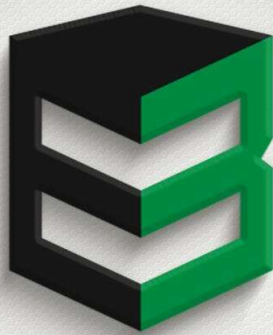
**TOTAL VALUE: \$37,359,391**



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## Join E3 in this New Standard for Development

### NEXT GENERATION OF CRE INVESTING!



**E3 DEVELOPMENT, LLC**  
Next Generation in CRE Investing



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