

Pioneer Realty Capital NEWSLETTER

DECEMBER EDITION

We admit, we have been a bit quiet, however, we can guarantee you we have been hard at work! Thank you for your fortitude as we pressed on through inconceivable challenges over the past few months. Our investors are a vital component to what we do, and we want ensure we keep you up to date with what's going on--challenges and successes.

Before the first of November, financial obligations required payment which otherwise could have resulted in contractor liens and hindering the progression of The Gates at Prairie View. We began contacting investors in May, and with your help, we were able to raise \$3MM to satisfy those obligations and even exceeded that with over \$9MM in commitments.



J.C. SHELLEY
Investor Relations Manager

The Gates At Prairie View

To increase the value of the property, we submitted a request for a road tie-in from Highway 290. Since July, we have also been working on platting or subdividing the property which will unlock additional value. TexDOT declined our initial request for the tie-in, but we are now positioned to resubmit the permit having fulfilled TexDOT's requests for additional information. Focusing on completing the platting, we are also confident we will be in compliance with the city's ordinances. We have a meeting scheduled with the city council on December 7th where we will present what we are looking to do.

Asset Living began operating as our property management company in August. We determined very quickly Asset Living had not properly documented and vetted tenants. Some of which who did not qualify, and subsequently were unable to pay rent. As a result, some tenants were evicted, and ultimately we terminated our agreement with Asset Living and began self-managing The Gates at Prairie View. While we experienced some

turnover, we were able to reach stabilization in November after transitioning to a new property management system. This allowed us to properly accept rent, and respond to maintenance requests timely. Additionally, we have brought in an experienced property management company and have already begun trending in the right direction.

We have made significant progress for the sale of Phases 1 and 2. We are entertaining multiple offers, each structured differently, and ranging from \$22-58MM. The most likely scenario will be the sale of Phase 1 & 2 (jointly) with Pioneer Realty Capital remaining on as the developer of record to complete the 2nd phase. Upon the sale of the assets, which we anticipate within the next 60-90 days, distributions will be made to investors respective to their classes (PV Mezz Fund, Class A, or Class C).





Kennedale Oaks

As we gear up for development in Kennedale Texas and in the southern sector of Dallas, investors will have the opportunity to join us! The project has been approved for the townhome development in Kennedale, and we are currently assembling the investment deck. Now, not to be biased, we are most thrilled about our upcoming development in the Dallas area. We have had some positive, successful meetings with local government, state officials, and the county commissioner over that jurisdiction. The consensus is everyone is extremely receptive and in support, but we are even more excited to afford our investors an opportunity to participate. We will share details for this development soon, too, so stay alert for the next PRC Newsletter!

About Pioneer Realty Capital

What We Do

At Pioneer Realty Capital, our team focuses on adding value to our communities and investors through thoroughly vetted commercial real estate development, financing, and investments.

Our Services

PRC financial professionals stay informed and updated on new financing, investment trends, and commercial finance products to help you maximize your success.

Our Mission

Our mission is to create life-changing investment opportunities for all accredited investors, and we work hard to make that happen. We are committed to upholding a higher standard of performance and customer satisfaction in every project and task we take on.