



# LEGACY LOFTS

at Prairie View A&M University

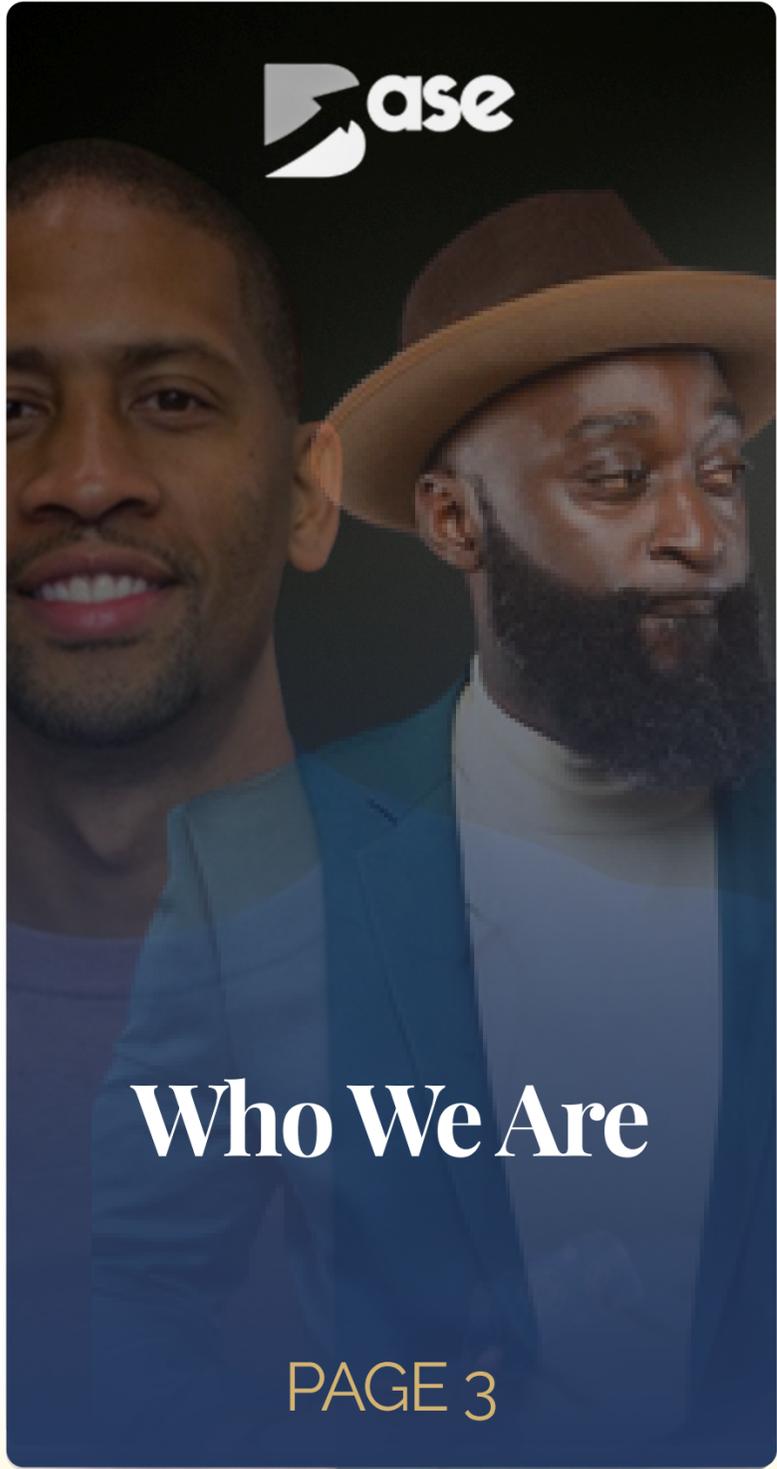
**770 Beds**

Student Housing Development



WHERE PURPOSE MEETS PROFITS

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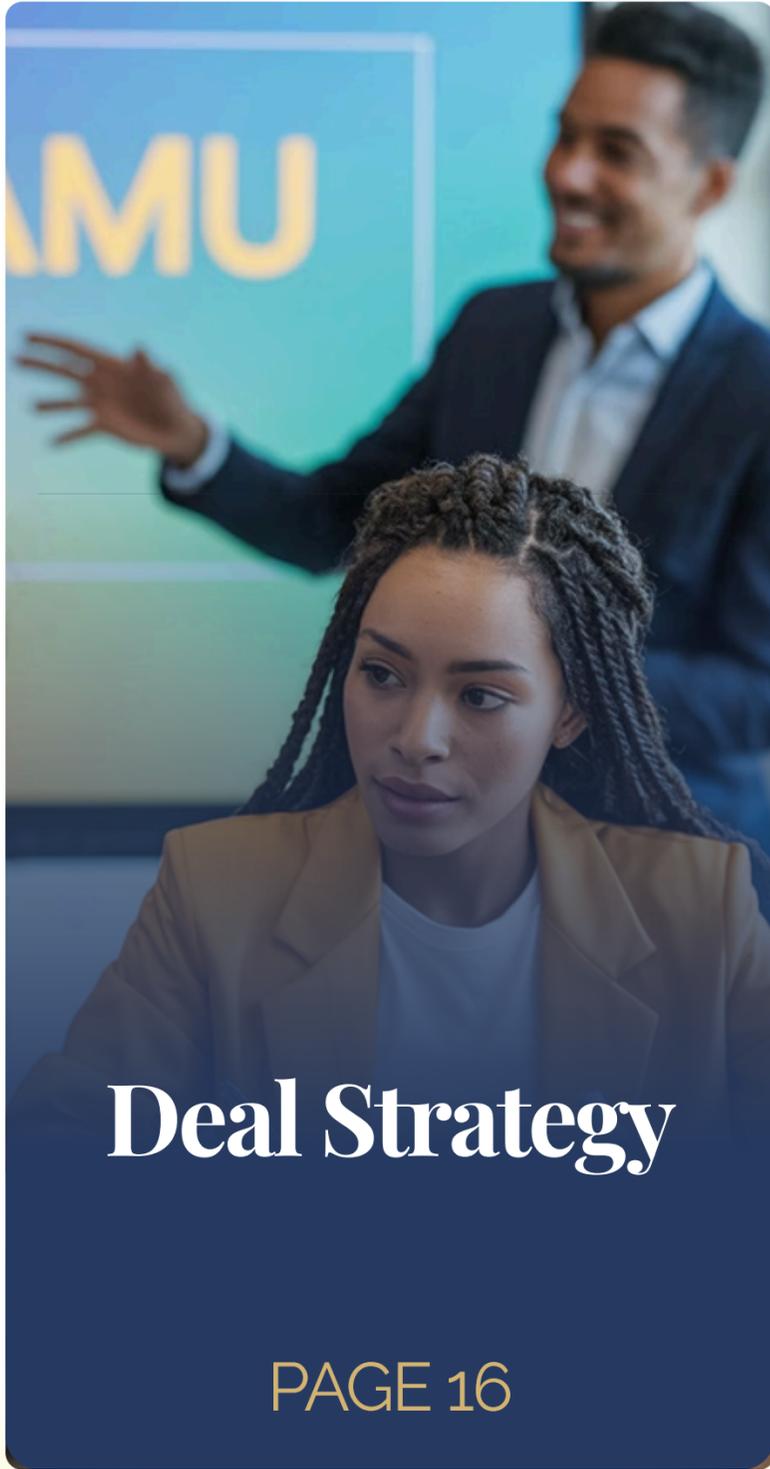
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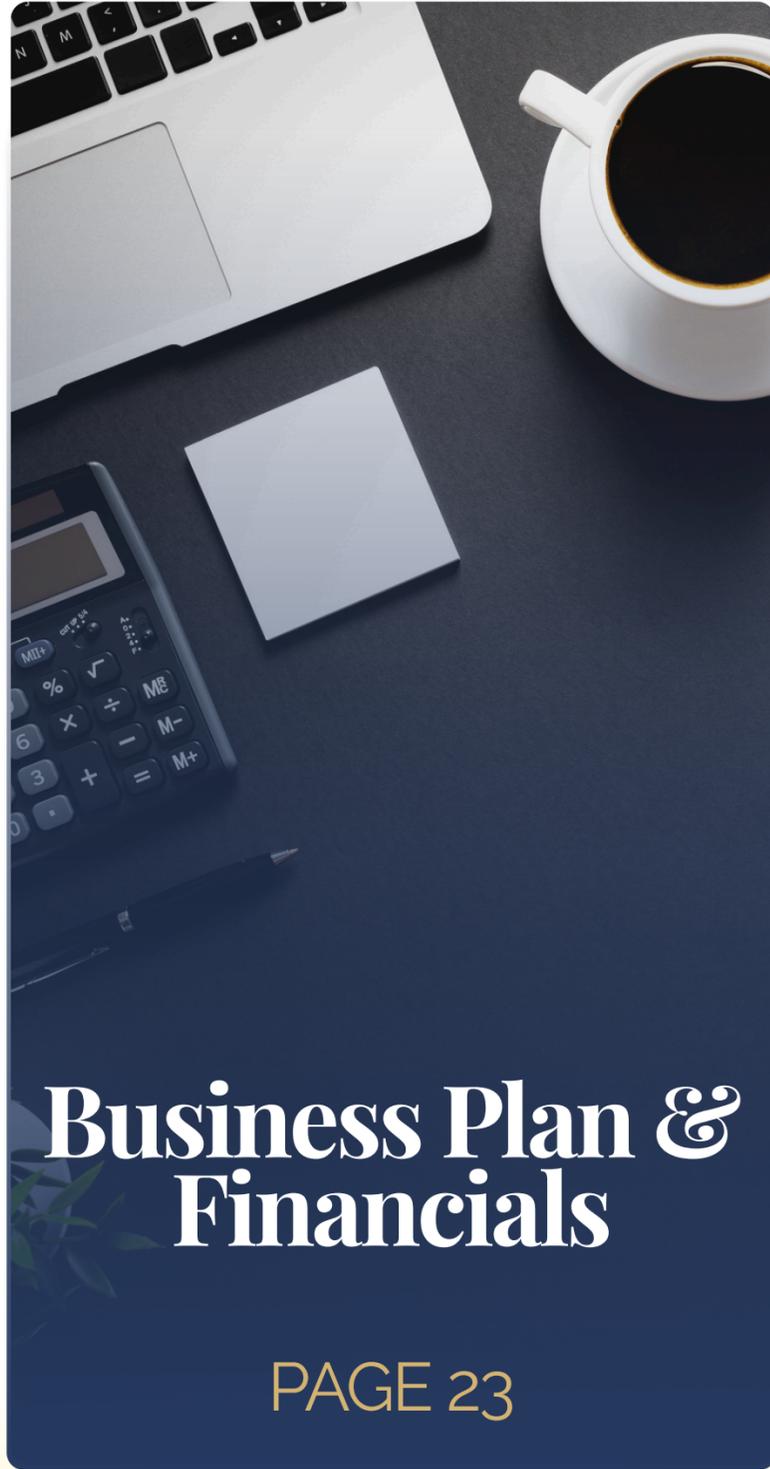
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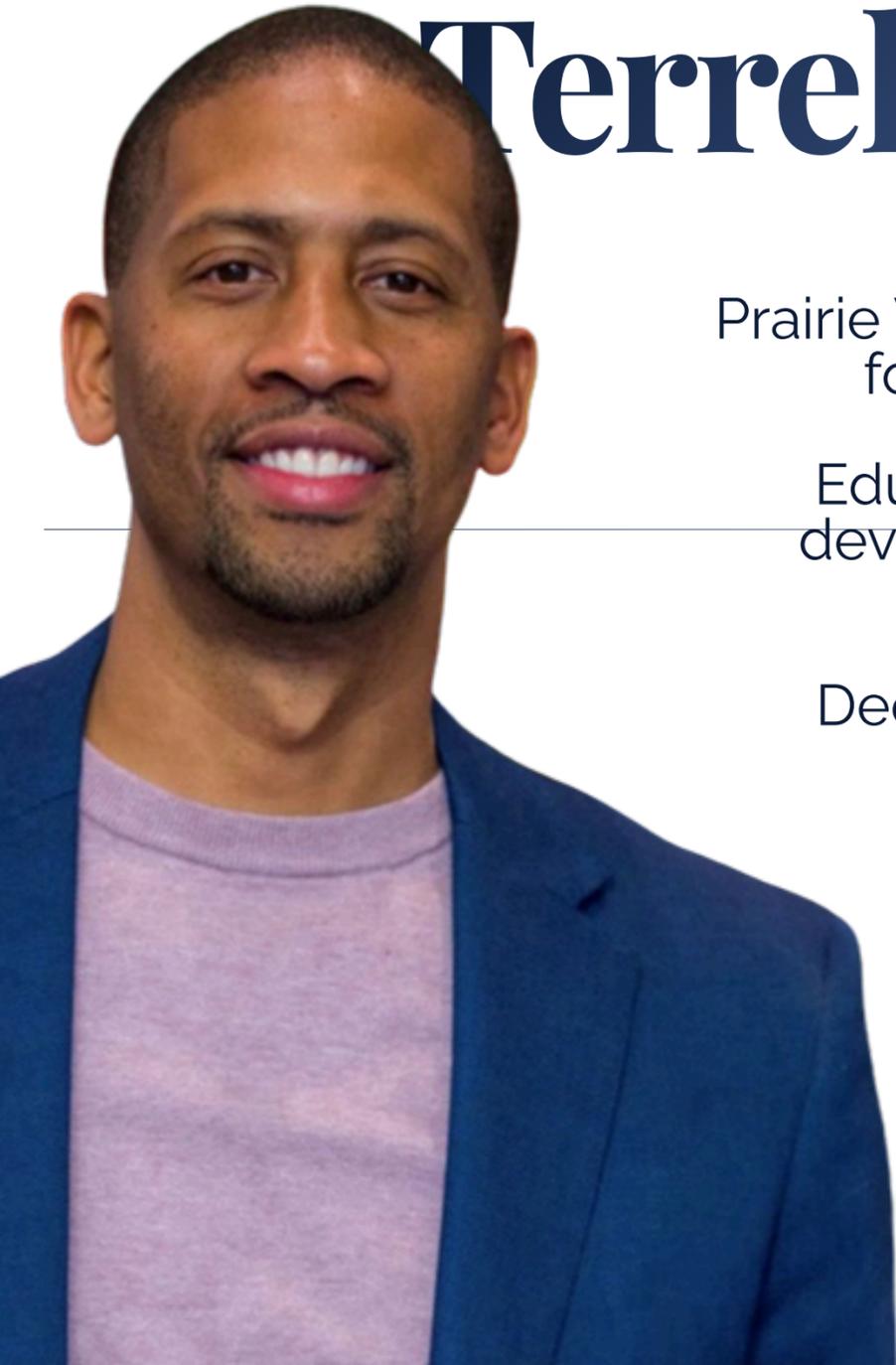


SECTION 1

# Who We Are

# WHO WE ARE

## Management



## Terrell Bilbo

Prairie View A&M alumnus & former **football player**

Educator and real estate developer with **20+ years experience**

Deep ties to Prairie View community

**“We’re building more than housing. We’re building opportunity.”**

## Adrian Sloan



Finance & blockchain **CFO** background

Passion for **financial education** and wealth-building

Experienced in high-level finance, tech, and coaching

**“We want our communities to be owners, not just tenants.”**

# WHO WE ARE

## Our Partners



### Lee Scott

**Element5**

Director of Sales, North America



### Jermayn Mack

**JMack Architects**

CEO



### Jason Fort

**Asset Living**

Executive Vice President

# WHO WE ARE

**We're merging expertise in  
Finance, Real Estate & Education  
to bring outsized value to the  
project and the community of  
investors.**





SECTION 2

# The Project

# UNHEALTHY



**9,893  
Students.  
Only 4,808  
beds.**

## **IMBALANCED SUPPLY & DEMAND**

9,893 students enrolled (2024) with only 4,808 campus beds - most fully occupied each year.

## **MANY HOUSING UNITS NEED REPAIR**

46% of units require repair. Plus, concrete and steel construction contribute heavily to carbon emissions and waste.

## **HOUSING IS EXPENSIVE**

High rent and rising living costs add financial stress, which affects student performance.

## **LIMITED FUNDING FOR HBCU'S**

Historic underfunding has restricted many HBCUs from improving student housing capacity.

# OUR SOLUTION



## 770 New Student Beds. And counting.

### DEDICATED MULTI-YEAR STUDENT RESIDENCES

We'll give students stable, affordable housing throughout their degree, improving retention and enrollment.

### AFFORDABLE RENT STRUCTURE

Aligned with financial literacy support programs from BASE, helping students manage and build financial confidence.

### SUSTAINABLE MATERIALS, LOW CARBON FOOTPRINT

In partnership with Element 5, we'll use sustainable materials & shorten build times, lower costs, and raise quality.

### COMMUNITY INVESTMENT FOR THE WIN

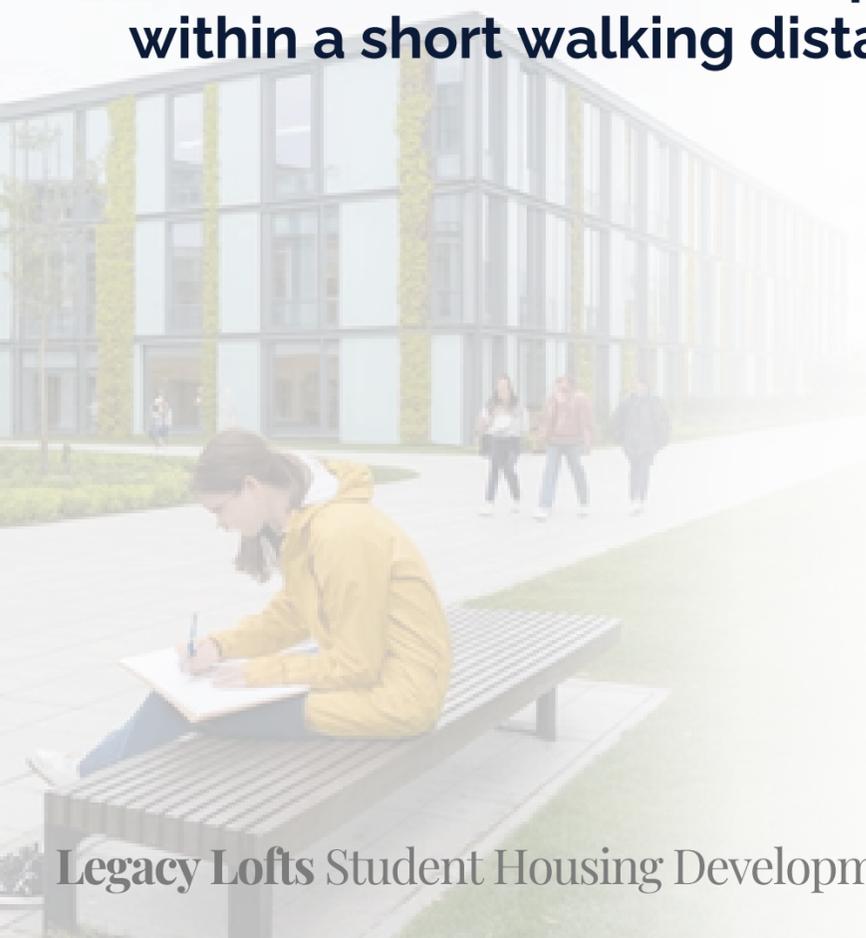
Using community investment & institutional support to deliver high-quality housing without burdening the university.

# ABOUT THE PROJECT



## The Site.

Located on Flukinger Road in Hempstead, Texas, adjacent to Prairie View A&M University, the Legacy Lofts site offers convenient access to campus within a short walking distance.



# ABOUT THE PROJECT

## Layout & Design.

**770**  
BEDS

**445**  
APARTMENT  
UNITS

**325**  
TWO BEDROOM  
APARTMENTS

**120**  
ONE BEDROOM  
APARTMENTS

**JMACK**  
ARCHITECTS  
DESIGNER

This project serves as BASE LLC's **flagship model**.  
A replicable blueprint for future HBCU student housing initiatives.

# ABOUT THE PROJECT

## Sustainability & Wellness



Through **Element5's** prefabricated mass timber and a partnership with **Delos**, the project will pursue WELL Building Standard principles, integrating natural materials, optimized lighting, improved air quality, and sound insulation.

**This creates a healthier, low-carbon environment designed to enhance academic focus and well-being.**

# ABOUT THE PROJECT

## Asset Management



**As the #1 ranked third-party student housing manager in the U.S., Asset Living brings over 39 years of experience managing more than 114,000 student beds across 200+ universities.**

**Asset Living offers the institutional reliability, innovation, and community focus needed to make Legacy Lofts a thriving, sustainable success**

# ABOUT THE PROJECT

## Humanitarian & Philanthropic Impact

At BASE, our passion is financial education.  
Within the Student-Housing facilities we build, we'll offer ;



Financial literacy & wealth-building workshops for students.



Internships & mentorship programs with BASE and partner companies.



Business incubator spaces for student-led enterprises.

Exposure to investment & ownership pathways, helping students envision futures beyond renting.

WIN – WIN – WIN

# LEGACY LOFTS for the Win-Win-Win

## For the **STUDENTS**

Affordable, safe, high-quality housing, close to campus with modern amenities, plus built-in financial literacy and wellness programs.

## For the **UNIVERSITY**

Expanded housing capacity without spending a penny. Enhanced student experience improves recruitment and retention.

## For the **INVESTORS**

Strong financial returns from a stable asset with clear upside from increased student demand.

WIN - WIN - WIN

**BASE believes in building more than housing. We build legacy and opportunity.**





PVAMU

SECTION 3

# Deal Strategy

# DEAL STRATEGY

## University Partnership Model



We're **building an alliance** with Prairie View University. They recognize the direct benefit that building student housing has on both the school and the students.

# DEAL STRATEGY

## Community Equity Structure

$$300 \times \$100K = \$30M.$$

We're looking **to the community** to be our investors. This enables local participation and investment and serves as a replicable model for HBCUs nationwide.

# DEAL STRATEGY

## Investor ROI

**8%**

ANNUAL  
PREFERRED RATE

**25-30%**

PROJECTED  
ROI

With a Long-Term hold strategy, Legacy Lofts delivers **stable, predictable income** underpinned by a reliable high-occupancy model. Investors participate in both cash flow and long-term appreciation.

# DEAL STRATEGY

## Speed-to-Market Construction

**Prefabricated CLT panels reduce build time by 30–40%, as well as reducing financing costs and delivery risks.**

# DEAL STRATEGY

## Diversified Revenues



**Student housing, plus commercial amenities (food vendors, hair & beauty, health vending) create **\$650K+ Year 1** in additional income.**

# IDEAL STRATEGY

## Sustainability & Design

**Purpose-built, wellness-focused housing that promotes comfort, health, and academic success.**



# DEAL STRATEGY

## Scalable HBCU Blueprint

**A tested model that can be replicated across other campuses for the 290,000 students in HBCUs nationally.**



SECTION 4

# Business Plan & Financials

# FINANCIALS

## Financial Highlights

**95%**  
STABILIZED  
OCCUPANCY

**\$30M**  
CAPITAL  
REQUIREMENT

**\$850**  
AVG MONTHLY  
RENT PER BED

**770**  
BEDS

**60**  
MONTH  
DEBT FACILITY

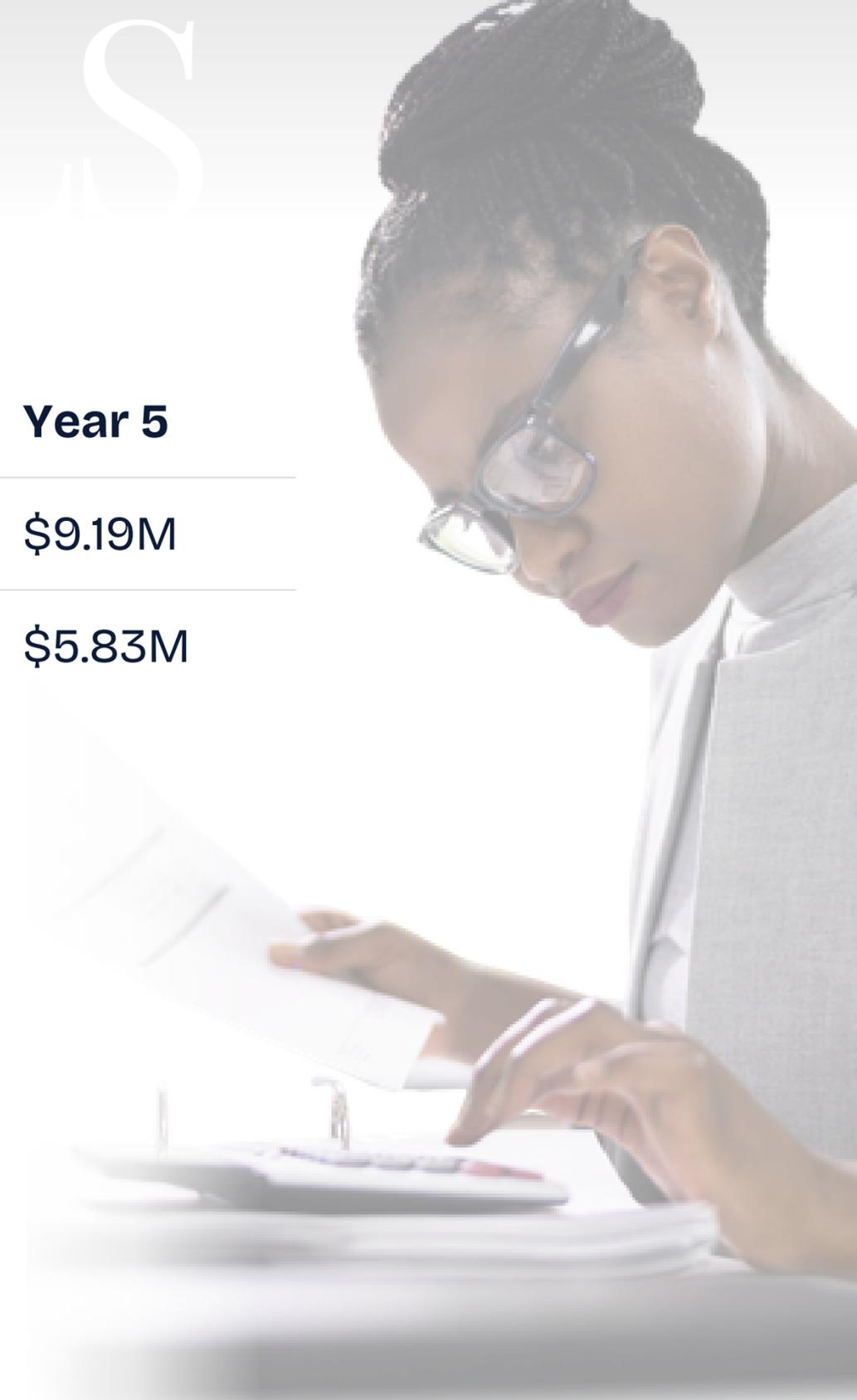
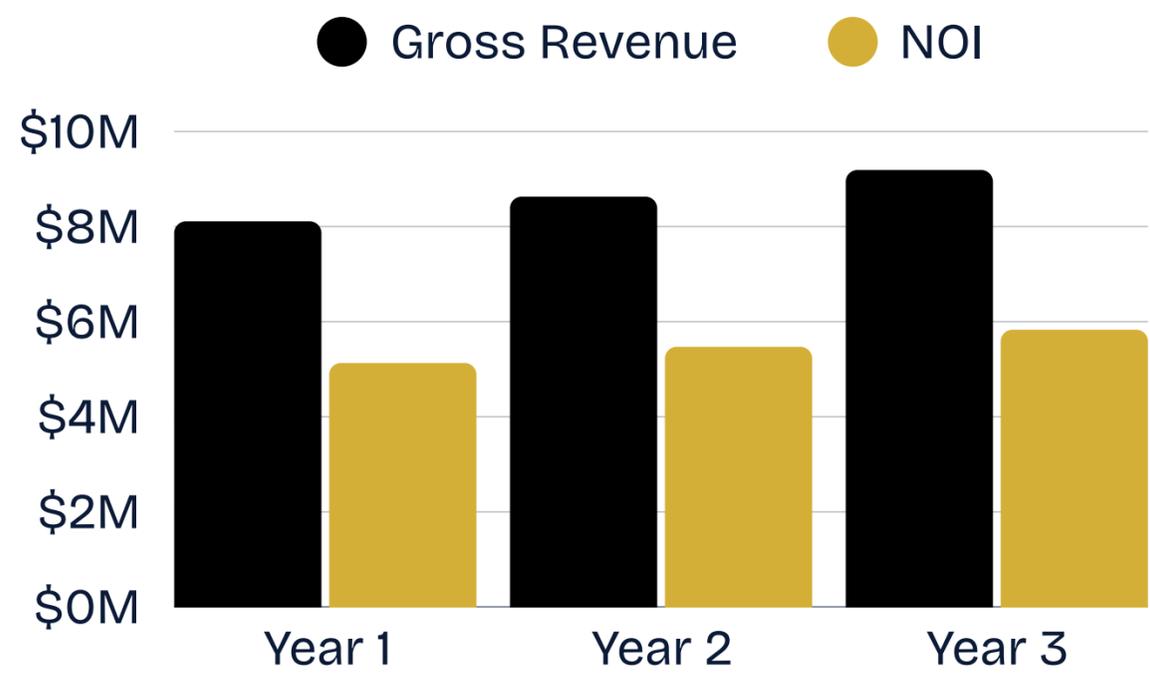
**120-180**  
DAYS TIL CLOSING



# FINANCIALS

## Financial Forecast

Year	Year 1	Year 3	Year 5
Gross Revenue	\$8.11M	\$8.63M	\$9.19M
Net Operating Income	\$5.13M	\$5.47M	\$5.83M



# FINANCIALS

## Deal Timeline

2026



### Complete Construction

2026



### Lease Up

PROJECTED STABILIZED  
OCCUPANCY: 90%

2027-2030 +



### Stabilization

USING PROCEEDS TO  
PROVIDE RETURNS TO  
EARLY INVESTORS

2030 +



### Ongoing Stewardship

RETAIN LONG-TERM  
EQUITY & RECURRING  
INCOME.

# BUILD A LEGACY

**We're building futures,  
opportunities, and **legacies** that  
will last for generations.**



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# BUILD A LEGACY



**JOIN US!**  
**Invest in Legacy Lofts.**

**Empower students.**  
**Strengthen communities.**  
**Own a piece of the future.**

