ARCADORA CAPITAL

INVESTOR PRESENTATION

SERIES LLC

Granbury Container Unit LLC

Own the 2 HOME9 container duplexes, not the land, placed on a utility-ready lot across from the Brazos River in North Texas.



ARCADORA CAPITAL
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CONFIDENTIAL

THE OPPORTUNITY

Own the 2 HOME9 container duplexes, not the land, placed on a utility-ready lot across from the Brazos River in North Texas.

Objective: Buy two HOME9 container duplexes, place them on a leased, utility-ready lot across from the Brazos River, and pool the rent from every unit into one LLC, distributed by contribution.

A container-only Series LLC: investors contribute $50,000 per HOME9 container duplex, 2 containers (4 studios) placed on a leased lot ($750 a month per container, utilities included) across from the Brazos River, renting at $850 per studio, all bills paid ($1,700 per container). Up to 70% of each contribution is depreciable in year one, the rest over five years. After lot rent, rent is split 70/30 with the manager and pooled net income is distributed pro rata, a projected 16.0% cash yield on $100K.

Key *terms*

CASH YIELD 16.0%	STRUCTURE Series LLC
PER CONTAINER $50,000	YEAR-1 DEPRECIATION Up to 70%
LOT RENT, UTILITIES INCL. $750 / mo	MANAGEMENT 70 / 30 split
UNITS 2 duplexes · 4 studios	TARGET RAISE $100K
MINIMUM INVESTMENT $50K	PRO FORMA NET TO INVESTORS $15,960
RENT PER CONTAINER $1,700 / mo	HOLD PERIOD 2–5 years
DISTRIBUTIONS Quarterly	STRUCTURE Series LLC

ON THE GROUND

Property *photos*



Shaded gravel drive into the lot



Graded gravel pad, ready for a unit



Pad and driveway, fenced on the side



Full lot with mature trees



HOME9 container duplex, finished exterior



Container duplex on its delivery wheels



Finished containers staged for delivery



End view with wall A/C unit

THE PLAN

The units you *own*



HOME9 container homes — overview — video on the opportunity page

HOME9 manufactures container duplexes in-house in Fort Worth, Texas. Each shipping container splits into two fully private 160 sq ft studio apartments, delivered finished.

Benefits

- Low cost of manufacture
- Lowest cost per unit
- Build to install in days, not months
- Mobile
- Durable against weather
- Low cost of maintenance
- Low cost of replacement

Specifications

- **Footprint:** 320 sq ft total (2 × 160)
- **Units per container:** 2 private studios
- **Bathroom:** full private bath in each studio
- **Kitchen:** kitchenette with stovetop in each studio
- **Climate control:** window A/C, heat and dehumidify
- **Hookups:** 200-amp and 50-amp electrical, water hose, RV sewer
- **Inventory:** 50 units in inventory, ready to deliver

INVESTMENT MEMO

The *details*

01

Structure and site

This is a container-only offering held in a **Series LLC**. Investors **buy the HOME9 container duplexes, not the land**. Both units are placed on one lot we own: a utility-ready lot of roughly 6,000 sq ft in North Texas, southwest of Fort Worth, directly across the street from the Brazos River. The LLC leases the spots from the lot owner.

- **The LLC owns the units.** Two HOME9 container duplexes, each a single container finished as **two studio apartments**, go on the lot: **4 long-term rental studios**.
- **The LLC leases the sites.** It pays **$750 per container per month, utilities included**. The lot owner is not responsible for maintenance of the units; maintenance is the LLC's responsibility.
- **The land stays with the owner.** Investors do not own the lot or its improvements.
- **Ready site.** Water, septic and electric installed, a graded gravel pad, driveway and culvert in place, fenced on the sides with mature shade trees, and no deed restrictions.
- **$50,000 per container.** One container is the minimum investment; both containers is a $100,000 raise.

02

Pro forma projections

Rent is projected at **$850 per studio per month, all bills paid** ($1,700 per container). Lot rent is paid first; what remains is split **70% to the LLC and 30% to the manager**, who handles leasing, tenants, rent collection and upkeep. Rent from all 4 studios is pooled, and the LLC's 70% is **distributed quarterly, pro rata to each investor's contribution**.

Per container

LINE	MONTHLY	ANNUAL
Gross rent — 2 studios at $850	$1,700	$20,400
Lot rent, utilities included	($750)	($9,000)
Rent after lot rent	**$950**	**$11,400**
Manager share (30%)	($285)	($3,420)
Net income to investor (70%)	**$665**	**$7,980**
Cash yield on $50,000		**16.0%**

Both containers

LINE	MONTHLY	ANNUAL
Gross rent — 4 studios at $850	$3,400	$40,800
Lot rent — 2 spots at $750, utilities included	($1,500)	($18,000)
Rent after lot rent	**$1,900**	**$22,800**
Manager share (30%)	($570)	($6,840)
Net income to investors (70%)	**$1,330**	**$15,960**
Cash yield on $100,000		**16.0%**

03

Depreciation

The containers are depreciable personal property owned by the LLC. **Up to 70% of each $50,000 contribution can be depreciated in the first year**, and the remaining 30% over the following five years: **$35,000 in year 1, then $3,000 a year in years 2–6**. Depreciation passes through to investors pro rata; how much an investor can use depends on their own tax situation, so investors should confirm with their tax adviser.

04

Terms

TERM	DETAIL
Structure	Series LLC
Assets	2 HOME9 container duplexes (4 studios) — units only, no land
Site	Utility-ready lot across from the Brazos River, North Texas
Lot lease	$750 per container per month, utilities included, paid by the LLC
Maintenance	The LLC's responsibility; the lot owner is not responsible for maintenance
Management	70/30 split of rental income after lot rent (70% LLC / 30% manager)
Distributions	Quarterly, pro rata to contribution amount
Contribution	$50,000 per container; one-container minimum
Depreciation	Up to 70% in year 1, remaining 30% over five years
Hold period	2–5 years
Target raise	$100,000 (2 containers)

NEXT STEPS

How to *invest*

01

Create your investor account

Sign in or register on the investor portal.

02

Subscribe and sign

Choose your amount (minimum $50K), then review and sign the subscription agreement electronically. Additional documents may be required later.

03

Fund by bank wire

Wire instructions are provided once your agreement is signed. Track your position in your portfolio.

Open this opportunity →

arcadora.com/opportunity?slug=granbury-container-unit-llc

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