

COMPANY PORTFOLIO

DECEMBER 2020

JMJ DEVELOPMENT



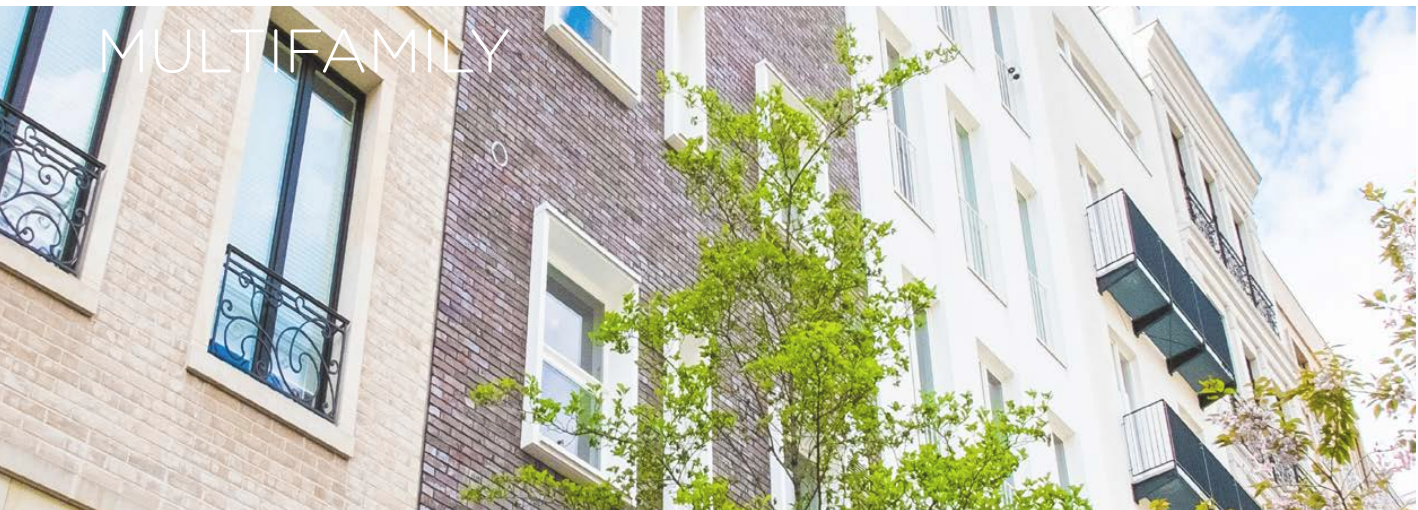


DIVISIONS

HOSPITALITY



MULTIFAMILY



LAND/RESIDENTIAL



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TIM BARTON FOUNDER & CEO



As founder and CEO of JMJ Development, Mr. Barton leads JMJ in establishing a global presence as a premier real estate development company. He is responsible for the strategic planning and growth of the company and maintains oversight over all aspects of JMJ.

Prior to founding JMJ Development in 1990, Mr. Barton's distinguished career began with his family's real estate business in Connecticut. Mr. Barton's entrepreneurial ambition has spent the last 28 years supplying master-planned developments and driving market-leading financial returns for JMJ and its investment partners.

Today, JMJ is a diversified, full service real estate firm that is active in the development of hotel, residential and multifamily properties. The Company has developed nearly \$2 billion in assets and is one of the most respected privately held development companies in the United States.



COMPANY OVERVIEW



\$2.5B

In Developed Assets

\$1.6B

Projects
in Pipeline

\$498M

Projects
in Development

JMJ Development, founded in Dallas, Texas in 1990, has a track record for developing premium multifamily, hospitality and residential properties.

Today, the current JMJ team of professionals represent more than a century of experience working in a broad sector of real estate markets both domestically and globally.

The Company's mission is to deliver on its promise of being an industry innovator focused on providing the highest quality in real estate development.

U.S. DEVELOPMENT EXPERIENCE

Fairways of Cedar Creek San Antonio, Texas

80 Townhomes 500 Multifamily

The Ascent Residence Avon, Colorado

Luxury Condominiums, 132,000 SF

Overlook at Allensville, Phase II, Sevierville, Tennessee

Multifamily, 144 units

Biltmore Ridges Nashville, Tennessee

Mixed Use, 2,000 acres

Parc at Windmill Farms Forney, Texas

Multifamily, 273 units

Bellwether Ridge Apartments Desoto, Texas

Multifamily, 150 units

Frisco Bridges Frisco, Texas

Mixed Use, 751 acres

West World Development Palm Springs, California

Mixed Use, 460 acres

CORPORATE VISION

JMJ delivers on its promise to build upscale projects with services that satisfy the needs of its communities with an outstanding dedication to detail. With that in mind, the company's projects and personnel have been recognized repeatedly by the industry's professional organizations and business press worldwide.

Over the past 28 years, the principals have developed over 12 million square feet of real estate projects, with a particular emphasis on the major metropolitan submarkets within the region.

JMJ believes firmly in the aggressive pursuit of its investment needs. The company works continually to interpret and act upon economic forces in the marketplace.



EXPERTISE

JMJ Development is engaged in commercial enterprises throughout the United States and Worldwide. Although the projects are broad in scope, the common thread among all The Company's projects is a commitment to excellence that is world-class.

This includes both the architectural elegance of each development as well as the manner in which business is conducted.

Nothing but the highest level of architecture, craftsmanship and business acumen will suffice if the JMJ name is associated with the project.

CAPITAL MARKETS

JMJ Development has strong strategic capital partners including high-net-worth family offices and institutional equity capital investors. In addition to strong investor partnerships, long-term relationships with lending institutions throughout the country ensures JMJ receives cost-effective capital at all times.

JMJ has delivered high returns for private individual investors for over 28 years. The company works persistently to interpret and act upon economic forces in the marketplace, providing a wide range of investment opportunities throughout the U.S. At JMJ, the leadership is committed to delivering market-leading financial returns for its capital partners.

INTERNATIONAL DEVELOPMENT EXPERIENCE

Rosewood Mayakoba Riviera Maya, Mexico

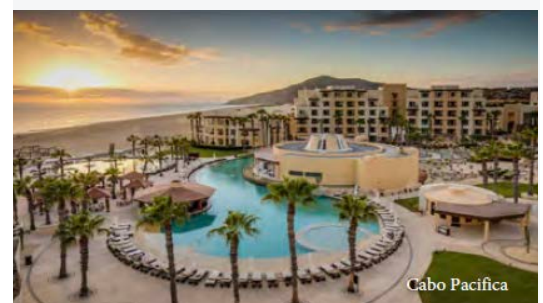
2 Villas and 128 Hotel Rooms

Cabo Pacifica Cabo, Mexico

1,200- acre Resort Destination

Las Ventanas Al Paraiso Cabo, Mexico:

71 unit Luxury Hotel; 12-acre Resort





JMJ HOSPITALITY



JMJ Hospitality is developing ultra-luxury hotels, destination resorts and exclusive branded residences. JMJ is known for its consistent iconic hospitality projects. Each enterprise demonstrates unique architectural creativity.

The Company thrives in a highly competitive industry because of its unique insight. JMJ has received the Five-Star Diamond Award by the American Academy of Hospitality Sciences. This distinct honor is recognized world-wide as a hallmark of excellence in the global travel and luxury services sector.



LOCATION: DALLAS, TX • TOTAL DEVELOPMENT COST: \$325M • TOTAL EQUITY INVESTMENT: \$115M

2999 TURTLE CREEK

PROJECT OVERVIEW

- 2.4 acres
- 23 story hotel and condo high-rise
- 5-star luxury hotel
- 177 luxury hotel rooms
- 95 luxury branded residences





LOCATION: DALLAS, TX • TOTAL DEVELOPMENT COST: \$115M • TOTAL EQUITY INVESTMENT: \$40M

148 PITTSBURGH

PROJECT OVERVIEW

- Located in the Design District
- 4-star luxury hotel
- 250 hotel rooms
- 80 luxury branded residences
- 180 residential apartments





LOCATION: FRISCO, TX • TOTAL DEVELOPMENT COST: \$105M • TOTAL EQUITY INVESTMENT: \$36M

FRISCO HOTEL

PROJECT OVERVIEW

- 231 hotel rooms
- 80 luxury branded residences
- Signature Restaurant
(15,000 sq. ft.)





JMJ MULTIFAMILY



4

States

2,708

Units Under
Construction

16

HUD
Partnered Projects

\$110M

In Investment
Opportunities

JMJ is a developer of multifamily projects throughout the nation. Today, the Company is developing multifamily properties in Texas, Alabama, Florida and Tennessee. Population growth in urban areas persists and demand for multifamily housing remains strong.

Well-capitalized and privately-held, JMJ is prepared to move rapidly as it pursues a streamlined and disciplined approach to the development of market-leading multifamily communities in dynamic markets.



LOCATION: SAN ANTONIO, TX • TOTAL DEVELOPMENT COST: \$89.2M

TOTAL EQUITY INVESTMENT: \$29.3M

VILLITA TOWERS

PROJECT OVERVIEW

- 24 story tower
314,000 square feet
- 5.5 story parking garage
- 226 luxury units
- Amenities include: clubhouse, rooftop pool and workout room
- High traffic access bracketed by major east-west thoroughfares
- Access to San Antonio's famous Riverwalk. 85 shops, restaurants, and bars located within 10 minutes





LOCATION: WINTER HAVEN, FL • TOTAL DEVELOPMENT COST: \$41.5M

TOTAL EQUITY INVESTMENT: \$12M

WESTWOOD AT WINTER HAVEN

PROJECT OVERVIEW

- 21.68 acres
- 280 units
 - 15 two-story buildings
 - Two (2) - three-story buildings
- 120 one-bedroom/ one-bath units providing 690 to 820 sq. ft.
- 148 two-bedroom/ two-bath units providing from 1,100 to 1,175 sq. ft.
- 12 - three-bedroom/ two-bath units providing 1,250 sq. ft.
- State of the art clubhouse
- Pool with pool cabana
- Walking trails
- Dog park



LOCATION: WILLOW PARK, TX • TOTAL DEVELOPMENT COST: \$25.3M

TOTAL EQUITY INVESTMENT: \$5.5M

WILLOW PARK SENIOR VILLAGE

PROJECT OVERVIEW

- 4.25 acres
- 62+ senior living
- 144-unit independent and active senior living
- Social concierge service
- Dark sky lighting/outdoor
- Controlled access gate
- Dishwasher
- Washer/Dryer
- Microwave
- Patio/Balcony
- Exterior Storage
- Ceiling Fans
- Refrigerator w/icemaker
- Spacious Closets
- Library
- Fitness Center



LOCATION: KILLEEN, TX • TOTAL DEVELOPMENT COST: \$31.5M

TOTAL EQUITY INVESTMENT: \$6.2M

KILLEEN APARTMENTS

PROJECT OVERVIEW

- 16.11 acres
- 9 buildings, 216 units
- 114 One bedroom, one bath units providing 745-795 square feet
- 96 Two bedroom, two bath units providing 960-1,075 square feet
- 6 Three bedroom, two bath units averaging 1,185 square feet
- Clubhouse
- Business Center
- Swimming Pool
- Jogging/ Fitness/ Nature Trail
- Wi-Fi/ Common Area
- Dog Park



LOCATION: FORT WORTH, TX • TOTAL DEVELOPMENT COST: \$41M

TOTAL EQUITY INVESTMENT: \$7.5M

MARINE CREEK PHASE ONE

PROJECT OVERVIEW

- 13.4 acres
- 225 units
- Garden style apartments
- Peninsula site: waterfront on three sides of the development with immediate access to 4,200 linear feet of shoreline
- Outstanding location near major highways, employment and retail centers
- 8 miles from downtown Fort Worth, Texas
26 miles from Dallas-Fort Worth International Airport





LOCATION: DALLAS, TX • TOTAL DEVELOPMENT COST: \$36.3M

TOTAL EQUITY INVESTMENT: \$8.5M

CORNERSTONE PHASE ONE

PROJECT OVERVIEW

- Phase 1: 188,145 square feet
- 184 units
- One, two, three bedroom units
- Amenities include: pool and front lobby
- Convenient access to downtown Dallas.





LOCATION: DALLAS, TX • TOTAL DEVELOPMENT COST: \$38.5M

TOTAL EQUITY INVESTMENT: \$9.8M

VILLAGES OF PARKDALE

PROJECT OVERVIEW

- 205,500 square feet
- 4 level multifamily
- 205 units
- Mixed-use development
(will include retail and residential developments in different phases)
- Amenities include: clubhouse, swimming pool, and park





LAND DEVELOPMENT



16

Total Land Deals

\$70M

In Development

\$300M

In the Pipeline

JMJ Development is a leader in land development, with experience in acquiring prime land and developing high quality, master-planned residential communities. Partnered with the homebuilding company Carnegie Homes, the companies are focused on building exceptional residential communities and homes.

Within JMJ Development, knowing and respecting the market is priority. Our philosophy is built on providing the highest possible quality project for each specific target market.



LOCATION: VENUS, TX • TOTAL DEVELOPMENT COST: \$38.5M

TOTAL EQUITY INVESTMENT: \$9.8M

BERKOWITZ

PROJECT OVERVIEW

- Residential Community
- 199 acres
- 134 lots
- City of Venus is a small secure town within 30 minutes of Fort Worth and Dallas, two of Texas' largest cities.
- The vibrant community offers an excellent quality of life with its highly ranked schools and community atmosphere.





LOCATION: VENUS, TX • TOTAL DEVELOPMENT COST: \$12.1M

TOTAL EQUITY INVESTMENT: \$3M

GRIFFIN

PROJECT OVERVIEW

- Residential Community
- 150 acres
- 480 lots
- Located within an easy 30 minute commute to Dallas and Fort Worth, two major cities with large employer bases, sporting venues, shopping, and dining.





LOCATION: ALEDO, TX • TOTAL DEVELOPMENT COST: \$5M

TOTAL EQUITY INVESTMENT: \$1.3M

ROGERS JMR

PROJECT OVERVIEW

- Residential Community
- 100 acres
- 42 Lots
- 2- acre size lots
- 15 minute commute to Fort Worth, Texas





LOCATION: ALEDO, TX • TOTAL DEVELOPMENT COST: \$13.5M
TOTAL EQUITY INVESTMENT: \$3.2M

ROGERS MCERS

PROJECT OVERVIEW

- Residential Community
- 100 acres
- 300 lots
- 15 minute commute to Fort Worth, a city filled with major employers, hospitals, restaurants, shopping, and sporting venues.





LOCATION: WEATHERFORD, TX • TOTAL DEVELOPMENT COST: \$27.3M

TOTAL EQUITY INVESTMENT: \$5.8M

LYONS RANCH PHASE I

PROJECT OVERVIEW

- Residential Community
- 160 acres
- 650 lots
- Frontage on FM 3325 and Farmer Road
- 30 minute commute to Fort Worth, Texas





LOCATION: WEATHERFORD, TX • TOTAL DEVELOPMENT COST: \$28.5M

TOTAL EQUITY INVESTMENT: \$5.5M

LYONS RANCH PHASE II

PROJECT OVERVIEW

- Residential Community
- 172 acres
- 675 lots
- Located in the Aledo Independent School District, a top ten school district in the state of Texas.





LOCATION: ALEDO, TX • TOTAL DEVELOPMENT COST: \$40M

TOTAL EQUITY INVESTMENT: \$15M

BEAR CREEK RANCH

PROJECT OVERVIEW

- Residential Community
- 2,065 acres
- Phase I 118 acres.
- 15 minutes from Fort Worth, sections of land showcase direct views of the Fort Worth skyline.





DEVELOPMENT

“CREATING VALUE
THROUGH AMAZING
PARTNERSHIPS.”

TIM BARTON, CEO





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