BRIDGEVIEW
REAL ESTATE

RENDERING OF BV DEVELOPMENT

THE BRIDGEVIEW ADVANTAGE

REAL ESTATE INVESTMENT → REAL ESTATE DEVELOPMENT → REAL ESTATE MANAGEMENT

BRIDGEVIEW

WHO WE ARE

BRIDGEVIEW REAL ESTATE is a real estate development and investment firm, actively pursuing institutional, real property acquisitions and ground-up construction, that present well defined valuation floors, high probabilities of maintaining ongoing cash flows during recessionary times, and strategic positioning for downside protection.

OUR MISSION is to provide superior risk adjusted returns to investors by employing focused strategies based on disciplined fundamental analysis.

OUR VISION is to deploy capital efficiently by leveraging our vertically integrated business structure, lean-value performance measures, and innovative automation technologies.

OUR CULTURE is built upon loyalty, integrity, and a foundation of high intensity entrepreneurship. We are committed to nurturing our reputation through continuous value delivery for all investors, stakeholders and partners.

OUR HISTORY Bridgeview Real Estate was founded in 2011, in Dallas, Texas. The Bridgeview Companies are led by Steve May and a team of highly skilled leaders that are all creative in nature and have expertise in multiple product segments within the real estate and investment industries.

RENDERING OF LANDHAUS AT GRUENE - NEW BRAUNFELS, TX

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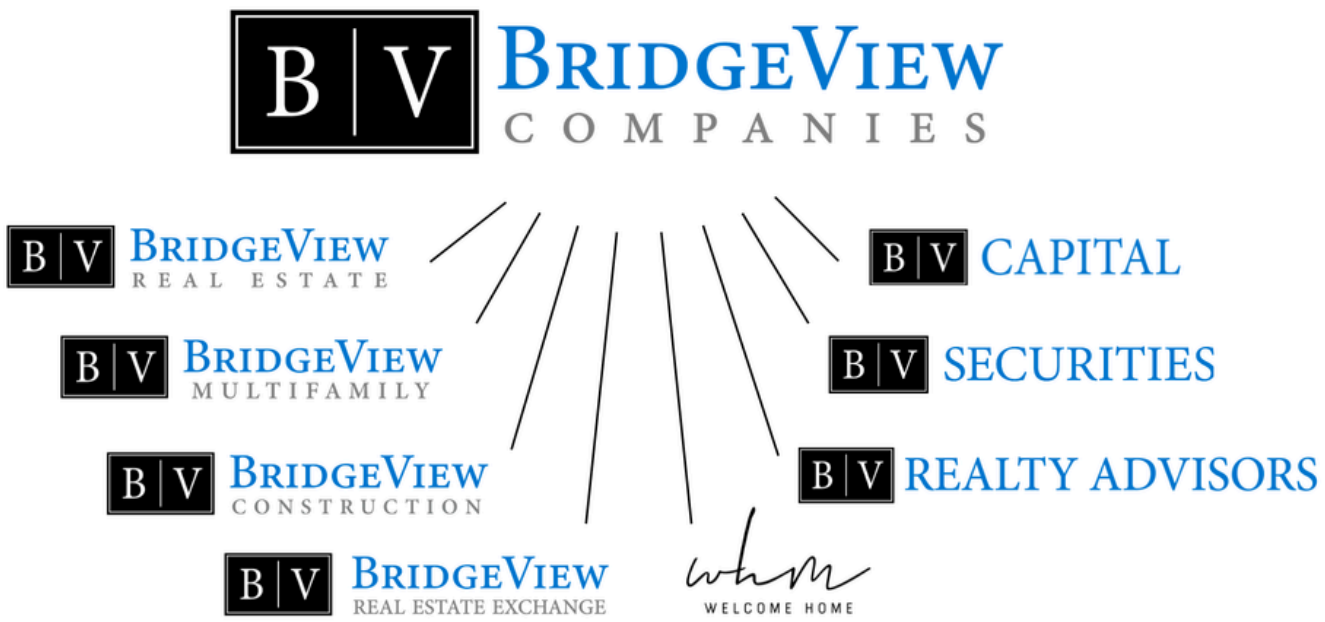
BRIDGEVIEW

A VERTICALLY INTEGRATED COMPANY

Bridgeview offers a unique value offering through our affiliated companies that allows for efficient transaction of a diverse set of deals.

Bridgeview is a vertically integrated commercial real estate organization, with core competencies in development, construction, property management and capital formation. With Bridgeview Construction as one of our verticals, we are the general contractor on our own projects. Being a developer that builds means we focus more attention to detail in the construction process.



BRIDGEVIEW REAL ESTATE
Developer and Operator

BRIDGEVIEW MULTIFAMILY
Acquisition Development

BRIDGEVIEW CONSTRUCTION
General Contractor

WH MANAGEMENT (WHM)
Property Management

BV CAPITAL
Capital Markets & Investor Relations

BV SECURITIES
Managing Broker-Dealer

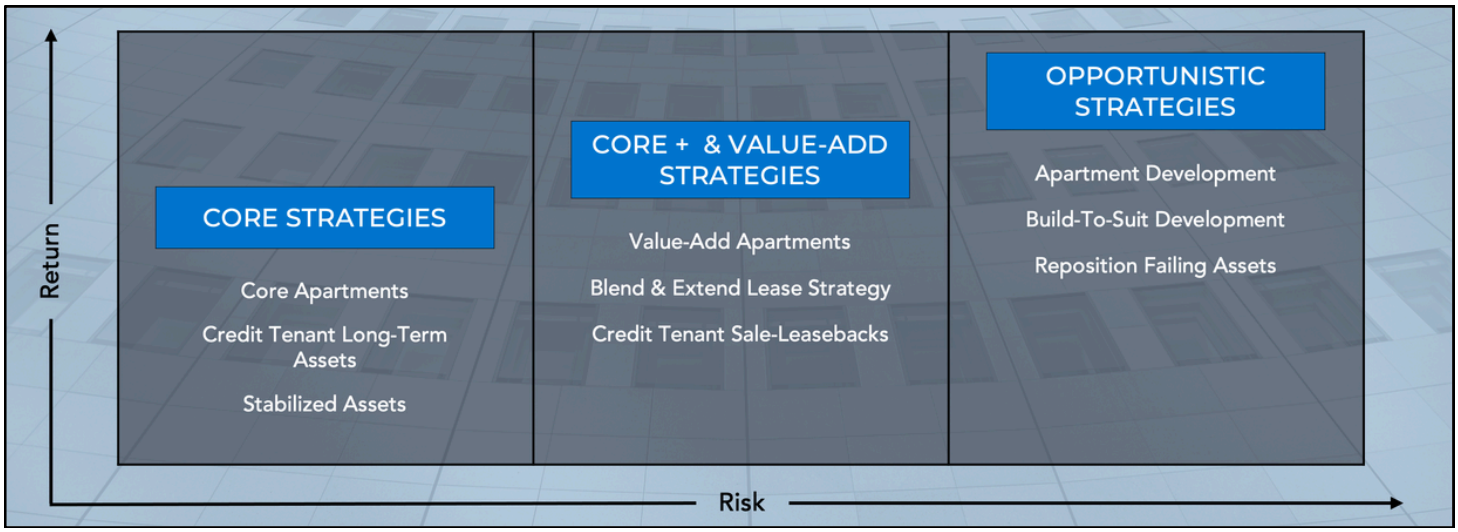
BV REALTY ADVISORS
Commercial Real Estate Brokerage

BRIDGEVIEW REAL ESTATE EXCHANGE
DST Sponsor

INVESTMENT CRITERIA

Bridgeview has developed a disciplined investment approach that combines the experience of its team of real estate professionals with a structure that emphasizes thorough market research, stringent underwriting standards and a robust risk analysis. The management team has collectively acquired, originated, structured and / or managed billions of dollars of commercial real estate investments over numerous real estate cycles.

Bridgeview intends to use financial leverage to provide additional funds to support our investment activities. Bridgeview, through it's subsidiaries, generally seeks to borrow on a non-recourse basis in amounts that we believe will maximize the return to our investors.



Diversification of strategy and asset type, allows us to seize opportunistic investments, while still preserving wealth via sustainable risk adjusted returns.

QUALITY ASSETS

Focusing on income producing properties with sustainable competitive advantages and strong cash flow generation

LONG TERM PARTNERSHIPS

Providing investors an opportunity to grow with us as emerging managers into an institutional brand over the next 40 years

CASH FLOW DISTRIBUTIONS

Targeting assets that our team believes are selling at a discount to their long term potential

UNDERVALUED OPPORTUNITIES

Providing cash flow distributions and financial reporting through our efficient portfolio management software

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INVESTMENT OVERVIEW

Bridgeview invests opportunistically to acquire and develop income-producing commercial real estate. Our portfolio is principally comprised of properties located in the Texas markets but does also include investments throughout the United States on a selective basis with a focus on Sunbelt States

Our projects include mixed use land development, ground up construction, value add renovation, and the acquisition of properties leased to a single tenant on a long-term net lease basis.

Bridgeview focuses on a diverse range of property types, including multifamily, office, industrial, retail assets, as well as specialized categories like medical offices, student housing, senior living, data centers, hotels, and storage facilities.

DEVELOPMENT OVERVIEW

ACQUISITION OVERVIEW

**Bridgeview's target investor return is net of fees*

PROJECT TYPES

GROUND-UP CONSTRUCTION

Bridgeview Construction has grown considerably in size in recent years with the acquisition of key personnel. This intentional growth developed as the undersupply of housing in Texas became more pronounced. The main focus for our ground up construction pipeline is in Class A multifamily development.

MIXED-USE DEVELOPMENT

Bridgeview has key partnerships in place which allow for mixed use developments with multiple product types complementing each other in the same environment. These property types could include multifamily, office, industrial, senior housing, medical, hotels and single family homes.

CARRIAGE HOMES ON THE LAKE - GARLAND, TX

DELAWARE STATUTORY TRUST (DST)

DSTs are unique real estate investment vehicles that allow a group of individual investors to purchase fractional interests in large commercial real estate assets that typically would be well beyond their financial reach as solo investors. DSTs are offered by sponsors who professionally manage the assets for the fractional/passive investors in 1031 exchange.

LAND DEVELOPMENT

Bridgeview does short-term pre-development land offerings which fund the acquisition of land and the pre-development work needed to break ground or sell lots.

NET LEASE

Triple net (NNN) investments are often considered the most hands-off, stable and secure CRE investments. They are viewed as long-term Investments and are often purchased with 10 or more years left on the lease. Many risks and obligations normally associated with real estate ownership, such as maintenance, repairs, leasing and management are the responsibility of the tenant.

VALUE ADD RENOVATION

Value Add Multifamily renovation projects have historically been one of our core businesses. Due to recent cap rate compression these projects have become less economically viable. We still believe in this model, but need acquisition pricing to return to realistic levels.

OPPORTUNITY ZONE FUND

A Qualified Opportunity Zone Fund is an investment vehicle that holds at least 90% of its assets in a Qualified Opportunity Zone property. These Funds provide multiple tax benefits for capital gain investors.

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TEXAS HOUSING DEMAND

People from all over the country continue to flock to Texas to live, work, and invest in the Texas real estate market. Texas has been the No. 1 growth state in America six out of the last nine years (No. 2 twice) in the U-Haul® Growth Index, which analyzes customer moves. It is estimated that by 2040, the Texas population will reach 45 million.

As a result of high interest rates and the market absorbing a large supply of new units delivered in recent years, multifamily construction starts in Texas are down significantly in 2025, by an estimated 30-40%. The significant decrease in new starts is helping to bring the market toward a supply-and-demand balance. While Texas is no longer experiencing the explosive migration spikes seen during 2020-2022 during the COVID pandemic, demand remains exceptionally strong. Specifically in Dallas-Fort Worth, where BV is located, population projections suggest 10 million residents by 2030 and 12 million by 2050.

As new construction continues to cool and population growth remains positive, most Texas markets are expected to tighten again in 2026-2027. Historically, this leads to higher rents, higher occupancy, and increased asset valuations. Investors entering the market now are positioned to benefit from these long-term fundamentals.

TEXAS HIGHLIGHTS

- 8th Largest GDP in the World, estimated at $2.7 trillion, ahead of Canada, Russia, Italy, South Korea, Australia, and Brazil
- #1 Best State for Business for 21 Consecutive Years by Chief Executive Magazine
- #1 Ranked State for Business Climate by Business Facilities for 3rd year in a row
- #1 Non-farm Job Creator in the U.S. in 2025
- #1 in Manufacturing and #1 in Exporting with 10% of Total Manufacturing and almost 22% of Total U.S. Exports
- Home to 54 Fortune 500 Companies
- No personal or corporate income tax

Data sourced from websites of U-Haul International, Texas Demographic Center, Kinder Institute, Matthews Multifamily, and Texas.gov

1031 EXCHANGE - DST

A 1031 DST provides a passive 1031 option for investors who no longer want the hassle of direct asset ownership.

A **1031 EXCHANGE** enables real estate investors to defer taxes from profits earned from the sale of investment property by exchanging the proceeds into like-kind property of equal or higher value. This includes capital gains taxes, any state income tax, net investment income tax, and depreciation recapture.

A DELAWARE STATUTORY TRUST (DST) is a securitized structure for passive ownership by co-investing into larger institutional-type properties.

DSTs have become popular options for investors seeking to defer those capital gains taxes with a 1031 Exchange. DSTs qualify in the eyes of the IRS tax code as direct property ownership, an eligible "like kind" replacement property.

BENEFITS OF A 1031 DST

TAX ADVANTAGES

In addition to the deferral of capital gains taxes, DSTs provides tax advantages such as interest expense and asset depreciation.

SUPPORTS ESTATE PLANNING

DST rules allow investors to identify heirs who can inherit the investment at a stepped up cost basis.

INSTITUTIONAL-QUALITY PROPERTIES

DSTs allow investors to acquire partial ownership in properties otherwise out-of-reach.

LIMITED LIABILITY

DST structure protects investors from personal obligations that go beyond their investment. Loans are nonrecourse to the investor.

PASSIVE INVESTMENT

Property management is handled by a professional Sponsor.

DIVERSIFICATION

Investors can place their funds in multiple DSTs to diversify their portfolio by property type, location, or asset class.

EXCHANGE

BV DST offerings are sold through broker-dealers and registered investment advisors with a selling agreement with BV Securities

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INVEST YOUR WAY TO A ROTH IRA

Roth IRAs are preferred retirement vehicles for the benefit of tax-free growth, but there are IRS-mandated limits for high-income earners on contributing to a Roth IRA. However, investors can convert traditional IRA funds over to a Roth IRA. This is commonly called a "back-door Roth IRA". Funds converted from a Traditional IRA become taxable immediately. We can help reduce that.

PROBLEM

HIGH TAXES

Paying current income taxes on the converted amount from a traditional IRA to a Roth IRA as the conversion is taxed as current income

SOLUTION

RE-INVEST THE FUNDS

Invest your traditional IRA into a ground-up construction project and convert at a discounted value due to an interim valuation.

HOW IT WORKS

NEW VALUATION

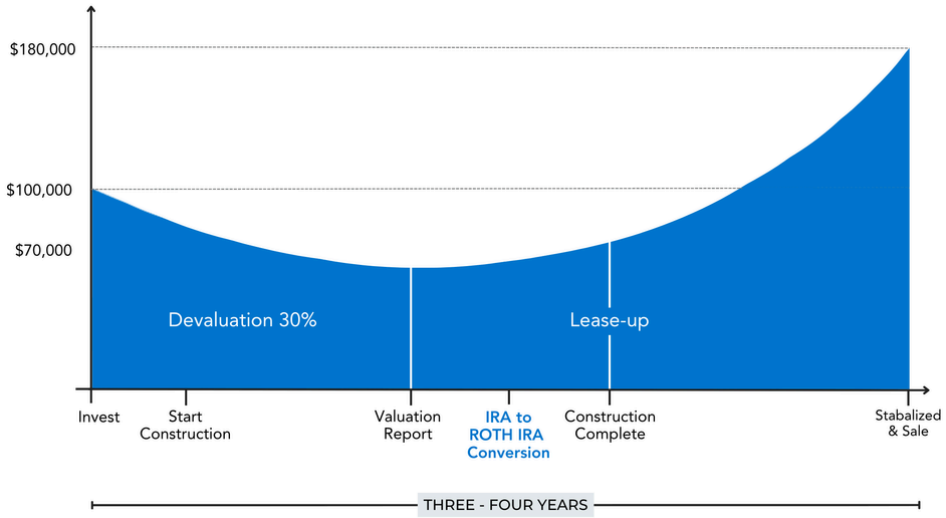
Upon starting construction a new valuation is issued with a reduced value, allowing for a Roth conversion at a discount. To visualize this, some ground-up real estate projects have what is called a "J" curve when it comes to their valuation. See the chart below.

A ROTH CONVERSION THROUGH A CONSTRUCTION PROJECT

Investing in a ground-up construction project through a traditional IRA enables an investor to convert to a Roth at a discount, as the third-party revaluation could reduce the value by approximately 30% during the construction phase.

This devaluation can be caused by factors such as illiquidity, lack of transferability, and initial deal costs, among others.

Upon sale at stabilization, the value increases due to the sales price, which is intended to exceed the overall construction cost and creates a profit for investors.



Graph is used for representational purposes only.

TRACK RECORD

17 ASSETS	**+33.9%**	**2.84x**	**36 Mo.**
FULLY REALIZED	AVG INVESTOR IRR*	AVG INVESTOR MULTIPLE*	AVG HOLD PERIOD
$440M	**2,385**	**1,363**	**2,123**
TOTAL CAPITALIZATION	UNITS SOLD	UNITS DEVELOPED	UNITS IN PIPELINE

SOLD PROJECTS*

NUMBER OF ASSETS	ASSET VALUE	AVERAGE INVESTOR IRR	TOTAL ASSET VOLUME
17 Properties	+$440M	+33.9%	2,385 Units + 29,540 SF Retail

CURRENT PORTFOLIO

NUMBER OF ASSETS	ASSET VALUE	TOTAL ASSET VOLUME
16 Properties	+$683M	1685 Units + 439,348 SF NNN

PROJECT PIPELINE**

NUMBER OF ASSETS	ASSET VALUE	TOTAL ASSET VOLUME
10 Projects	+$590M	2,123 Units + 468 Acres + 900 Lots

ADELPHI - DALLAS, TX

MIDTOWN URBAN STUDENT HOUSING - ARLINGTON, TX

* All past performance is net of fees and carried interest. Past performance is no guarantee of future returns and investors risk the loss of their entire investment.

** Due to various risks and uncertainties, actual values and returns may differ materially from the amounts reflected above.

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SOLD PROJECTS

17 ASSETS
FULLY REALIZED

$440M
TOTAL CAPITALIZATION

33.9%
AVG INVESTOR IRR*

2.84x
AVG INVESTOR MULTIPLE*

PROJECT/ASSET NAME	ASSET TYPE	YEAR BUILT	TOTAL AREA	PURCHASE DATE	TOTAL COST	SELL DATE	DISPOSITION PRICE	INVESTOR IRR	INVESTOR MULTIPLE
Walgreens Emree *Ruston, LA*	Retail	2007	14,550 SF	Jan 2010	$5.20M	Mar 2012	$5.70M	14.9%	1.30x
Walgreens Emree *Wilmar, MN*	Retail	2009	14,990 SF	Sep 2010	$5.90M	Mar 2012	$6.50M	43.4%	1.63x
Reserve at Garden Oaks *Houston, TX*	MF	2013	166 Units	Jan 2012	$10.5M	Mar 2014	$21.9M	84.0%	3.69x
27TwentySeven *Dallas, TX*	Dev	2016	152 Units	Sep 2013	$16.6M	Oct 2017	$25.4M	25.1%	2.47x
Park at Stone Creek *Austin, TX*	MF	1983	420 Units	Oct 2013	$24.3M	Feb 2016	$30.1M	53.5%	2.61x
Champions Centre *Houston, TX*	MF	1995	192 Units	Jun 2014	$18.7M	Mar 2019	$19.7M	18.1%	1.86x
Champions Park *Houston, TX*	MF	1992	264 Units	Jun 2014	$25.8M	Mar 2019	$27.1M		
The Grayson *Spring, TX*	Dev	2017	330 Units	Mar 2015	$36.6M	Apr 2019	$48.8M	18.7%	2.01x
Jefferson Alpha West *Addison, TX*	Dev	2020	409 Units	Apr 2018	$75.0M	Jun 2021	$92.0M	35.0%	2.59x
Carriage Homes on the Lake I *Garland, TX*	MF	2015	147 Units	Oct 2017	$24.5M	Aug 2023	$43.5M	51.9%	6.05x
Carriage Homes on the Lake II *Garland, TX*	Dev	2022	184 Units	Feb 2019	$29.5M	Aug 2023	$54.5M		
Liberty Lofts *Fort Worth, TX*	SH	2011	165 Beds	Aug 2021	$12.8M	Jan 2024	$20.7M	22.6%	1.60x
Midtown Urban *Arlington, TX*	SH	2009	232 Beds	Aug 2021	$14.0M	Jan 2024	$19.5M		
New Braunfels Land *New Braunfels, TX*	Land	N/A	17.1 Acres	Dec 2021	$6.1M	Aug 2023	$7.16M	18.8%	1.34x
Mansfield Land *Mansfield, TX*	Land	N/A	7.80 Acres	Jan 2022	$8.5M	Nov 2024	$10.39M	18.0%	1.47x
Mercantile Land *Arlington, TX*	Land	N/A	6.34 Acres	Jun 2023	$4.0M	Mar 2025	$5.43M	18.6%	1.36x
Corinth Land *Corinth, TX*	Land	N/A	6.5 Acres	Jul 2024	$1.3M	Jan 2026	$1.59M	19.4%	1.18x

Asset Type Key: MF – Multifamily Acquisition Dev – Multifamily Development SH – Student Housing

2,385
UNITS SOLD

1,363
UNITS DEVELOPED

1,767
UNITS IN PIPELINE

36 Mo.
AVG HOLD PERIOD

**Past performance is not indicative of future results. There is no guarantee that the Sponsor will be able to execute similar investments and investors risk the loss of their entire investment.*

CURRENT PORTFOLIO

PROJECT/ASSET NAME	PROJECT TYPE	PROJECT LOCATION	TOTAL AREA	ACQUIRED / BUILT
Carriage Homes on the Lake I & II*	Multifamily	Garland, TX	331 Units	Oct 2017
LBJ Office Tower	Office	Dallas, TX	204,475 SF	Dec 2017
The Taylor at Copperfield	Multifamily	Houston, TX	504 Units	Dec 2018
Alpha West Land	Office, Hotel, Retail	Addison, TX	7.0 Acres	Aug 2020
Villas at Sierra Vista	Multifamily	Fort Worth, TX	227 Units	Jan 2021
GeoDynamics HQ	Office	Fort Worth, TX	15,866 SF	Aug 2021
Liberty Lofts*	Student Housing	Fort Worth, TX	165 Beds	Aug 2021
Midtown Urban*	Student Housing	Arlington, TX	232 Beds	Aug 2021
GeoDynamics Manufacturing	Industrial	Fort Worth, TX	57,381 SF	Nov 2021
Santini Export Packing Corp	Industrial	Houston, TX	161,626 SF	Dec 2021
The Adelphi*	Multifamily	Dallas , TX	214 Units	Apr 2022
Sacramento Rehabilitation Hospital*	Rehab Hospital	Sacramento, CA	59,508 SF	Nov 2022
Woods at Forest Crossing	Multifamily	Denton, TX	288 Units	Sep 2024
Galveston Land I	Land	Galveston, TX	106.6 Acres	Dec 2021
Galveston Land II	Land	Galveston, TX	40 Acres	Aug 2022
Corpus Christi Land	Land	Corpus Christi, TX	127.7 Acres	Oct 2022
Denton II	Land	Denton, TX	22 Acres	Apr 2023

*Converted to a DST

THE TAYLOR AT COPPERFIELD - HOUSTON, TX

WOODS AT FOREST CROSSING - DENTON, TX

Above photos are actual images of our projects

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CURRENT PROJECTS

PROJECT/ASSET NAME	PROJECT LOCATION	# OF UNITS	PROJECT STATUS	CONSTRUCTION START DATE
Landhaus at Gruene	New Braunfels, TX	356 Units	In Construction	2024
The Alexander	Mansfield, TX	388 Units	In Construction	2025
Mercantile Lofts "The Merc"	Arlington, TX	248 Units	In Construction	2025
The Belton - Active Adult	Corinth, TX	198 Units	In Construction	2026
The Blake - Denton II	Denton, TX	360 Units	Predevelopment	
Smith & Elm	Mansfield, TX	253 Units	Predevelopment	
Galveston Vacation Lots	Galveston, TX	900 Lots	Predevelopment	
Alpha West	Dallas, TX	320 Units	Predevelopment	
Caddo Mills Land	Caddo Mills, TX	468 Acres	Predevelopment	
Houston Heights Land	Houston, TX	3.92 Acres	Predevelopment	
Parkway Lofts	Corinth, TX	294 Units	Predevelopment	

THE ALEXANDER - MANSFIELD, TX

SMITH & ELM - MANSFIELD, TX

MERCANTILE LOFTS - ARLINGTON, TX

THE BELTON - CORINTH, TX

LANDHAUS AT GRUENE - NEW BRAUNFELS, TX

Above photos are renderings of our future development projects

BRIDGEVIEW TEAM

STEVE MAY | **Managing Partner at Bridgeview Real Estate**

Steve May founded Bridgeview in 2011 and drives the strategic vision of the company. He takes the lead on sourcing debt for BV's projects and oversees the firm's underwriting and asset management. Prior to BV, Steve was a top commercial real estate lender with over ten years of structured and project finance experience including over $2.5 billion in total transaction volume and was the top producer in the country at two different financial institutions. Steve then formed several companies pursuing a wide variety of projects including distressed condominiums, multifamily construction, acquisition and renovations and concentrating on the acquisition of single-tenant, credit lease transactions. Steve holds an M.B.A from Texas A&M University.

BRANDON SMITH | **Director of Development at Bridgeview Multifamily**

Brandon joined BV in 2025 as the Director of Development for Bridgeview Multifamily. He is responsible for sourcing and delivering multifamily development opportunities in Texas. Brandon has over 12 years of experience in the commercial real estate sector, with a focus on multifamily and senior living developments. Throughout his career, he has assisted in the acquisition, development, and asset management of over 4,000 multifamily and senior living units, including over 2,500 in Texas. Brandon holds a Master of Architecture with a specialized concentration in real estate development from the University of Pennsylvania, as well as a B.S. degree in both Architecture and Civil Engineering from Texas Tech University.

BRIAN GRIGGS | **COO of Bridgeview Companies**

Brian Griggs joined BV in 2026 as the Chief Operating Officer of Bridgeview Companies. He leads enterprise operations, governance, and acquisition oversight across Bridgeview's affiliated entities and serves on the Executive & Investment Committee. Brian brings more than two decades of institutional real estate experience across office, industrial, retail, multifamily, and luxury single-family assets. His career spans the full capital stack and investment lifecycle — opportunistic acquisitions, ground-up development, asset repositioning, joint-venture and partnership formation, debt origination and workouts, and third-party property management. Brian holds a B.A. in Finance and Philosophy from the University of North Texas.

MICHAEL NEHME | **Chief Financial Officer at Bridgeview Companies**

Michael joined BV in 2026 as Chief Financial Officer of Bridgeview Companies. As the Company's senior financial executive, he leads accounting and financial reporting with additional oversight of corporate finance, treasury, development finance, portfolio management, and risk management.
Most recently, he was a Transaction Advisory & Consulting Manager at BVWD (Bodwell Vasek Wells DeSimone). There, he led outsourced controller engagements—overseeing month-end close, budgeting, and AI-driven workflow modernizations—while also managing quality-of-earnings and cash flow analyses for middle-market transactions. He holds a Master in Professional Accounting and a Bachelor of Business Administration from the McCombs School of Business at The University of Texas at Austin.

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BRIDGEVIEW TEAM

BLAKE PEARCE | **Vice President at Bridgeview Construction**

Blake joined BV in 2022 to oversee all operations of Bridgeview Construction. Blake began his career in Civil Construction. Upon moving to the US, Blake entered into building construction, working for Provident General Contractors for 8 years where he oversaw more than $1.7B in construction volume of Multifamily, Industrial, Office, Retail and Mixed-Use projects across Texas, Louisiana and Oklahoma, including over 11,000 multifamily units of Garden Style, Wraps, Podiums, Mid-Rise and High-Rise, and Built-To-Rent. Blake holds a B.S. in Civil Engineering from the University of New South Wales, Sydney, Australia.

NIC KUHNS | **Controller at BV Construction**

Nic joined BV in 2025 as the Controller for Bridgeview Construction. He oversees Financial Reporting, Job Cost & Project Accounting, Budgeting & Forecasting, Cash Management, A/P, A/R and Billing, Compliances, Controls, and Auditing for BV Construction and Developments. Nic has over 15 years of experience in the Accounting and Banking sector, having managed accounting & financials for projects totaling approximately $500M from the North Texas to Austin area. He has previously worked on HUD deals with Toll Brothers, Presidium, Trammell Crow, Slate Real Estate Partners, and Embree Group. Nic has B.S. In Accounting from University of Texas at Dallas.

DAVID GAFFORD | **Controller at Bridgeview Real Estate**

David joined BV in 2018 and is responsible for all accounting, financial reporting and administrative functions for Bridgeview Real Estate. David has over 16 years of accounting, operations, and financial management experience. He started his career as an auditor with a focus on Broker/Dealers, Hedge Funds and Pooled Partnerships. Previously, David was Controller of a regional Business Litigation Law Firm and has worked in the mergers and acquisitions group of a large public Company. David holds a B.A. in Business Administration and Economics from Austin College and a Master of Accountancy and M.B.A. from Southern Methodist University.

DAVE CASTRO | **Director of Acquisitions & Asset Management at Bridgeview Real Estate**

Dave joined BV in 2023 and is responsible for asset management and acquisitions. He has over 25 years experience in industrial, multi-family and office including investment analysis, leasing management, asset management, project management, acquisitions and dispositions. During his tenure in the industrial sector, he managed a portfolio of up to 5M square feet and sourced and closed investments of $158M in acquisitions and $53M of development in Texas working for a publicly traded REIT, DCT Industrial, and later with TradeLane Properties, a privately held investment company. Dave holds a B.S. in Accounting and Finance from Texas A&M University.

AUBREY ENNIS | **Director of Acquisitions & Asset Management at Bridgeview Real Estate**

Aubrey joined BV in 2021 and is part of the capital markets team. His responsibilities focus on sourcing acquisitions, DST underwriting, and collaboration between the deal team, lenders and capital partners. Aubrey began his commercial real estate career at Marcus & Millichap where specialized in multifamily investment sales and preferred equity underwriting and conductged exclusive dispositions throughout Texas and Oklahoma. Aubrey holds a B.S. Degree in Science & Mathematics from the University of Central Oklahoma.

BV CAPITAL TEAM

ROSS CURTIS | **President at BV Capital**

Ross joined BV Capital in 2023 as the Vice President of Sales focused on the DST vertical. As President, he is now responsible for the distribution, marketing, and operations of Bridgeview's DSTs and private placement offerings. This includes managing investor relations and communications, the capital raise and wholesale distribution process, and overseeing ongoing due diligence and asset management. Ross has been active in the investment and financial planning industry since 1993, most recently, as Senior Vice President of Sales & Operations at Megatel Capital Investment, the capital raising division of Megatel Homes in Dallas, TX.

Ross holds the FINRA Series 7, 24, 63, and 66 licenses. and is also national sales manager of BV Securities. He has a B.B.A. in Accounting and Information Systems from Baylor University.

KENNETH SHADE | **Compliance Officer at BV Capital and BV Securities**

Ken joined BV in 2018 and is responsible for compliance functions of both BV Capital and BV Securities. Ken has over 30 years in the securities business and brokerage experience. He has served as the former President and CEO of a firm with more than $465 million in assets under management over 240 associated registered advisors.

Ken is the designated Principal/CCO of BV Securities, our in house broker-dealer, and holds the FINRA Series 4, 7, 66, 24, and 82 licenses. He has a B.S. in Political Science from Pittsburgh State University in Kansas.

MARIA PERACHA | **Director of Accounting at BV Capital**

Maria joined BV in 2025 as the Director of Accounting for BV Capital to lead the firm's accounting operations, policies, and procedures. She is responsible for ensuring the accuracy, compliance, and efficiency of our entities' financial health, to support strategic decision-making with executive leadership.

She brings 15 years of experience in the financial and accounting industry. Maria holds a Master of Science (MSc) in Finance & Financial Law from the University of London, and a Bachelor of Science (BS) in Economics from the London School of Economics and Political Science (LSE) in London, England.

BRANDON GATICA | **Sales Operations Manager at BV Capital**

Brandon joined BV in July 2026 as the Sales Operations Manager at BV Capital. His work responsibilities include investment operations, sales processes, reporting, and internal systems. Brandon has 5+ years of experience in pipeline management, CRM workflows and reporting, and providing operational support.

Previously, Brandon worked primarily at start-up technology companies, focusing on improving their sales processes. Brandon studied Finance at The University of Texas at Austin, McCombs School of Business.

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BV CAPITAL TEAM

ANKUR GOLWALA | **Vice President of Sales of BV Capital**

Ankur joined BV Capital in 2025 as the Vice President of Sales for BV Capital and BV Securities. He leads the national capital-raising and advisor-distribution initiatives across BV's real estate development and investment platform. His prior experience spans multiple alternative investment platforms focused on capital markets, investor relations, and distribution strategy.

He specializes in DSTs, 1031 exchange, and Reg D private placements. Ankur earned his BBA in Finance and Economics from Stephen F. Austin State University and is pursuing his Executive MBA at the University of Texas at Dallas. He holds the FINRA Series 7, 22, and 63 licenses.

CADE SNOWDEN | **Vice President of Investor Relations at BV Capital**

Cade joined BV in 2020 in Investor Relations where he manages and oversees all new and existing investor relationships as well as BV's distribution partners and custodians. He handles the onboarding of new investors and assists with marketing and capital fundraising activities and support of BV Capital's external advisor partners.

Cade is responsible for systems management and investor communication, including site visits and investor meetings. Cade holds the FINRA Series 7 and 66 licenses and has a B.A. in Marketing with a Minor in Finance from the University of Oklahoma.

SAM GARDNER | **Investor Relations at BV Capital**

Sam joined BV in 2026 on the Investor Relations team. He began his professional career in Insurance and Software/Technology Sales. Since then, he has specialized his talents in the CRE Investment space. Prior to BV, Sam worked at Marcus & Millichap as an Associate Director of Investments. During his 4.5 years with the company, Sam closed $39 mm in Hospitality Asset Sales.

Sam graduated from Bellevue University earning a B.S. in Business Management.

COMPANY EVENTS

PRIVATE INVESTOR MEETINGS

We hold investor events in various cities around the country. These Investor only meetings consist of a private lunch presentation and Q&A.

Key members of the Bridgeview team travel with us to educate investors on the state of our development projects and to share industry insights with the group. These meetings provide a great way to interact with the team and ask questions in a comfortable setting.

SITE VISITS

Investing in BV's real estate projects provides opportunity to see your investment up close during a site visit. Depending on the state of the project, we can walk the active construction site with you and visit with the superintendent who is running the job.

In 2025, the team traveled to Mansfield, TX, and reviewed construction progress on our development project, 'The Alexander'. In October, BV hosted a due diligence event for our DST in Sacramento, CA, inviting financial advisors to travel to the property for a site tour.

NETWORKING EVENTS

We host various social gatherings around the country where our investors, and their guest(s) are invited to join us. This is a great opportunity for investors and those considering an investment to meet us and speak to our team as well as to connect with one another.

CONFERENCES

In 2025, BV attended 6 conferences, including ADISA (Alternative and Direct Investment Securities Association), FactRight (Due Diligence), TNDDA (National Due Diligence Alliance), and the Best Ever Conference (BEC).

BV Capital was selected to be one of the presenters at the BEC conference's "Pitch Slam" event, where Ross Curtis educated attendees on our upcoming Mercantile Lofts multifamily deal in Arlington. The photo to the right is from this event.

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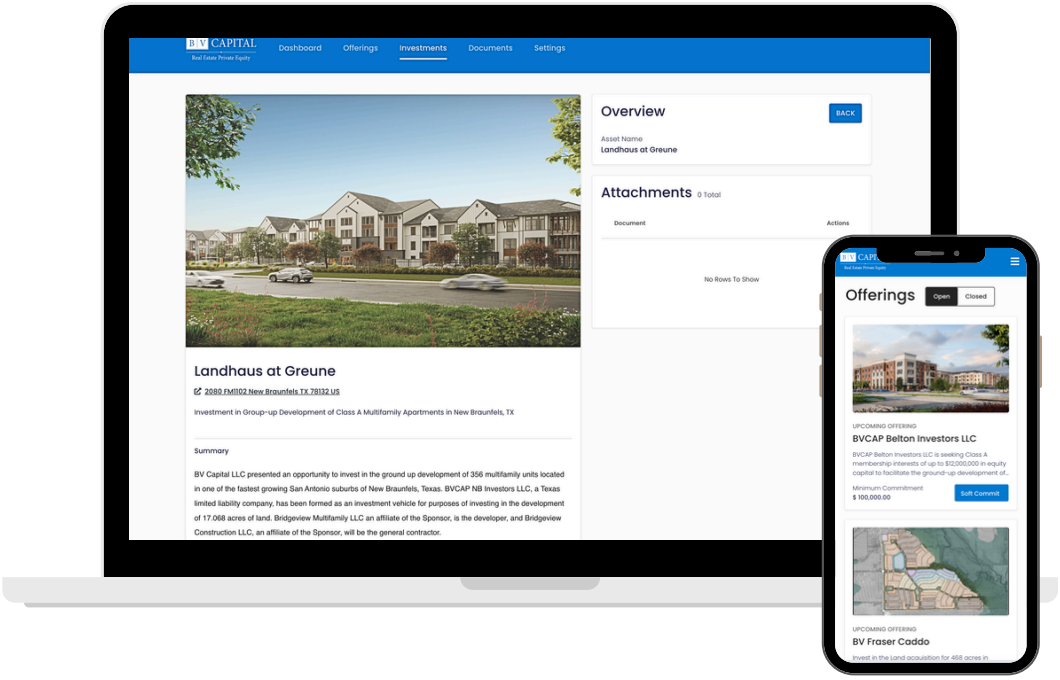
CONTACT INFORMATION

All investor and advisor inquiries/correspondence should be directed to **BV Capital**.

BV Capital is Bridgeview Real Estate's private equity company, offering debt and equity investments including exclusive real estate investments, DST/1031 exchange opportunities, opportunity zone funds, and private deals for Accredited Investors, Financial Advisors, RIA's & Family Offices.



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