



YEAR IN  
REVIEW

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TRINITY INVESTORS



F1 Arcade - Denver, Colorado

# FIRM OVERVIEW

## **MISSION**

Trinity enables wealth creation by identifying, structuring and capitalizing alternative investments that drive long-term prosperity for our investors.

### ***The Trinity Experience:***

- *We approach each opportunity with a direct, hands-on investing style.*
- *We offer investors a diverse set of opportunities, so they can decide where and when to invest.*
- *We deliver compelling risk-adjusted returns by working with partners who share our core values.*

## **VISION**

Hunting alpha for our investors.

## **VALUES**

- We build long-term business partnerships, grounded in trust and respect.
- We align with our investors, co-investing in every investment opportunity.
- We persevere on every investment, with steadfast attention from beginning to end.
- We commit to complete transparency and putting our investors' interests first.

# THE TEAM

Trinity's principals are experienced entrepreneurs with a history of successfully growing small and medium-sized businesses in a variety of industries. We are involved in strategic and board level roles with each company in which we invest. Trinity adds value through focused effort and dedication to helping management teams profitably grow their enterprises.

Each team member works closely with Trinity's strategic partners, who have proven track records in their respective industries, to augment and enhance Trinity's participation in our portfolio companies. In addition to contributing their time and expertise, our strategic partners often co-invest with us, putting their own capital into the companies they help guide.



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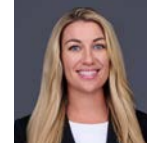
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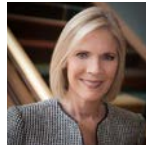
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Allora River Ridge - New Port Richey, Florida



*St. Mary's Highline (Rendering) - San Antonio, Texas*

# OUR PORTFOLIO

## OPERATING COMPANIES

Our portfolio includes 20 active operating companies. We partner with operating management to make both control and growth capital investments in high quality companies.

## REAL ESTATE

We currently have over 130 unique assets in our real estate portfolio. We work with experienced real estate developers in both new construction and value-add/rehabilitation projects across many real estate classes.

# OPERATING COMPANIES

## CONSTRUCTION

IntegriBuilt Roofing  
Brightergy

## GOODS + SERVICES

Wayne Trademark  
Lucidity Consulting Group  
Freedom Powersports  
Utopia Global  
Robokind  
Gold Landscape  
Dispatch  
Falcon Structures  
Chief Fire  
eLearning Brothers  
Beacon Manufacturing Group  
Plato  
Nano QP  
Star Plastics  
Kamaka  
WePackItAll  
Devansoy  
Waterloo Sparkling Water Co

DATE	STRATEGY	STATUS
09/2010 12/2011	Direct Control Equity Growth Capital	Active Exited
01/2008	Direct Control Equity	Active
01/2010	Growth Capital	Exited
02/2013	Direct Control Equity	Exited
01/2015	Growth Capital	Exited
06/2016	Growth Capital	Active
06/2017	Direct Control Equity	Exited
11/2018	Growth Capital	Active
11/2018	Growth Capital	Active
11/2019	Direct Control Equity	Active
05/2020	Growth Capital	Active
07/2020	Sponsor Control	Active
02/2021	Sponsor Control	Active
03/2021	Growth Capital	Active
08/2021	Sponsor Control	Active
12/2021	Sponsor Control	Active
03/2022	Sponsor Control	Active
09/2022	Sponsor Control	Active
02/2023	Growth Capital	Active

# OPERATING COMPANIES

## **GOODS + SERVICES** *(CONTINUED)*

Jaya Apparel  
Atmos Technologies  
Frazier Aviation

## **HEALTH + WELLNESS**

Nuclein  
FL Home Health

DATE	STRATEGY	STATUS
06/2023	Sponsor Control	Active
03/2024	Sponsor Control	Active
10/2024	Sponsor Control	Active
02/2021	Sponsor Control	Active
02/2022	Sponsor Control	Active



# REAL ESTATE

## ENERGY AND OIL + GAS

Carrollton Mineral Partners  
Grand Prairie Landfill Gas Production  
Mac 5 Energy

## HOSPITALITY

Hilton College Station & Conference Center  
TPEG Hospitality (3 Hotels)  
River Walk Courtyard by Marriott  
Pflugerville Courtyard by Marriott  
Fort Worth Aloft Hotel  
Cedar Park Hyatt Place  
Alliance Hyatt Place  
Fort Lauderdale Sheraton Suites  
Nashville Doubletree  
Troubadour New Orleans  
Overland Park Marriott  
Southlake Westin

DATE	STRATEGY	STATUS
08/2012	Growth Capital	Active
08/2013	Direct Control Equity	Active
04/2016	Direct Control Equity	Active
12/2010	Value-Add	Exited
12/2013	Development	Exited
05/2015	Development	Exited
12/2015	Development	Refinanced
08/2016	Development	Active
03/2017	Development	Active
08/2017	Development	Exited
12/2017	Value-Add	Refinanced
03/2019	Value-Add	Refinanced
05/2019	Value-Add	Refinanced
08/2019	Value-Add	Refinanced
09/2019	Development	Refinanced

# REAL ESTATE

## INDUSTRIAL + COMMERCIAL

4040 Forest  
Fossil Creek  
Commerce Park  
Haugland SS  
AllTrades  
Commerce Center  
DH3  
Houston Prime I  
Houston Prime II  
AllTrades II  
San Antonio Prime  
Appling  
La Costa  
Houston Prime III  
Spring Valley  
NW Houston  
Golden Triangle  
F1 Denver

DATE	STRATEGY	STATUS
06/2018	Value-Add	Exited
01/2019	Value-Add	Refinanced
03/2020	Value-Add	Exited
12/2020	Value-Add	Exited
03/2021	Development	Active
03/2022	Development	Active
06/2022	Value-Add	Active
08/2022	Value-Add	Active
10/2022	Value-Add	Active
10/2022	Development	Active
12/2022	Value-Add	Active
12/2022	Value-Add	Active
01/2023	Value-Add	Active
02/2023	Value-Add	Active
06/2023	Value-Add	Active
09/2023	Value-Add	Active
04/2024	Development	Active
05/2024	Value-Add	Active

# REAL ESTATE

## MULTIFAMILY

	DATE	STRATEGY	STATUS
Piazza Siena Condos	12/2009	Value-Add	Exited
Liberty Lofts	05/2010	Value-Add	Exited
Cimarron City Apartments	12/2010	Value-Add	Exited
Enclave at Hometown	05/2012	Development	Exited
Fairways (19Twenty Apartments)	10/2012	Value-Add	Exited
Mansfield on the Green	02/2013	Development	Exited
Ventana at Valwood	06/2013	Value-Add	Exited
Med-Center (27TwentySeven)	10/2013	Development	Exited
Shadow Creek (The Park at Stone Creek)	10/2013	Value-Add	Exited
Tierra Bella Apartments	11/2013	Value-Add	Exited
The Cosmopolitan of Corpus Christi	12/2013	Development	Exited
Villas at White Rock (Villas of Tenison Park)	04/2014	Value-Add	Exited
Platinum Castle Hills	06/2014	Core	Exited
Champions Park	06/2014	Value-Add	Exited
Champions Centre	06/2014	Value-Add	Exited
Hamilton Villas (Pointe on Calloway)	08/2014	Value-Add	Exited
8000 Midcrown	10/2014	Value-Add	Exited
Aventerra (The Residence at Midtown)	02/2015	Value-Add	Exited
Bridgeview Louetta Apartments	04/2015	Development	Exited
Camelot Village (Forty200)	06/2015	Value-Add	Exited*
Overlook Ranch	08/2015	Core	Exited
Ranch at Ridgeview	01/2016	Core	Exited
Bishop Highline - Phase 1	06/2016	Development	Exited
Springs at Stone Oak Village	08/2016	Core	Exited

*\*Denotes 1031 Exchange Offered*

# REAL ESTATE

## MULTIFAMILY (CONTINUED)

Residence on Lamar  
 Trinity Place  
 Pleasant Creek  
 Lake Jackson Portfolio  
 WP-TL (Muse)  
 WP-TL (Hive)  
 Amp  
 Current  
 Clear Lake (Creeside Villas & Grand Hampton)  
 Casa Verde  
 The Hudson  
 VU-RO (Village at Uvalde & Avalon at Royal Oaks)  
 Bishop Highline - Phase II  
 Austin Highline  
 Austin Highline (South Shore)  
 Link IQ  
 RI CO-OP  
 Madison Park  
 South Orlando  
 Hub 121  
 EC-RP (Huxley)  
 EC-RP (Reston)  
 Jacksonville (Boat House & Shore House)  
 Arbors on Saratoga

DATE	STRATEGY	STATUS
09/2016	Value-Add	Exited*
10/2016	Value-Add	Exited*
12/2016	Value-Add	Exited
02/2017	Value-Add	Exited
03/2017	Value-Add	Exited*
03/2017	Value-Add	Exited*
04/2017	Value-Add	Exited*
04/2017	Value-Add	Exited*
08/2017	Value-Add	Exited
09/2017	Value-Add	Exited*
10/2017	Value-Add	Exited
10/2017	Value-Add	Exited*
11/2017	Development	Exited
12/2017	Development	Refinanced
12/2017	Development	Exited
03/2018	Development	Refinanced
06/2018	Value-Add	Exited
07/2018	Value-Add	Exited
09/2018	Value-Add	Exited
09/2018	Development	Exited
10/2018	Value-Add	Exited
10/2018	Value-Add	Refinanced
01/2019	Value-Add	Exited
03/2019	Value-Add	Exited

\*Denotes 1031 Exchange Offered

# REAL ESTATE

## MULTIFAMILY (CONTINUED)

Tree House  
 MT-CC (Mark at 2600)  
 VOG (Village on the Green)  
 Gulfstream Isles  
 Dolphin Landing  
 Steeplecrest  
 Five46  
 Jordan Creek  
 Pineforest Place  
 Summit Lofts  
 Denton Square  
 Corpus 5  
 Bishop Highline - Phase III  
 Renaissance Parc  
 Maple Friendswood  
 Branch MC  
 Nashville Crossing  
 Island Villas  
 Caledon  
 Bull Creek  
 Pearl Highline (Predevelopment)  
 FW Highline  
 NC 3  
 Knoxville 3

DATE	STRATEGY	STATUS
04/2019	Value-Add	Exited
05/2019	Value-Add	Refinanced
06/2019	Value-Add	Exited
08/2019	Value-Add	Exited
08/2019	Value-Add	Exited
10/2019	Value-Add	Exited
10/2019	Value-Add	Exited
01/2020	Value-Add	Exited
01/2020	Value-Add	Exited
02/2020	Development	Active
03/2020	Value-Add	Active
09/2020	Value-Add	Exited
10/2020	Development	Exited
10/2020	Value-Add	Active
12/2020	Development	Exited
12/2020	Value-Add	Exited
01/2021	Value-Add	Refinanced
03/2021	Value-Add	Exited
06/2021	Value-Add	Exited
09/2021	Value-Add	Exited
09/2021	Development	Active
10/2021	Development	Active
12/2021	Value-Add	Active
12/2021	Value-Add	Active



# REAL ESTATE

## MULTIFAMILY (CONTINUED)

	DATE	STRATEGY	STATUS
Westinghouse Village	12/2021	Development	Active
Vibe	12/2021	Value-Add	Active
Paces River	12/2021	Value-Add	Active
Oak Hill Highline	01/2022	Development	Active
LV Commons	01/2022	Value-Add	Active
ATL-CLT 2	02/2022	Value-Add	Active
S2 Fund I	03/2022	Value-Add	Active
Conroe Timbers	04/2022	Value-Add	Active
PV Tempe	05/2022	Value-Add	Active
Six Forks	06/2022	Value-Add	Exited
Hampton Greens	06/2022	Value-Add	Active
Ivy Flats	07/2022	Value-Add	Active
Tech Ridge Highline	07/2022	Development	Active
Casa Mirella	08/2022	Value-Add	Active
Almand Creek	08/2022	Value-Add	Active
Hickory Ridge	09/2022	Value-Add	Active
Gleneagles	12/2022	Value-Add	Active
S2 Fund II	2023	Value-Add	Active
Sunset	01/2023	Value-Add	Active
Farmer's Market (Predevelopment)	03/2023	Development	Active
River Ridge	08/2023	Development	Active
Highland Oaks	09/2023	Development	Active
Farmer's Market (Development)	10/2023	Development	Active
Manchester (Predevelopment)	08/2024	Development	Active

# REAL ESTATE

## OFFICE

Hidden Grove & Danari Office Park  
Ballpark  
SA Westover  
Centreport  
Crestview Office  
Cannon

## HEALTHCARE

C-Sky  
HH Behavioral  
C-Sky II

## RETAIL

Walgreens (Ruston)  
Governor's Pointe Shopping Center  
Pelham Town Center  
French Valley

DATE	STRATEGY	STATUS
11/2017	Value-Add	Exited
11/2021	Value-Add	Active
12/2021	Value-Add	Active
12/2021	Value-Add	Active
02/2023	Value-Add	Active
08/2023	Value-Add	Active
12/2021	Development	Active
06/2022	Redevelopment	Active
10/2022	Development	Active
01/2010	Core	Exited
04/2010	Value-Add	Exited
10/2011	Value-Add	Exited
12/2019	Development	Active

# REAL ESTATE

## SENIOR LIVING

Isle at Watercrest Mansfield  
 Isle at Dominion & Watercrest at Dominion  
 Watercrest at Frisco  
 Silverado Barton Springs  
 Liana of Venice  
 Liana of Sarasota  
 Liana of Naples  
 Firewheel Independent Living  
 Restoration Senior Living  
 Woodlands IL  
 Southwest SL  
 Ogden SL  
 Woodlands AL  
 Northwest SL  
 Round Rock IL  
 Proveer SL  
 Mountain 5  
 San Clemente  
 Proveer SL II

## SINGLE FAMILY

Villas of Stone Glen  
 Ladera Mansfield  
 Blue Sky at West HP  
 Ladera Highland Village  
 Summit West

DATE	STRATEGY	STATUS
11/2009	Development	Exited
09/2014	Development	Exited
12/2014	Development	Refinanced
09/2015	Development	Active
09/2015	Development	Active
06/2016	Development	Active
02/2017	Development	Refinanced
06/2017	Development	Exited
12/2017	Development	Refinanced
03/2018	Development	Refinanced
02/2019	Value-Add	Active
09/2019	Value-Add	Active
08/2021	Development	Active
09/2021	Value-Add	Active
10/2021	Development	Active
11/2021	Value-Add	Active
04/2022	Value-Add	Active
12/2022	Development	Active
08/2023	Value-Add	Active
07/2012	Development	Exited
09/2015	Development	Exited
02/2016	Development	Exited
09/2016	Development	Exited
07/2021	Development	Active

# REAL ESTATE

## TRINITY S2C REIT

The Grove at White Rock  
Brompton Court  
Andover  
Cypress Club (MT-CC)  
PT Charlotte  
RB Charlotte  
Windridge  
WM Raleigh  
Republic West (LVN)  
Republic East (LVN)  
Lincoln Park  
Palmer (Daybreak)  
Senara (Daybreak)  
8500 Harwood  
Neo Midtown (DFW 3)  
Hathaway (DFW 3)  
Brixton (DFW 3)  
Oxford  
Lincoln Crossing

DATE	STRATEGY	STATUS
08/2016	Value-Add	Active
03/2018	Value-Add	Active
11/2018	Value-Add	Active
05/2019	Value-Add	Active
07/2020	Value-Add	Active
10/2020	Value-Add	Active
12/2020	Value-Add	Active
12/2020	Value-Add	Active
03/2021	Value-Add	Active
03/2021	Value-Add	Active
06/2021	Value-Add	Active
06/2021	Value-Add	Active
06/2021	Value-Add	Active
07/2021	Value-Add	Active
09/2021	Value-Add	Active
09/2021	Value-Add	Active
09/2021	Value-Add	Active
10/2021	Value-Add	Active
07/2022	Value-Add	Active



HIGHLAND OAKS

Highland Oaks (Rendering) - Dallas, Texas





## INVESTMENT PROCESS

We tailor our investment process to each unique opportunity. After several discussions with the operating partner, a detailed financial model is created to aid in pricing and structure. Once the terms have been agreed upon, we begin an intensive due diligence process.

An executive summary of the offering is then sent to our investors. This document provides an overview of the investment including the project type, thesis, market, and the projected capitalization of the deal.

# HOW TO PARTICIPATE

*IN A NEW TRINITY DEAL*

1

## **NEW OFFERING**

A member of the Trinity team will provide you with an Executive Summary of our latest offering.

2

## **EXPRESS INTEREST**

If you would like more information about the investment, please register to attend the webinar.

3

## **FOLLOW-UP EMAIL**

A follow-up email will be sent to you containing important information including critical dates and the PPM (Private Placement Memorandum) for the investment.

4

## **REVIEW + TOUR**

At this time, you are encouraged to review the PPM, attend the asset tour and participate in the webinar.

5

## **RESPOND TO OFFERING**

Decide if you wish to participate in the investment.

### **YES**

- Complete Subscription Agreement
- Submit funds

### **PASS**

- Wait for the next Trinity investment



**\$28.8 MILLION+**

*RETURNED TO INVESTORS*



**\$218 MILLION+**

*CAPITAL INVESTED*



NEW REAL  
ESTATE OFFERINGS



NEW OPERATING  
COMPANY PARTNERSHIPS



EXITS  
IN 2024



REFINANCES  
IN 2024

Approximate Value of  
Trinity's RE Portfolio

**\$6 BILLION+**



**131** Active Investments  
in the Trinity RE Portfolio

Approximate Value of  
Trinity's OpCo Portfolio

**\$1 BILLION+**



**20** Active Investments  
in the Trinity OpCo Portfolio

*The listed Portfolio Value represents the combined value, at inception, of all active investments in which Trinity Investors offerings have participated. The underlying portfolio investments are not revalued periodically. Thus, the current market value of the portfolio may be higher or lower than the listed Portfolio Value. In that regard, the listed Portfolio Value is only representative of the aggregate value of the subject projects at the time that Trinity Investors offerings invested in the projects*

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# 2024 INVESTMENTS

## **TRINITY + CROW HOLDINGS INDUSTRIAL (1)**

TRINITY GOLDEN TRIANGLE INVESTORS LLC  
Industrial - Orange County, NY  
*Capital Raised: \$43.80 Million*

## **TRINITY + INSIGHT (1)**

TRINITY ATMOS INVESTORS LLC  
Operating Company - West Chester, PA  
*Capital Raised: \$37.78 Million*

## **TRINITY + MAGNETIC CAPITAL (1)**

TRINITY F1 DENVER INVESTORS LLC  
Mixed Use - Denver, CO  
*Capital Raised: \$7.06 Million*

## **TRINITY + SEVEN POINT EQUITY PARTNERS (1)**

TRINITY FRAZIER (QP) INVESTORS LLC  
Operating Company - San Fernando, CA  
*Capital Raised: \$26.60 Million*

## **TRINITY + TRAMMEL CROW RESIDENTIAL (1)**

TRINITY MANCHESTER INVESTORS LLC (Predevelopment)  
Multifamily - Manchester, VA  
*Capital Raised: \$1.95 Million*







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