

YEAR IN  
REVIEW

20  
23



TRINITY INVESTORS





MLK Highline - Austin, Texas

# 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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Cannon Office - Houston, Texas





*Ellis Highline- Austin Texas*

# OUR PORTFOLIO

## OPERATING COMPANIES

Our portfolio includes 18 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 150 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.

## CONSTRUCTION

Bar Vista Home  
IntegriBuilt Roofing  
Brightergy

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  
Jaya Apparel

DATE	STRATEGY	STATUS
02/2009	Growth Capital	Exited
09/2010	Direct Control Equity	Active
12/2011	Growth Capital	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
06/2023	Sponsor Control	Active



# OPERATING COMPANIES

**HEALTH  
+ WELLNESS**

Nuclein  
FL Home Health

**OIL + GAS**

Carrollton Mineral Partners  
Grand Prairie Landfill Gas Production  
Mac 5 Energy

DATE	STRATEGY	STATUS
02/2021 02/2022	Sponsor Control Sponsor Control	Active Active
08/2012 08/2013 04/2016	Growth Capital Direct Control Equity Direct Control Equity	Active Active Active

# REAL ESTATE

## HOSPITALITY

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

## INDUSTRIAL + COMMERCIAL

4040 Forest  
 Fossil Creek  
 Commerce Park  
 Haugland SS  
 AllTrades  
 Commerce Center  
 DH3  
 Houston Prime I  
 Houston Prime II

### DATE

### STRATEGY

### STATUS

12/2010  
 12/2013  
 05/2015  
 12/2015  
 08/2016  
 01/2017  
 03/2017  
 08/2017  
 12/2017  
 03/2019  
 05/2019  
 08/2019  
 09/2019

Value-Add  
 Development  
 Development  
 Development  
 Development  
 Development  
 Development  
 Development  
 Value-Add  
 Value-Add  
 Value-Add  
 Value-Add  
 Development

Exited  
 Exited  
 Exited  
 Active  
 Active  
 Active  
 Active  
 Exited  
 Refinanced  
 Refinanced  
 Refinanced  
 Refinanced  
 Active

06/2018  
 01/2019  
 03/2020  
 12/2020  
 03/2021  
 03/2022  
 06/2022  
 08/2022  
 10/2022

Value-Add  
 Value-Add  
 Value-Add  
 Value-Add  
 Development  
 Development  
 Value-Add  
 Value-Add  
 Value-Add

Exited  
 Refinanced  
 Exited  
 Exited  
 Active  
 Active  
 Active  
 Active  
 Active

## REAL ESTATE

(CONTINUED)

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
12/2009	Value-Add	Exited
05/2010	Value-Add	Exited
12/2010	Value-Add	Exited
05/2012	Development	Exited
10/2012	Value-Add	Exited
02/2013	Development	Exited
06/2013	Value-Add	Exited
10/2013	Development	Exited
10/2013	Value-Add	Exited
11/2013	Value-Add	Exited
12/2013	Development	Exited
04/2014	Value-Add	Exited
06/2014	Core	Exited
06/2014	Value-Add	Exited
06/2014	Value-Add	Exited

# REAL ESTATE

## MULTIFAMILY (CONTINUED)

Hamilton Villas (Pointe on Calloway)  
 8000 Midcrown  
 Aventerra (The Residence at Midtown)  
 Bridgeview Louetta Apartments  
 Camelot Village (Forty200)  
 Overlook Ranch  
 Ranch at Ridgeview  
 Bishop Highline - Phase I  
 Springs at Stone Oak Village  
 The Grove at White Rock  
 Residence on Lamar  
 Trinity Place  
 Pleasant Creek  
 Lake Jackson Portfolio  
 WP-TL (Muse)  
 WP-TL (Hive)  
 Amp  
 Current  
 Clear Lake (Creekside Villas & Grand Hampton)  
 Casa Verde  
 The Hudson  
 VU-RO (Village at Uvalde & Avalon at Royal Oaks)  
 Bishop Highline - Phase II  
 Austin Highline

DATE	STRATEGY	STATUS
08/2014	Value-Add	Exited
10/2014	Value-Add	Exited
02/2015	Value-Add	Exited
04/2015	Development	Exited
06/2015	Value-Add	Exited*
08/2015	Core	Exited
01/2016	Core	Exited
06/2016	Development	Exited
08/2016	Core	Exited
08/2016	Value-Add	Refinanced
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

\*Denotes 1031 Exchange Offered

# REAL ESTATE

## MULTIFAMILY (CONTINUED)

Austin Highline (South Shore)  
 Brompton Court  
 Link IQ  
 RI CO-OP  
 Madison Park  
 South Orlando  
 Hub 121  
 EC-RP (Huxley)  
 EC-RP (Reston)  
 Andover  
 Jacksonville (Boat House & Shore House)  
 Arbors on Saratoga  
 Tree House  
 MT-CC (Cypress Club)  
 MT-CC (Mark at 2600)  
 VOG (Village on the Green)  
 Gulfstream Isles  
 Dolphin Landing  
 Steeplecrest  
 Five46  
 Jordan Creek  
 Pineforest Place  
 Summit Lofts  
 Denton Square

DATE	STRATEGY	STATUS
12/2017	Development	Exited
03/2018	Value-Add	Refinanced
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
11/2018	Value-Add	Refinanced
01/2019	Value-Add	Exited
03/2019	Value-Add	Exited
04/2019	Value-Add	Exited
05/2019	Value-Add	Refinanced
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



# REAL ESTATE

## MULTIFAMILY (CONTINUED)

Pinetree Apartments  
 Corpus 5  
 Bishop Highline - Phase III  
 Renaissance Parc  
 RB Charlotte  
 Maple Friendswood  
 WM Raleigh  
 Windridge  
 Branch MC  
 Nashville Crossing  
 Island Villas  
 LVN  
 Daybreak  
 Caledon  
 Lincoln Park  
 8500 Harwood  
 Bull Creek  
 Pearl Highline (Predevelopment)  
 DFW 3  
 Oxford  
 FW Highline  
 NC 3  
 Knoxville 3  
 Westinghouse Village

DATE	STRATEGY	STATUS
07/2020	Value-Add	Refinanced
09/2020	Value-Add	Exited
10/2020	Development	Exited
10/2020	Value-Add	Active
10/2020	Value-Add	Active
12/2020	Development	Exited
12/2020	Value-Add	Refinanced
12/2020	Value-Add	Refinanced
12/2020	Value-Add	Exited
01/2021	Value-Add	Refinanced
03/2021	Value-Add	Exited
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	Development	Active
09/2021	Value-Add	Active
10/2021	Value-Add	Active
10/2021	Development	Active
12/2021	Value-Add	Active
12/2021	Value-Add	Active
12/2021	Development	Active

# REAL ESTATE

## MULTIFAMILY (CONTINUED)

Vibe  
Paces River  
Oak Hill Highline  
LV Commons  
ATL-CLT 2  
S2 MF Fund  
Conroe Timbers  
PV Tempe  
Six Forks  
Hampton Greens  
Ivy Flats  
Tech Ridge Highline  
Lincoln Crossing  
Casa Mirella  
Almand Creek  
Hickory Ridge  
Gleneagles  
S2 Fund II  
Sunset  
Farmer's Market (Predevelopment)  
River Ridge  
Highland Oaks  
Farmer's Market (Development)

### DATE

### STRATEGY

### STATUS

12/2021	Value-Add	Active
12/2021	Value-Add	Active
01/2022	Development	Active
01/2022	Value-Add	Active
02/2022	Value-Add	Active
03/2022	Value-Add	Active
04/2022	Value-Add	Active
05/2022	Value-Add	Active
06/2022	Value-Add	Active
06/2022	Value-Add	Active
07/2022	Value-Add	Active
07/2022	Development	Active
07/2022	Value-Add	Active
08/2022	Value-Add	Active
08/2022	Value-Add	Active
09/2022	Value-Add	Active
12/2022	Value-Add	Active
2023	Value-Add	Active
01/2023	Value-Add	Active
03/2023	Development	Active
08/2023	Development	Active
09/2023	Development	Active
10/2023	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  
11/2021  
12/2021  
12/2021  
02/2023  
08/2023

Value-Add  
Value-Add  
Value-Add  
Value-Add  
Value-Add  
Value-Add

Exited  
Active  
Active  
Active  
Active  
Active

12/2021  
06/2022  
10/2022

Development  
Redevelopment  
Development

Active  
Active  
Active

01/2010  
04/2010  
10/2011  
12/2019

Core  
Value-Add  
Value-Add  
Development

Exited  
Exited  
Exited  
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	Active
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



*Maple Friendswood - Friendswood, 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



**\$68.9 MILLION+**

*RETURNED TO INVESTORS*



**\$283 MILLION+**

*CAPITAL INVESTED*



NEW REAL  
ESTATE OFFERINGS



NEW OPERATING  
COMPANY PARTNERSHIPS

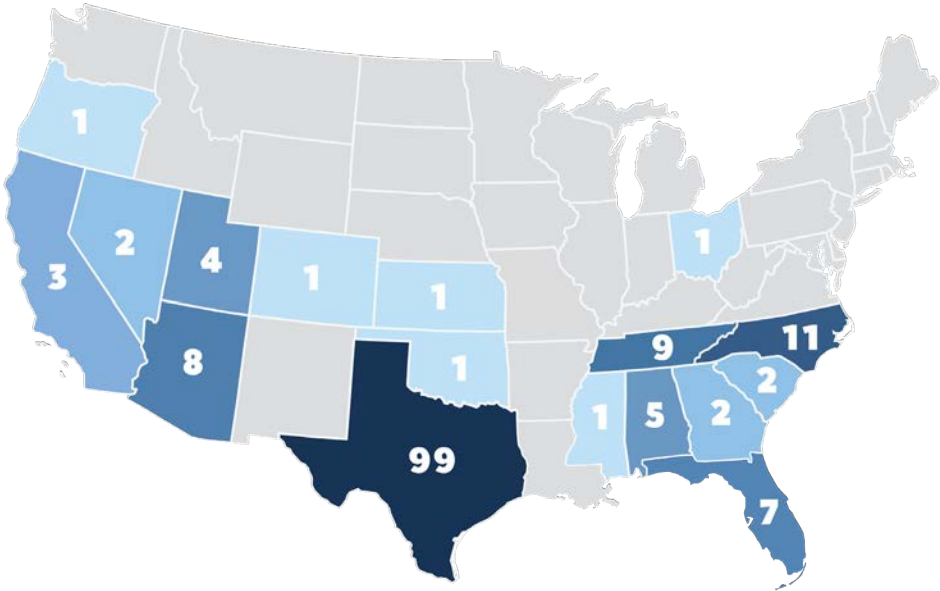


EXITS  
IN 2023



REFINANCES  
IN 2023

TRINITY'S REAL ESTATE ASSETS BY LOCATION



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



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

YEAR IN  
REVIEW

20  
23



## **TRINITY + AVANTI (1)**

TRINITY SUNSET INVESTORS LLC  
Multifamily - Thornton, CO  
*Capital Raised: \$22.20 Million*

## **TRINITY + BIRTCHER ANDERSON & DAVIS (1)**

TRINITY LA COSTA INDUSTRIAL INVESTORS LLC  
Industrial - Encinitas, CA  
*Capital Raised: \$16.50 Million*

## **TRINITY + BRAND VELOCITY GROUP (1)**

TRINITY BVG JAYA INVESTORS LLC  
Operating Company - NYC, NY  
*Capital Raised: \$28.50 Million*

## **TRINITY + CHARTER OAK EQUITY (2)**

TPEG FL HOME HEALTH INVESTORS LLC  
ROUND 2 - MEZZANINE OFFERING  
Operating Company - Florida  
*Capital Raised: \$3.36 Million*

TPEG FL HOME HEALTH INVESTORS LLC  
ROUND 3 - ACTIVE + READY  
Operating Company - Florida  
*Capital Raised: \$3.37 Million*

## **TRINITY + FORT CAPITAL (3)**

TRINITY HOUSTON PRIME III  
Industrial - Houston, TX  
*Capital Raised: \$9.00 Million*

TRINITY SPRING VALLEY INVESTORS LLC  
Industrial - Dallas, TX  
*Capital Raised: \$7.00 Million*

TRINITY NW HOUSTON INDUSTRIAL INVESTORS LLC  
Industrial - Houston, TX  
*Capital Raised: \$7.65 Million*

## **TRINITY + KAIROI RESIDENTIAL (1)**

TRINITY HIGHLAND OAKS INVESTORS LLC  
Multifamily - Dallas, TX  
*Capital Raised: \$25.58 Million*

## **TRINITY + NUCLEIN (1)**

TRINITY NUCLEIN RD III  
Operating Company - Austin, TX  
*Capital Raised: \$8.00 Million*

## **TRINITY + PROVEER SENIOR LIVING (1)**

TRINITY PROVEER SL II INVESTORS LLC  
Senior Living - AL  
*Capital Raised: \$9.60 Million*

## **TRINITY + PUMA DEVELOPMENT (1)**

TRINITY CANNON INVESTORS LLC  
Office - Houston, TX  
*Capital Raised: \$16.28 Million*

## **TRINITY + RESERVE CAPITAL PARTNERS (1)**

TRINITY CRESTVIEW OFFICE INVESTORS LLC  
Office - Las Colinas, TX  
*Capital Raised: \$11.45 Million*

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

TPEG PLATO (QP) INVESTORS LLC  
Operating Company - Salt Lake City, UT  
*Capital Raised: \$6.00 Million*

## **TRINITY + S2 CAPITAL (1)**

S2 FUND II  
Multifamily - Various  
*Capital Raised: \$30.80 Million*

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

TRINITY WATERLOO (QP) INVESTORS LLC  
Operating Company - Austin, TX  
*Capital Raised: \$34.50 Million*

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

TRINITY RIVER RIDGE INVESTORS LLC  
Multifamily - River Ridge, TX  
*Capital Raised: \$34.59 Million*

## **TRINITY + URBAN GENESIS (2)**

TRINITY FARMERS MARKET INVESTORS LLC  
PREDEVELOPMENT  
Multifamily - Houston, TX  
*Capital Raised: \$4.20 Million*

TRINITY FARMERS MARKET INVESTORS LLC  
DEVELOPMENT  
Multifamily - Houston, TX  
*Capital Raised: \$11.15 Million*



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

TPEG STEEPLECREST INVESTORS LLC  
Multifamily - Houston, TX  
*40 Month Hold | IRR: 0.24% | CoC Multiple: 1.01x*

## **TRINITY + GVA MANAGEMENT (1)**

TPEG CORPUS 5 INVESTORS LLC  
Multifamily - Corpus Christi, TX  
*31 Month Hold | IRR: 40.79% | CoC Multiple: 1.72x*

## **TRINITY + HICKORY CAPITAL GROUP (1)**

TPEG HAUGLAND SS INVESTORS LLC  
Self Storage - Columbus, OH  
*34 Month Hold | IRR: 38.10% | CoC Multiple: 1.45x*

## **TRINITY + NEXT INVESTMENTS (1)**

TPEG MADISON PARK INVESTORS LLC  
Multifamily - Houston, TX  
*59 Month Hold | IRR: -49.08% | CoC Multiple: 0.25x*

## **TRINITY + S2 CAPITAL (1)**

TPEG VOG INVESTORS INVESTORS LLC  
Multifamily - Dallas, TX  
*50 Month Hold | IRR: 0.67% | CoC Multiple: 1.01x*

## **TRINITY + URBAN GENESIS (1)**

TPEG BISHOP PHASE III INVESTORS LLC  
Multifamily - Dallas, TX  
*47 Month Hold | IRR: 9.59% | CoC Multiple: 1.37x*

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# 2023 REFINANCES

## **TRINITY + ALLTRADES (2)**

ALLTRADES - PLANO  
Industrial - Plano, TX

ALLTRADES - MESQUITE  
Industrial - Mesquite, TX

## **TRINITY + URBAN GENESIS (1)**

TPEG MLK HIGHLINE  
Multifamily - Austin, TX



# TRINITY INVESTORS

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