



HIGH-GROWTH SINGLE-FAMILY + SELF-STORAGE DEVELOPMENTS WITH A LOCAL, HANDS-ON APPROACH

RISINGER DEVELOPMENT

KC Metro Residential Portfolio
Walnut Crossing | Lee's Summit | Longview



MARKET FORCES DRIVING OPPORTUNITY



Why Now? Key Market Forces in Real Estate Development

THREE FORCES:

■ Pent-up Demand for Housing

- KC population growth, net migration, household formation
- Undersupply of single family homes (data: vacancy rates, permits vs demand)

■ Lack of Inventory

- What's the inventory trend in KC / suburbs?
Rising home prices, long time on market, low inventory levels
- Effects: more power to developers who can deliver

■ Window of Opportunity with Projected Lower Interest Rates

- Current interest rate environment and forecasts
- How rate declines would reduce cost of capital, increase affordability, spur demand



OUR UNFAIR ADVANTAGE

VERTICAL INTEGRATION & IN-HOUSE CONTROL

Real Estate Development is considered by most to be a "high barrier to entry" form of real estate investing but our unfair advantage compared to our competition is that we don't need to outsource any of the construction management to a third party. This saves money and reduces risk.



In-House Expertise:

We manage every aspect of development, from site selection to construction, ensuring we control costs and maintain quality.



Due Diligence:

We thoroughly vet every property, ensuring it meets strict financial and market criteria before proceeding.



Local Market Knowledge:

Our deep understanding of the Kansas City market allows us to anticipate trends and capitalize on growth opportunities.



PROJECTS

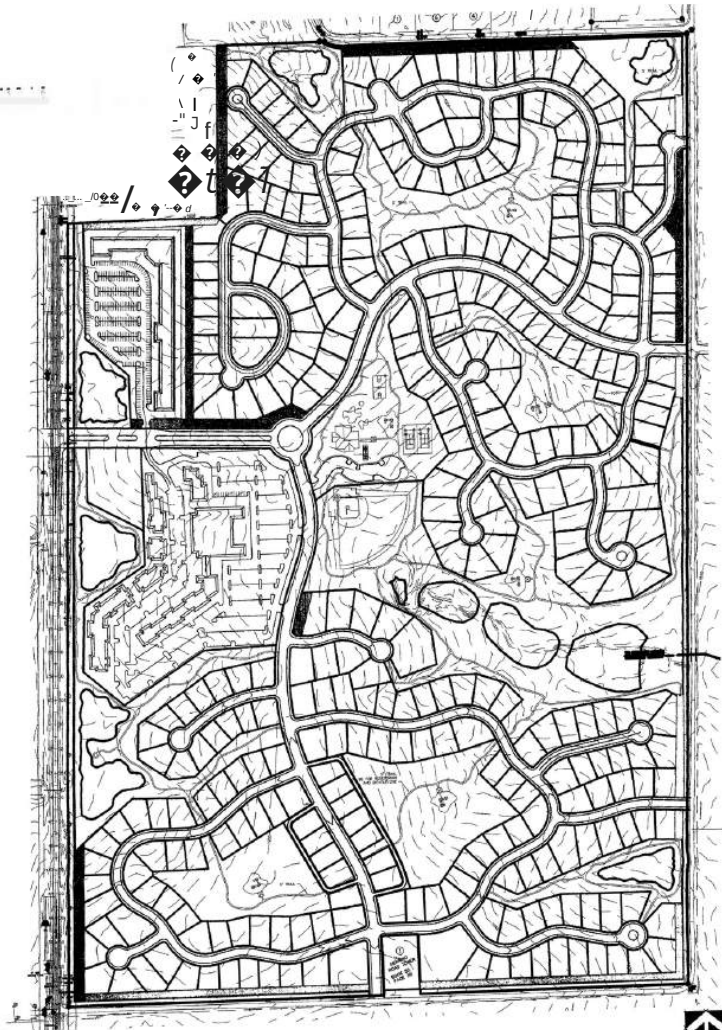


EXHIBIT F Preliminary Plat



Lee's Summit Subdivision

- 100 acres
- SF + builder-ready

Walnut Crossing

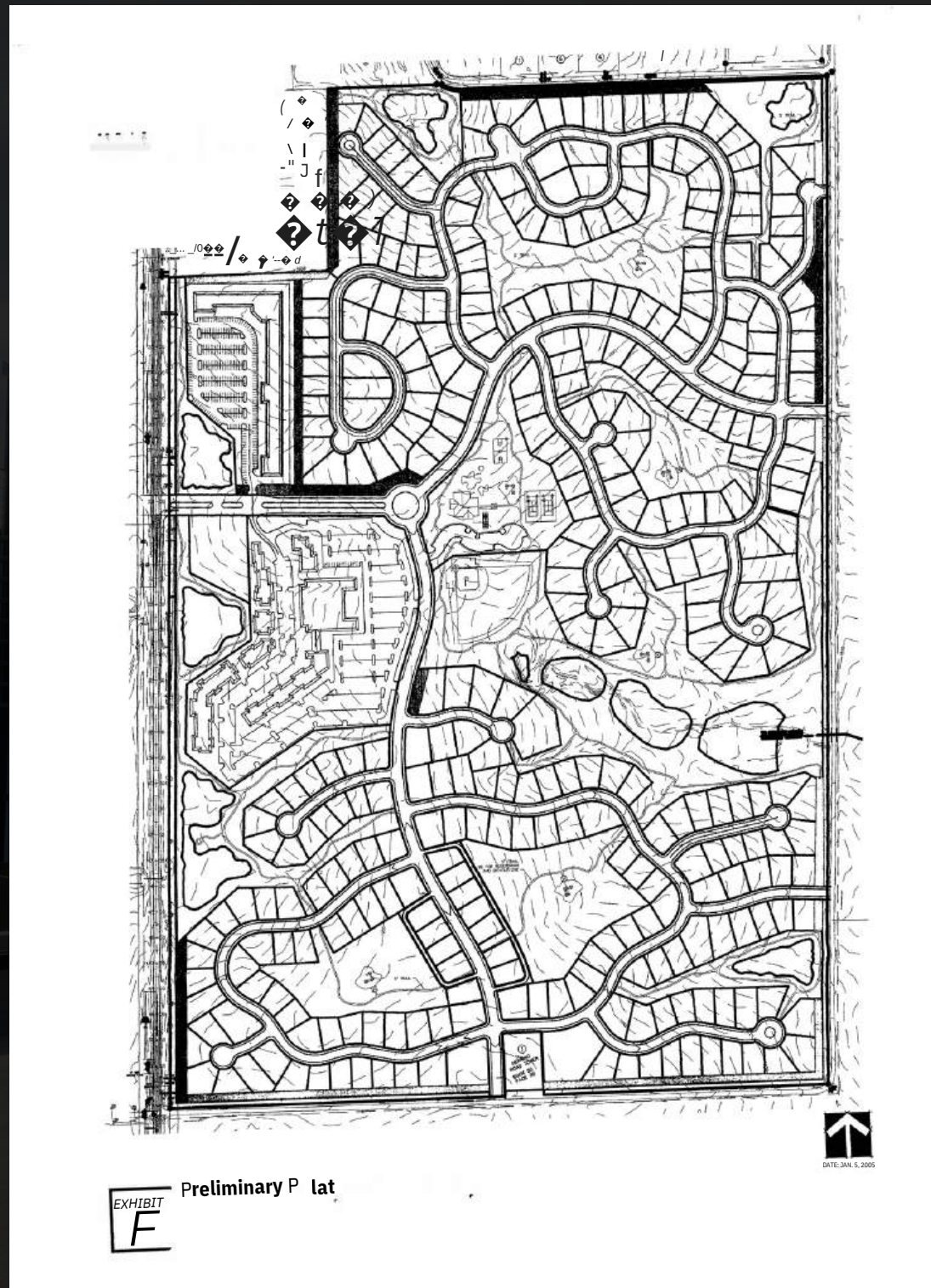
- Raymore
- Duplex + SF + commercial

The Lakes at Longview

- Lee's Summit
- 140 acres
- Apartments + SF + retail



LEE'S SUMMIT SUBDIVISION



- This final phase is part of an established subdivision in Lee's Summit, MO. The remaining 100 acres of this subdivision is available for purchase. Entitlements, HOA, walking trails, clubhouse, pool etc. are already in place.
- The project will consist of building out new infrastructure in phases and selling to builders. Construction will begin once the first phase lots are spoken for from our list of exclusive builders and developers.
- Time is of the essence! This project is ready to go. Targeted 20-30% IRR



WALNUT CROSSING

Welcome to Walnut Crossing, a thoughtfully designed residential community ideally located in Raymore, MO. This new neighborhood will unfold in three intentional phases, offering a well-balanced mix of duplex, fourplex, and single-family homes for sale—all just minutes from top-rated schools, parks, shopping, and everyday conveniences.

The Mission:

Walnut Crossing is dedicated to addressing today's missing-middle housing needs while planning for a sustainable future. Through thoughtful neighborhood transitions, diverse ownership options, and intentional infrastructure investment, Walnut Crossing is designed to create lasting value for residents and the Raymore community.





WALNUT CROSSING

Streetscape & Outdoor Lifestyle



Walnut Crossing is built around a green streetscape framework—a neighborhood where the public realm does more than move cars. It creates identity and encourages everyday outdoor living.

- Tree-lined streets and landscaped corridors
- Walkable trail connections and neighborhood loops
- Water features and ponds serving as amenity and stormwater infrastructure
- Pocket parks and green spaces that encourage gathering



WALNUT CROSSING

Surrounding Area



Career Opportunities & Regional Access

Walnut Crossing is well positioned within the Kansas City metro's employment and logistics corridor. Raymore's growing job base, anchored by major employers including Nuuly, provides stability and opportunity for commuters and families alike.

Top-Rated Schools & Family-Focused Education

Families in Walnut Crossing benefit from access to high-performing public schools within the Raymore-Peculiar School District. Known for modern facilities, strong academics, and career-ready curriculum, the district emphasizes small learning communities, advanced coursework, and hands-on programs including STEM, skilled trades, and applied learning.

Shopping, Dining & Family Activities

Just minutes from Walnut Crossing, Raymore offers a growing mix of shopping, dining, and family-friendly activities. Along Highway 58 and North 71, residents enjoy convenient access to grocery stores, national retailers, and local restaurants, while community destinations such as the Raymore Activity Center provide year-round recreation and events.



THE LAKES AT LONGVIEW

A Community Designed for the Way People Actually Want to Live.



What makes The Lakes at Longview different is its range and flexibility:

- Large-lot homes for those wanting space, privacy, and a long-term residence
- Attainable housing options for first-time buyers entering the market
- Right-sized living for downsizers who want to stay in the same community they've built relationships in

- The Lakes at Longview is a 140-acre master-planned community built around something most neighborhoods lack—intentional design.
- This isn't just another subdivision. It's a place where lifestyle, connectivity, and long-term value come together.
- With integrated walking trails, natural lakes, and thoughtfully designed gathering spaces, the community is built to bring people outside, connect neighbors, and create a sense of place that lasts.
- This is a neighborhood designed to grow with you—from your first home, to raising a family, to simplifying life later on—without ever having to leave the people and environment you value.

From a development standpoint, The Lakes at Longview is structured to meet real market demand:

- Diverse product mix to support absorption across cycles
- Community-driven design that enhances long-term value
- A layout that prioritizes both livability and efficient infrastructure

At its core, this project is about more than housing. It's about building a community where people stay.



INVESTMENT OFFERINGS & TERMS

Types of investment available:

- First position preferred debt
- Equity
- Bridge loans

Expected returns:

- Equity positions aim to double investor money within ~4 years
- Typical market rates for preferred debt or bridge loans with a possible equity kicker

Fee structure:

- No fund management fees
- Transparent profit sharing

(Minimum investment threshold)

WHAT YOU GET

WHEN YOU PARTNER WITH RISINGER

When you partner with us, you'll receive clearly defined terms for your individual investment, quarterly updates, access to our legal team and on time distributions.

- Clearly defined term sheets for each investment: debt/equity, targeted ROI, and exit strategy
- Quarterly updates on project progress, financials, and any market shifts
- Access to our legal council and ability to ask due diligence questions
- On-time distributions; clarity on when principal is returned, and profit sharing begins





READY TO JOIN THE TEAM?

**WE ARE VERY PARTICULAR ABOUT OUR
REPUTATION AND COUNTERPARTIES. NO
GAMES, JUST LUCRATIVE FUN!**

Once you have submitted your information, you will book a call with the developer himself who will share with you some exciting projects we have in the pipeline.

Please be prepared to share with us some past deals you have invested in, what your last business partners would say about you and when things go sideways in a deal, how do you handle it?

Good deals with strong fundamentals are like an Amtrack train, or more like a deal train. They stop at the station, pick up investors, and have a set departure date. You'll have plenty of time to decide if you like me and you like the deal and when it's time, the train has to leave the station.

We've done millions of dollars in projects and have a clean record with the SEC.



BEST REGARDS

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CLICK THE CALENDAR ICON TO SCHEDULE A CALL AND OR CONNECT WITH ME ON LINKEDIN!