



CASE STUDY

LH3 Portfolio



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ValCap entered the DFW market with three rapid acquisitions in 2019 shortly after it relocated its headquarters from San Antonio, TX.

Estancia, Belterra & Solaris made up 968 units in the Lake Highlands submarket of Dallas, TX. Estancia and Belterra were purchased together from the same seller, and within 30 days ValCap also bought Solaris from another seller.

ValCap stabilized the properties 30 months after ownership and then put the portfolio on the market for sale. An institutional quality buyer was awarded the contract and it took 7 months before it closed, having to navigate a sharp turn in the capital markets during the summer of 2022.

ValCap achieved a 2.88X equity multiple and 44.23% IRR upon sale of the portfolio.



Acquisition

Purchase Date:	July 2019
Purchase Price:	\$86,280,000
Equity:	\$12,300,000

Disposition

Sale Date:	October 2022
Sale Price:	\$125,240,000

Investment Returns

Net Profits:	\$ 23,184,693
Hold Period:	38 Months
IRR:	44.23%
Equity Multiple:	2.88x