

d a v i s R E

Investment Real Estate

BUILT FOR PERFORMANCE

With over 30 years of real estate experience, davisRE is an expert in identifying underperforming properties, improving neighborhoods, and capitalizing on dynamic markets.

A photograph of a modern, two-story apartment building with a brick facade and a balcony, set against a blue sky with light clouds. The image is partially obscured by a green rectangular block and a blue horizontal bar.

Investments **YOU CAN TRUST**

davisRE acquires underperforming multifamily assets in Texas and creates value through disciplined underwriting, hands-on operations, and targeted capital improvements. We focus on basis advantage, operational upside, and conservative structures that protect investor capital.

How we are positioned

- Institutional underwriting and disciplined capital deployment
- Conservative deal structures with downside protection
- Hands-on asset management and direct operational oversight
- Focus on mispriced and underperforming real estate
- Clear exit strategies with multiple paths to liquidity

What this delivers for investors

- Risk-adjusted returns across market cycles
- Transparency, accountability, and alignment
- A resilient platform built for performance and durability

Investment focus

- Value-add multifamily in Dallas Fort Worth and select Texas markets
- Targeting operational inefficiencies, deferred maintenance, and basis opportunities
- Emphasis on conservative leverage and downside protection

Current opportunity

- Market dislocation driven by higher rates, rising expenses, and distressed capital structures
- Increased motivated sellers from underperforming 2020 to 2022 vintage deals
- Ability to acquire at attractive basis and reposition assets through disciplined execution

Investor objective

- Preserve capital while delivering compelling, risk-adjusted returns
- Target IRR of 15%+ and equity multiple of 1.8x+
- Clear business plans, active management, and defined exit strategies

A proven platform

BUILT FOR THIS MARKET

davisRE is a Dallas-based real estate investment firm focused on value-add multifamily acquisitions. We combine institutional discipline with hands-on execution to acquire mispriced assets, improve operations, and drive durable returns through active ownership.

30+

years of operating
and investment
experience

24

completed
investments across
multiple market
cycles

\$38

million in assets
under
management

\$274

million in total
transaction
experience as
principal

What We Do

FOCUSED VALUE CREATION

Every investment starts with a clear thesis: buy at a basis that creates margin of safety, then execute a defined value-add plan to grow NOI and position the asset for a strong exit. We focus on properties where operational improvement — not just market appreciation — drives the return.

Investment focus

- Acquire mispriced and underperforming assets
- Execute targeted value-add and repositioning strategies
- Actively manage assets to grow NOI and cash flow

How we create value

- Institutional underwriting grounded in real operations
- Focused capital improvements tied to measurable returns
- Continuous performance oversight and decisive execution





Focused strategy

REPEATABLE EXECUTION ACROSS MARKET CYCLES

Strategic Focus

- Value-add multifamily in Dallas Fort Worth and select Texas markets
- Class B and C assets with operational inefficiencies
- Target assets typically built between the 1950s and 1980s

How We Execute

- Acquire at attractive basis from motivated or distressed sellers
- Implement targeted renovation and operational improvement plans
- Maintain conservative leverage with multiple exit paths

Our strategy is built around acquiring underperforming multifamily assets in strong Texas markets where disciplined underwriting and active ownership can unlock value. We focus on repeatable execution, conservative capital structures, and operational improvements that drive durable performance.

Investment Targets

MEASURED GROWTH OBJECTIVES

Our investment targets are designed to balance downside protection with compelling upside, supported by conservative leverage and disciplined underwriting.

Return objectives

- Target investor IRR of 15%+
- Target equity multiple of 1.8x+
- Target year 3 yield on cost of 7% to 8%

Capital structure

- Conservative leverage, typically 65% to 75% LTC
- Focus on non-recourse or flexible debt structures
- Stress-tested assumptions across rent, expenses, and exit values

Hold and exit

- Target hold period of 3 to 5 years
- Multiple exit paths including refinance or sale
- Emphasis on capital preservation and predictable execution



How We Source Deals

ACCESS AND RELATIONSHIPS

We source investment opportunities through a relationship-driven approach that prioritizes off-market access, speed, and conviction. Our network and reputation allow us to see opportunities early and act decisively.



Relationship-Driven Deal Flow

Broker, owner, and lender networks



Early Access to Opportunities

Motivated and distressed sellers



Speed with Discipline

Fast decisions aligned with clear criteria

Underwriting and Diligence

INSTITUTIONAL RISK ASSESSMENT



Market and Demand



We evaluate submarket fundamentals, renter demographics, employment drivers, and competitive supply to confirm long-term demand and pricing power.



Operational Review



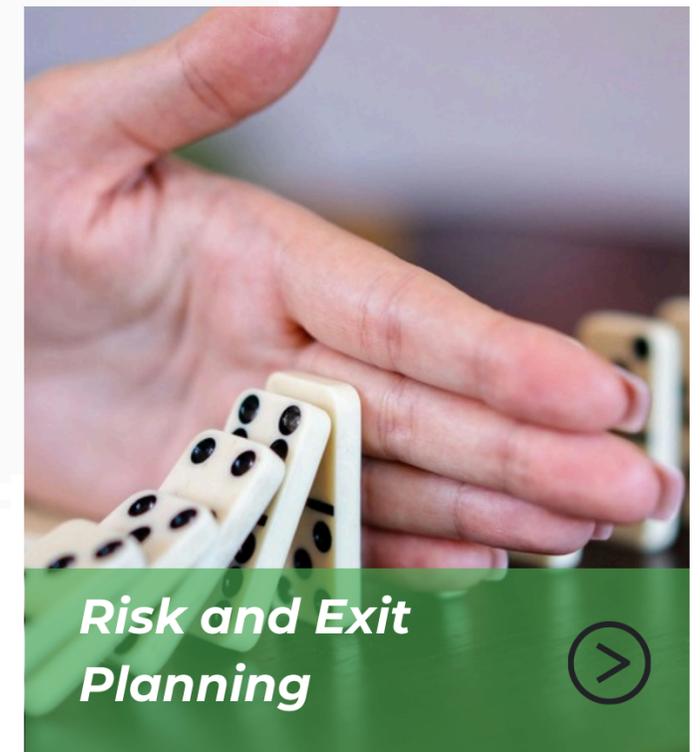
We analyze current operations, expense structures, staffing, maintenance practices, and leasing performance to identify inefficiencies and upside opportunities.



Financial Underwriting



We build detailed models using conservative assumptions, stress-testing rent growth, expenses, interest rates, and exit scenarios to protect downside risk.



Risk and Exit Planning



We define clear risk mitigation strategies, maintain conservative leverage, and underwrite multiple exit paths to ensure flexibility across market conditions.

Value Creation Playbook

DRIVING NOI

We improve assets through a targeted value-add program that upgrades the resident experience while strengthening NOI and long-term durability.

Typical execution levers

- Unit renovations aligned to renter demand and payback
- Exterior, signage, and curb appeal improvements
- Tight leasing process and stronger marketing channels
- Other income optimization and industry-standard fees
- Vendor rebids and preventative maintenance systems
- On-site performance standards, reporting, and accountability





Asset Management

ACTIVE OVERSIGHT

We take a hands-on approach to asset management, focusing on operational discipline, real-time performance monitoring, and decisive intervention to protect capital and drive consistent results.

Our approach

- Direct oversight of property operations and third-party managers
- Continuous monitoring of key performance indicators and variances
- Proactive decision-making to address issues early

What we focus on

- Leasing velocity, pricing strategy, and occupancy health
- Expense control, vendor performance, and capital efficiency
- Risk management across insurance, taxes, and debt obligations

Execution and **INVESTOR COMMUNICATION**

We execute business plans with discipline and maintain clear, consistent communication with investors throughout the life of each investment. Transparency and accountability are central to how we operate.



Execution discipline

- Conservative capital structures and defined business plans
- Milestone-driven execution tied to operational performance
- Active oversight to keep projects on schedule and on budget

Investor communication

- Regular performance updates and financial reporting
- Clear access to documents, timelines, and key metrics
- Direct communication focused on transparency and alignment

Alignment and governance

- Interests aligned through co-investment and performance incentives
- Clear decision-making authority and accountability
- Focus on long-term value creation and capital preservation



Track Record Snapshot

PROVEN PERFORMANCE

Our track record reflects disciplined acquisitions, active asset management, and consistent execution across multiple market cycles.

Platform highlights

- 24 completed real estate investments
- 30+ years of operating and investment experience
- \$274 million in transactions completed as principal
- \$38 million in assets under management

Realized performance

- Average realized investor IRR of 49%
- Average realized equity multiple of 2.1x
- Strong performance across varied deal sizes and market conditions

What this demonstrates

- Ability to identify attractive entry points
- Disciplined execution and operational control
- Consistent delivery of risk-adjusted returns

CASE STUDY 1

Creekside Townhomes 58-unit townhome community (1984)

Below-market pricing, poor operations, and weak bookkeeping created a basis advantage.

What we did

- Moved quickly and secured the deal within 48 hours
- Implemented a light interior value-add program
- Repositioned marketing through mainstream channels
- Implemented industry fees to increase other income



Outcome

- Purchase: \$3.0MM | Sale: \$6.7MM | Hold: 15 months
- LP IRR: 129% | LP multiple: 2.81x
- NOI growth: \$163k to \$362k

CASE STUDY 2

The Canopy 240-unit multifamily (1984)

Original developer ownership, never previously traded.
Ability to preempt the market.

What we did

- Acquired off the open market
- Corrected deferred maintenance
- Executed light interior renovations with targeted capex
- Improved operations and resident experience



Outcome

- Purchase: \$8.4MM | Sale: \$16.7MM | Hold: 3 years
- LP IRR: 117% | LP multiple: 2.18x
- NOI growth: \$617k to \$1.017MM

CASE STUDY 3

Glendale Oaks Value-add multifamily

Out-of-country ownership and underutilized potential in a gentrifying submarket.

What we did

- Interior upgrades and operational improvements
- Added a dog park and additional parking
- Executed a cash-out refinance, then exited to an out-of-state buyer



Outcome

- Purchase: \$1.5MM | Sale: \$4.9MM | Hold: 5 years
- LP IRR: 49.4% | LP multiple: 3.86x
- NOI growth: \$114k to \$285k

Dallas-Fort Worth MULTIFAMILY MARKET

Dallas Fort Worth remains one of the strongest multifamily markets in the U.S., driven by sustained job growth, population in-migration, and a pro-business environment. The region added 67,800 jobs in 2024 and continues to lead the nation in population growth, supporting long-term apartment demand. Rents have increased 16.2% since 2020 while occupancy has averaged 90.5%, reflecting resilient fundamentals. With new construction down more than 37% from 2022 levels, demand for existing multifamily assets remains well supported.



Overview	
Total Market Inventory Under	899,746 units
Construction Units	36,545 units
Rent	
Market Rent Growth (Since 2015)	+33.4%
Market Rent	\$1,556/unit
Absorption	
Net Absorption Units (since 2020)	141,781 units

Source: CoStar (Q1 2025)

\$1,556
Asking Rent/Unit

+3.7%
Avg. Rent Growth
Since 2020

7.3%
Population Growth
in the Past 5 Years

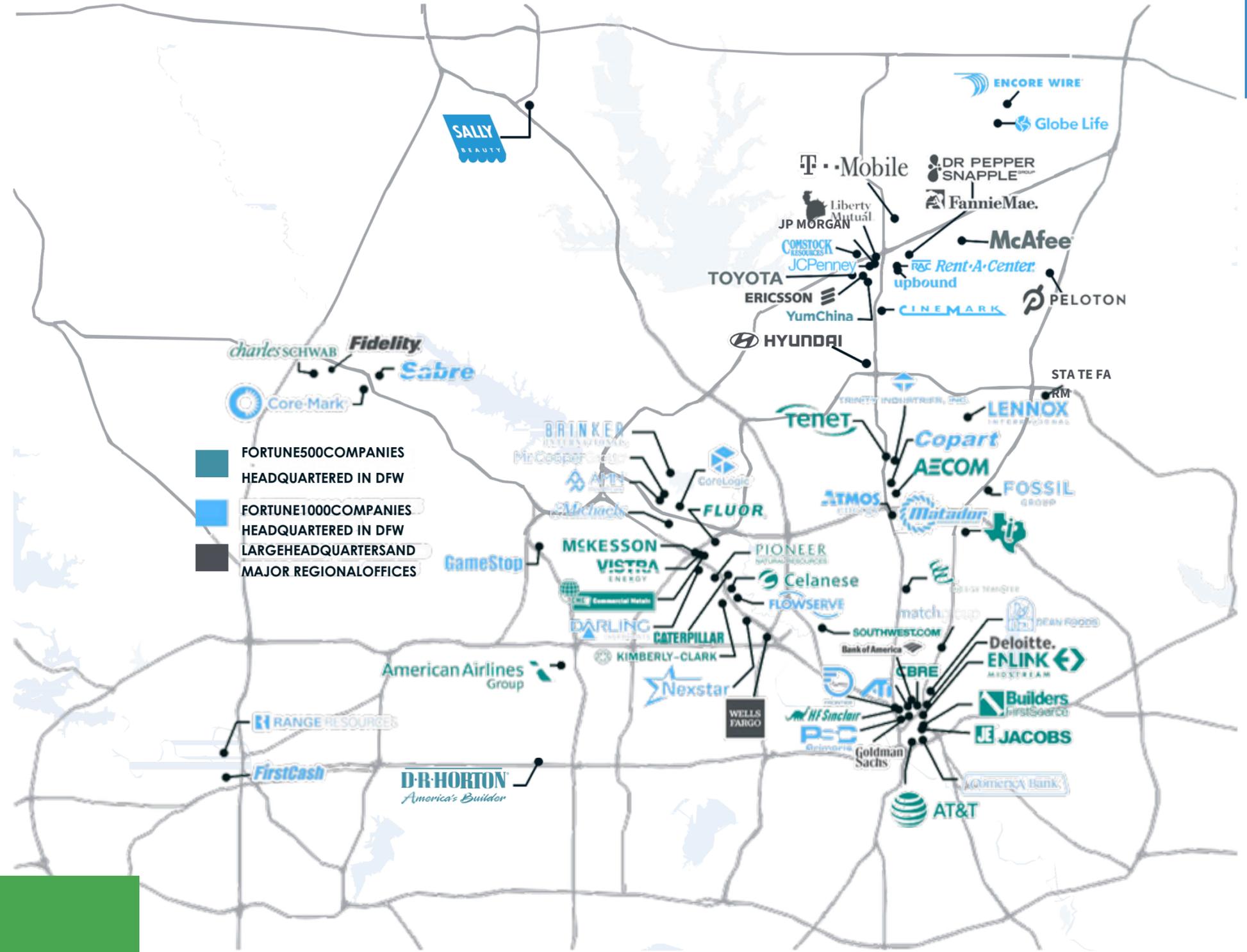
90.5%
Avg. Market
Occupancy Since
2020

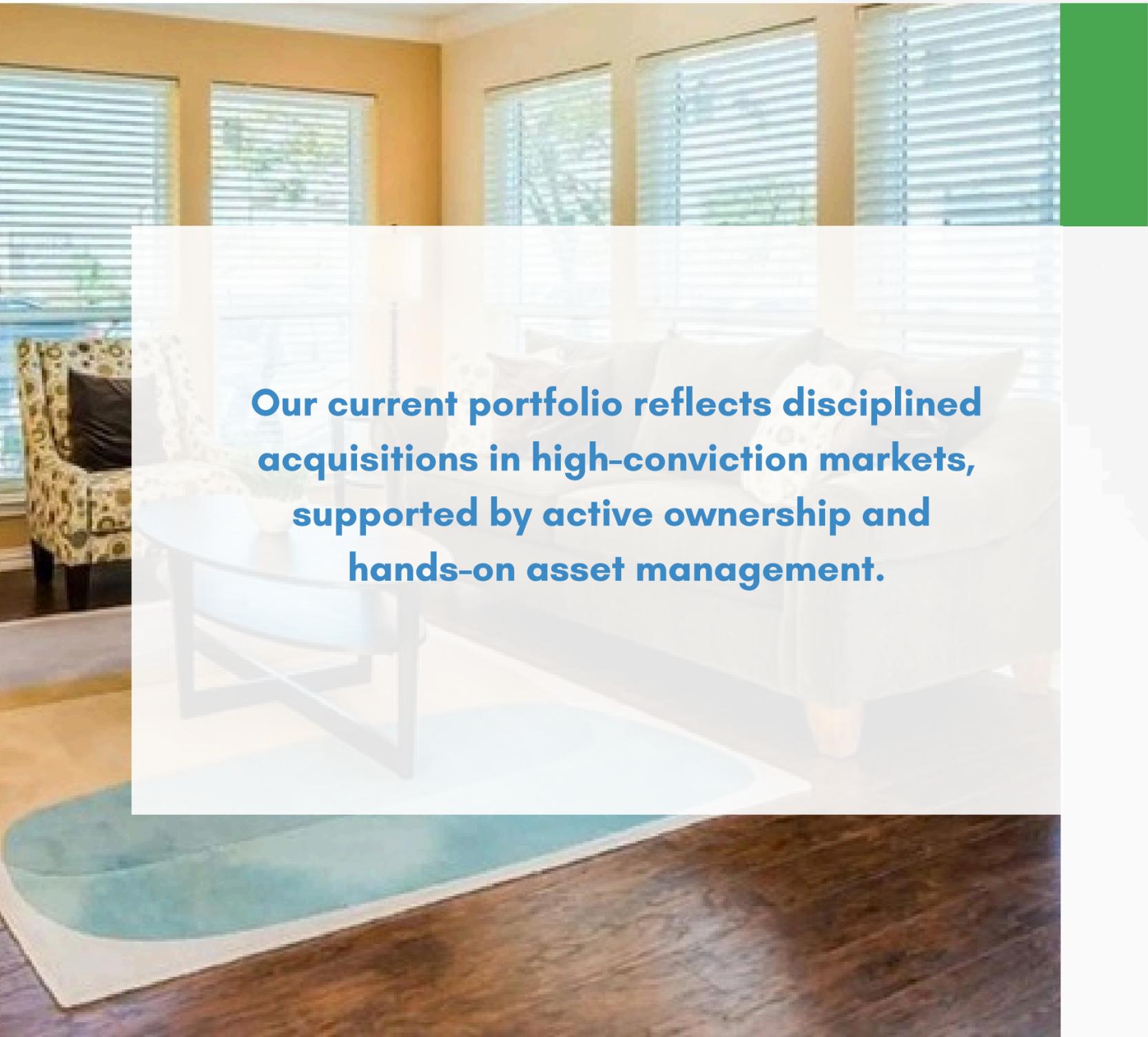
Dallas Fort Worth Headquarters

A NATIONAL CORPORATE HUB

Dallas Fort Worth is one of the most concentrated corporate headquarters markets in the United States. The region is home to a significant number of Fortune 500 and Fortune 1000 companies, along with major regional headquarters across finance, technology, healthcare, manufacturing, and energy.

This depth of corporate presence continues to drive sustained job growth, population in-migration, and long-term housing demand, reinforcing DFW's position as a top-tier multifamily investment market.

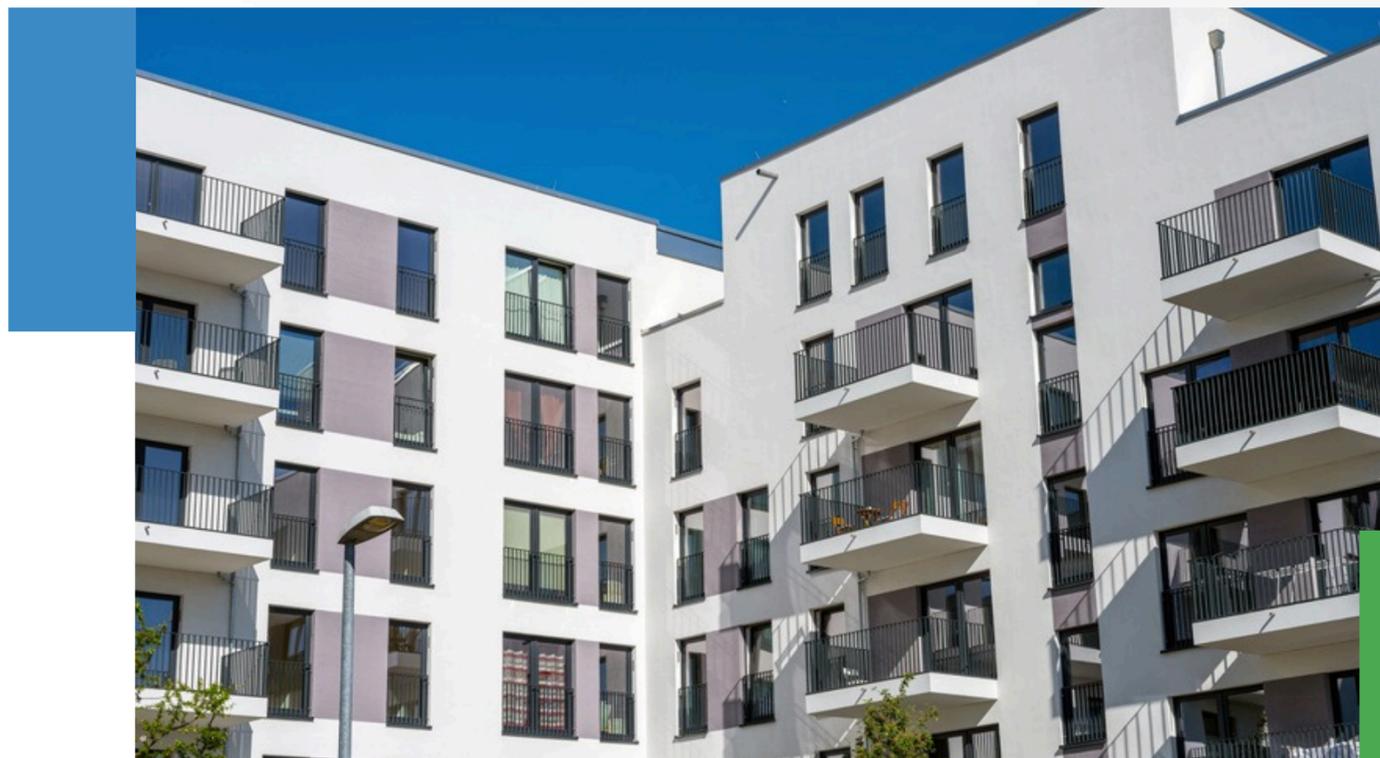




Our current portfolio reflects disciplined acquisitions in high-conviction markets, supported by active ownership and hands-on asset management.

Active Assets Under Management **CURRENT PORTFOLIO**

Property Name	Acquisition Date	Purchase Price
Sam Maverick	May 27, 2020	\$4.95M
Northeast Hills	November 12, 2021	\$3.60M
Woodland Trails	June 13, 2021	\$5.76M
Montego Bay	June 23, 2023	\$7.60M
Scenic Pines	June 27, 2024	\$6.33M
Hunnington Townhomes	December 16, 2024	\$3.90M



Growth Plan and Alignment **SCALING WITH DISCIPLINE**

Our growth plan is focused on expanding the platform in a measured, disciplined manner while maintaining strong alignment with investor interests. We prioritize controlled growth, operational excellence, and long-term value creation.

Growth strategy

- Expand acquisitions in high-conviction Texas markets
- Scale the platform through repeatable, value-add execution
- Invest in people, systems, and infrastructure to support growth

Capital deployment

- Targeted equity raises to support acquisitions and working capital
- Conservative capital structures to preserve flexibility
- Focus on accretive growth and risk-adjusted returns

Alignment with investors

- Meaningful sponsor co-investment in each opportunity
- Performance-based compensation tied to investor outcomes
- Transparent reporting and long-term partnership mindset

Stacey Davis

OWNER AND PRINCIPAL

Stacey Davis founded davisRE after a career that spanned the full real estate value chain – from financial controls and operations to executive leadership and principal investing. He began in accounting and worked his way through Controller, CFO, and President roles within property management organizations, gaining deep fluency in how real estate assets are actually run. That operational foundation informs every investment decision at davisRE today.

Relevant experience

- Over 30 years of operating and investing experience in commercial real estate
- Former Accountant, Controller, CFO, and President within property management
- Family office asset management leadership – direct principal investing experience
- \$274MM in transactions executed as principal investor
- Established banking relationships and approved borrower with multiple lenders
- BBA, Southern Methodist University
- Graduate, Stagen Leadership Institute Transformational Leadership Program (2002)



Andrew Hanson

DIRECTOR OF ACQUISITIONS

Andrew Hanson leads acquisitions at davisRE, sourcing and executing value-add multifamily investments across Dallas Fort Worth and select Texas markets. He brings over a decade of multifamily transaction experience, combining market knowledge with disciplined underwriting and relationship-driven deal sourcing.

Relevant experience

- Director of Acquisitions, davisRE (Oct 2025 to Present)
- Director, Greysteel (2019 to 2025), Multifamily Investment Sales
- Senior Investment Associate and Investment Associate, Greysteel (2015 to 2019)
- Credit Analyst, CapFusion (2014) focused on borrower financials and cash flow analysis
- Licensed Texas Real Estate Sales Agent





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Get in Touch

We welcome the opportunity to connect with investors, partners, and industry professionals. Please reach out to learn more about our investment platform, current opportunities, or to start a conversation.

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