




**Building on
Success.**

THE
LINKS



**We transform vision
into reality.** We've
been doing just that
for decades.

We develop, manage, and transform multifamily real estate.

We've established our leadership position in the industry through a unique combination of business acumen, design excellence, and quality execution.

We are dedicated to incorporating environmentally-sensitive operating and construction processes.

For many years, we have been mindful of rising energy costs and build units with cost effective measures intended to reduce energy consumption for tenants and operators.

Our success is founded on years of experience in designing and building award-winning project.

We have a long track record of delivering an exceptional product for tenants and impressive returns for investors.

Fully integrated development, construction, and property management services.

Our team members are experts in multifamily development, as well as acquisition, construction and property management. We guarantee that all projects are timely built, to the highest quality and craftsmanship.

The Links on PGA Parkway - Phase II



\$2.6 billion+ in assets.
Over 35,000 apartment
units developed. **One
innovative portfolio.**



The Reflection at Montgomery Ridge - Allen, TX

About Us

We are tuned-in to today's **ever changing multifamily market.**



Addison Medical Center Apartments – San Antonio, TX

We are a vertically-integrated real estate development firm with a wealth of experience in the multifamily sector.

We've established our leadership position within the industry through a unique combination of design excellence, project quality and business acumen – all while maximizing returns to investors and business partners. With fully integrated development, construction, and property management companies, our team members are experts in multifamily development, as well as acquisition, construction and property management. Our development and construction teams, which perform a full range of general contracting services, guarantee that all projects are timely built to the highest quality and craftsmanship.



Legacy at Cibolo Apartments – Boerne, TX

At A Glance.

Winner of a numerous industry awards for design, quality and innovation, we provide expertise in development, construction, property management, asset management, and acquisitions & disposition.

35K+

Developed 35,500 apartment units, 300,000 sf of retails space, and 80,000 sf of office space.

\$2.6B+

completed and current projects totaling over \$2,600,000,000

1,950

currently managing approximately 1,950 units

390K+

combined square feet of retail and office space developed

Leadership

Ed Garahan

Chief Executive Officer

A recognized expert in multiple aspects of development and construction, Ed provides visionary leadership while overseeing the wide-ranging activities of The Carbon Companies. In his 4 decades in the industry, Ed has directed – or was instrumental to the construction and development of – thousands of multi-family units, more than 40 hotels, 250 restaurants, multiple office buildings, numerous hospitals and healthcare facilities, and many industrial projects.

Kurt E. Jones

Chief Operating Officer

As a partner in The Carbon Companies and a 40-year track record of excellence, Kurt brings proven talent and insight to every Carbon project. He leads the development and construction teams, ensuring all projects are delivered on time and on budget. Kurt's background includes a degree in Building Construction from Texas A&M University and experience in building single-family custom homes, single family attached, office, retail, and more than 40,000 multi-family units. The depth and breadth of his construction knowledge provides our clients the added benefit of having a seasoned problem solver expediting their projects.

John C. Hood

Chief Financial Officer

John's extensive background and skill in accounting and financial strategies make him the ideal person to manage Carbon's corporate accounting and tax activities. He maintains strong relationships with banks and other financial institutions while providing critical, in-depth fiscal analysis for each Carbon venture.

Travis E. Jones

Executive Vice President

As Executive Vice President, and a vital member of the Carbon team since 1996, Travis oversees the development team and Carbon's in-house general contractor, and is responsible for the overall coordination, development, design, and construction of all Carbon projects. His prior experience as a Superintendent, Project Manager, Vice President of Construction and General Counsel provides him with a unique perspective on all aspects of Carbon's business. Travis has been instrumental in the development and construction of office, retail, and over 6,000 multi-family units.

Travis is also a licensed attorney and member of the State Bar of Texas, with degrees from Texas A&M University and Southern Methodist University Dedman School of Law. His expertise in site evaluation, entitlements, design, project management, and cost value analysis allow Carbon to consistently meet project deadlines and fiscal projections.

Claire Scheihing

Director of Management Operations

Claire Scheihing (pronounced Shine) has integrated her extensive on-site property management experience into her current role as Director of Management Operations, skillfully navigating the intricate intersections of development, construction, and property management operations. Over the past decade, Claire has curated a proven track record, playing a pivotal role in the successful launch of more than 12 multifamily properties, with more on the way. Her keen insights and hands-on approach have proven instrumental in orchestrating smooth transitions from early development stages through grand opening, ensuring a cohesive and well-managed portfolio.

Cole Bradford

Director of Development

Cole has been a member of the Carbon team since April 2018. As Director of Development, Cole is involved in site selection, land acquisition, market analysis, financial underwriting, deal structure and capitalization including raising equity and securing financing. He is also an integral part of our team that oversees the financial strategies and positioning of all projects under Carbon management, asset management, and operations of existing projects. Cole also spearheads Carbon's lender and investor relations.

Cole was born in Plano, Texas, and earned his BBA in Finance with an emphasis in Real Estate from TCU. In his spare time, Cole enjoys golf, hunting, fishing, and spending time with family and friends, especially his wife, Merissa.

Capabilities

From acquisition to execution to everything in between. **We make it happen.**

- Development
- Construction
- Property Management
- Asset Management
- Acquisitions & Disposition
- Sustainability



Links on PGA Parkway – Frisco, TX

Development

The Carbon Companies' national reputation for producing high returns on invested capital wouldn't be possible without the talents of our exceptional Development Services Team, dedicated to the design and construction of unique and innovative multifamily projects. Over the last two decades, we have raised the bar in project design, winning many local, state and national awards for excellence. Carbon's development portfolio includes a diverse and broad range of projects, from multifamily to commercial multi-story and office parks. This diversity enables us to explore and capitalize on new development opportunities. Our development services include:

- **Market research & analysis**
- **Site selection**
- **Budgeting**
- **Land acquisition**
- **Financing**
- **Civil & architectural design**
- **Site plan development**
- **Engineering**
- **Construction management**
- **Commercial Development**

The Carbon Companies has an enviable portfolio of successful, innovative commercial development projects. We evaluate the need and feasibility for high quality office space in respective marketplaces and work closely with local municipalities and tenants to design architecturally unique buildings that become community landmarks – buildings that will stand the test of time. We strive to incorporate the latest technology, and energy efficiency in each of these forward thinking facilities.



Ventura Ridge – San Antonio, TX

“We design products that meet the specific needs of the marketplace, including the unit mix, density, quality, design and features of a community.”



Ventura Ridge Leasing Lobby

Construction

Development is the vision. Construction is the art of bringing that vision into reality. With proven leadership and experience, The Carbon Companies have developed a solid track record of completing projects on time and under budget. We accomplish it by attracting and partnering with the very best tradesmen, craftsmen and project managers – the people who are literally building our success.

Our many awards are proof of the expertise and commitment of our construction team. The proof is in our performance. We urge you take a look at the portfolio section of this website to see first hand the quality projects we build.

“**The Carbon Companies are industry leaders in mixed-use developments.**”



Links on PGA Parkway – Frisco, TX

Property Management

The Carbon Companies in-house management team offers a full range of property management services dedicated to maintaining a high occupancy level and the physical integrity of each property. Our management style has evolved into a proprietary system with an enviable track record of success: beautiful communities, happy residents and well-satisfied investors.

Marketing

Each marketing plan is custom tailored to fit a specific property's needs. This knowledge, coupled with our vast management experience, allows our management teams to out-perform the marketplace. Our market research tracks.

- **Occupancy levels**
- **Rental rates**
- **Concessions**
- **Amenities**
- **Demographics**
- **Competition**
- **Housing needs by market**

Leasing

A successful preleasing campaign is vital to the success of a new build, especially in today's highly competitive market. Our proprietary systems, including staff training programs, ensure that we consistently beat the industry's retention statistics. Our mantra is: It's much less costly to keep a resident than to find a new one. Our years of experience have generated a program of proven results by:

- **Embedding an experienced leasing and management team to ensure leasing and marketing plans are correctly implemented.**
- **Launching an awareness campaign in the immediate area with promotional materials.**
- **Becoming involved in local chambers and community interest groups.**
- **Providing information to locators and area human resource departments.**
- **Intense focus on resident retention.**



Pecan Springs – San Antonio, TX

Information Systems

By utilizing the latest computer technology and software to improve communication, standardization and productivity, every community we manage operates with maximum efficiency. An added benefit is the real time reporting our investors have come to expect from us.

Policies and Procedures Training

We invest in our people through intensive, well-coordinated industry educational courses and training programs. These policies and procedures set a standard of excellence for all of our associates. Experience has shown success can be replicated by following proven guidelines and by working with committed and talented team members.

Asset Management

Effective asset management requires a combination of experienced industry leaders, economic expertise, and innovative financial solutions. The Carbon Companies are leaders in building value and maximizing returns for each property and portfolio by minimizing operating costs and expenditures, while still maintaining first class assets.

Acquisitions and Disposition

With a well respected team of development and construction experts, along with asset, marketing and property managers, The Carbon Companies offers a unique perspective to clients requiring assistance in acquiring and/or disposing of real estate portfolios.



Triomphe – San Antonio, TX

Projects



Links on PGA Parkway - Phase 1-4

Frisco, TX | 2021



1846 Fredericksburg

Fredericksburg, TX | Under Construction



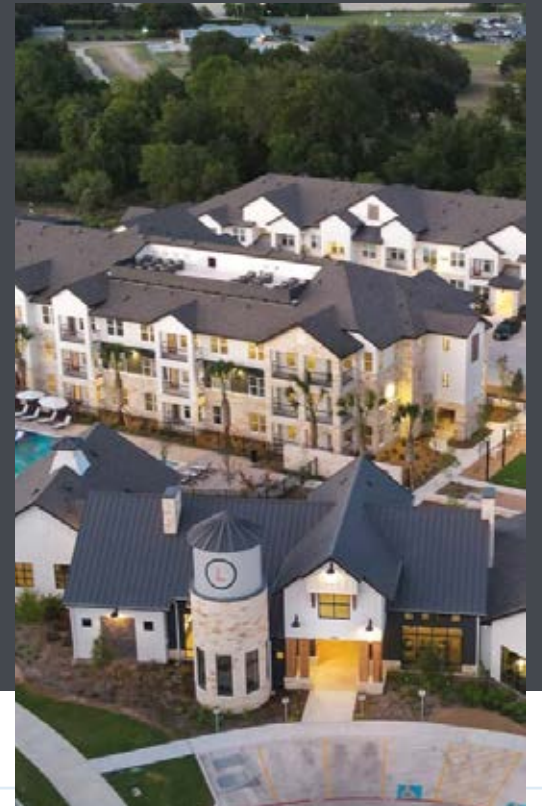
Greyson

Plano, TX | 2021



Latitude Apartments

Plano, TX | 2021



Legacy at Cibolo

Boerne, TX | 2020

Projects Continued



Addison Medical Center Apartments
San Antonio, TX | 2019



Courts at Bent Tree
Dallas, TX | 2020



Ventura Ridge
San Antonio, TX | 2016



Bridge at Heritage Creekside
Plano, TX | 2017



Triomphe Apartments
San Antonio, TX



4000 Hulen
Fort Worth, TX | 2015



Landmark on Lovers
Dallas, TX | 2013



Reflection at Montgomery Ridge
Allen, TX | 2019



**Pecan Springs Luxury
Apartment Homes**
San Antonio, TX | 2013



Moorefield Village
Loudoun County, Virginia | 2016

THE LINKS

ON PGA PARKWAY
LUXURY LIVING

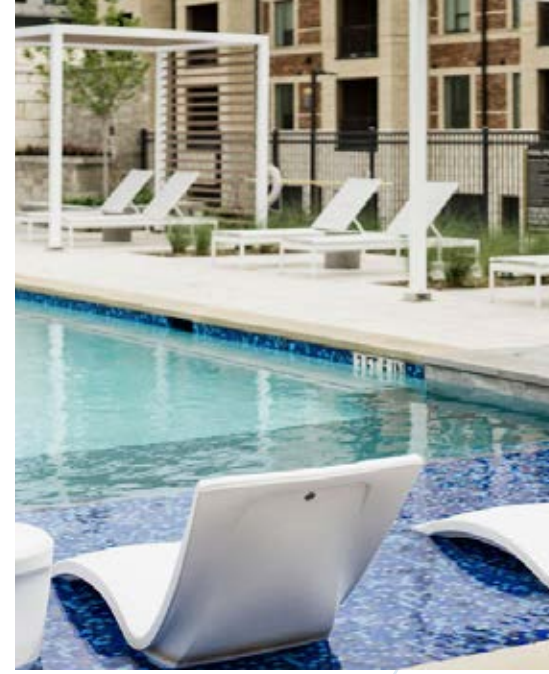
Links on PGA Parkway - Phase 1-4

Location: Frisco, TX

Number of Units: 375

Status: Now Leasing Phase 1-2,
3-4 Under Construction

Website: thelinksonpgaparkway.com





1846 Fredericksburg

Location: Fredericksburg, TX

Number of Units: 234

Status: Opening Summer 2023

Website: Under Construction





Greyson

Location: San Antonio, TX

Number of Units: 291

Status: Opening Summer 2024

Website: Under Construction



LATITUDE

LUXURY LIVING

Latitude

Location: Plano, TX

Number of Units: 304

Year Built: 2021

Status: Sold





Legacy at Cibolo

Location:	Boerne, TX
Number of Units:	238
Year Built:	2020
Status:	Sold
Website:	legacyatcibolo.com





Addison Medical Center Apartments

Location:	San Antonio, TX
Number of Units:	217
Year Built:	2019
Status:	Sold



THE COURTS OF BENT TREE

Courts of Bent Tree

Location:	Dallas, TX	Value-add:
Number of Units:	168	Appliances, lighting, flooring/carpeting, plumbing fixtures, kitchen sink, kitchen backsplash, cabinet fronts, hardware, paint, & trim/baseboards. Leasing office & fitness center updated.
Year Built:	2020	
Status:	Sold	
Website:	courtsofbenttree.com	



VenturaRidge

Ventura Ridge

Location: San Antonio, TX
Number of Units: Phase I - 336 / Phase II - 146
Status: 2016
Website: Sold



THE BRIDGE @HERITAGE CREEKSIDE

Bridge at Heritage Creekside

Location:	Plano, TX
Number of Units:	327
Year Built:	2017
Status:	Sold



TRIOMPHE

Triomphe Apartments

Location: San Antonio, TX
Number of Units: 384
Status: Sold



4000

HULEN

URBAN APARTMENT HOMES

4000 Hulen

Location:	Fort Worth, TX
Number of Units:	240
Year Built:	2015
Status:	Sold



LANDMARK ON LOVERS

Landmark on Lovers

Location:	Dallas, TX
Number of Units:	336
Year Built:	2013
Status:	Sold





THE REFLECTION
AT MONTGOMERY RIDGE

Reflection at Montgomery Ridge

Location:	Allen, TX
Number of Units:	333
Year Built:	2019
Status:	Sold



Pecan Springs

Pecan Springs Luxury Apartment Homes

Location: San Antonio, TX
Number of Units: 344
Year Built: 2013
Status: Sold



moorefield village

Moorefield Village

Location: Loudoun County, Virginia
Number of Units: 446
Year Built: 2016
Status: Sold





Senior Living

Carbon has launched a new brand.
Introducing **Woodland Cottages.**

Serving the growing demand for high-quality housing focused on the unique needs of active seniors.

Every Woodland Cottages community will feature a range of amenities and services catering to the unique needs and preferences of seniors. Spacious single-family home style apartments offer all the full-service convenience of renting, but all the independence of residential-style living. From attached garages, to private backyards, these homes offer an idyllic lifestyle with a close-knit neighborhood feel. Our dedicated staff is passionate about offering best-in-class customer service. Residents of Woodland Cottages can take advantage of our personalized community events calendar for a social lifestyle with their neighbors.

The Carbon Companies has launched this initiative in partnership with Shepherd Development LLC, combining Carbon's multifamily development experience with Shepherd's expertise in the senior housing market. Carbon Shepherd has identified a strong demand for high-quality, comfortable, and affordable housing options for seniors in key markets across Texas, and has conducted extensive market research to identify ideal locations for communities.



**WOODLAND
COTTAGES**

“**Our goal is to provide a desirable living option for seniors and generate attractive returns for our investors.**

Ed Garahan, Chief Executive Officer

To date, we have broken ground on three projects. Woodland Cottages communities will soon open in the following locations:

- **Fredericksburg, Texas**
- **College Station, Texas**
- **Belton, Texas**

Thank you.

Our team headquarters in Dallas, TX. **Get in touch.**

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**CARBON
COMPANIES**
