

PRE-DEVELOPMENT OPPORTUNITIES



Invest at the earliest stage of PETRA's developments. Pre-development investors are the first capital in and the first capital returned, repaid at entitlement ahead of LP, preferred equity and sponsor distributions.

3

Opportunities pre-entitlement

\$2.79M

Capital sought, 3 raises

1.20x | 20% IRR

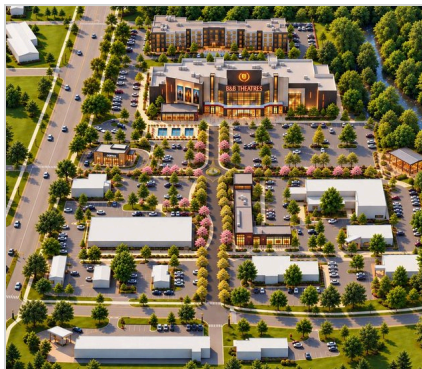
Target return, all 3 raises

12 Months

Midland & N. Cass term

AVAILABLE OPPORTUNITIES

Stewarding every dollar with integrity, from first capital in to final return.



PRE-DEVELOPMENT CAPITAL SHAWNEE, KS | MIXED-USE

Midland Entertainment District

B&B Theatres anchor adds 25,000 SF of go-karting, a 10,000 SF arcade and 14 bowling lanes, plus 55+ senior living and a Dunn Brothers Coffee pad (committed). Shawnee has approved a TIF boundary and offered CID and TDD tools.

Raise
\$350,000

Units
3 × \$116,667

Target return
1.20x | 20%

Capital returned
\$420,000



PRE-DEVELOPMENT CAPITAL BELTON, MO | MIXED-RESIDENTIAL

North Cass Parkway

±531-acre master plan at the I-49 interchange: three phases of single-family lots and a build-to-rent community beside ±270 AC of Scannell Properties industrial. Multiple exits, including an entitled-lot sale under LOI with Next Chapter.

Raise
\$300,000

Units
3 × \$100,000

Target return
1.20x | 20%

Capital returned
\$360,000



LP EQUITY | PRE-DEVELOPMENT STAGE LEE'S SUMMIT, MO | LOTS

Kensington Farms, Phases 2 & 3

264 builder-ready lots in an amenitized master-planned community. Phase 1 lots are under contract to DR Horton; Phases 2 & 3 are in negotiation.

LP equity
\$2.14M

Target return
1.20x | 20%

Capital returned
\$2.57M

Request the full OM

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