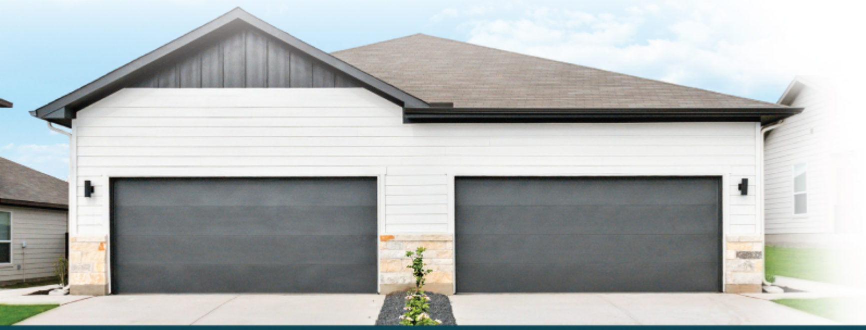
AFFORDABLE LUXURY • MOVE-IN READY DUPLEXES



TWO TEN COMMUNITIES

INVESTORS

IT'S ALL POSITIVE!

3.5% - 3.75% Interest Rates

WITH 25% - 30% DOWN

Invest In Central Texas

- Positive Net Migration
- Positive Job Growth
- Positive YOY Appreciation
- Positive Regulatory Environment
- Positive Landlord Climate

Build Wealth With TwoTen

- Investor-first approach
- Turnkey Investment Properties
- NEW Construction = Low Maintenance Costs
- Save on Tenant Placement with Pre-leased units
- Long-term professional leasing & management partnerships

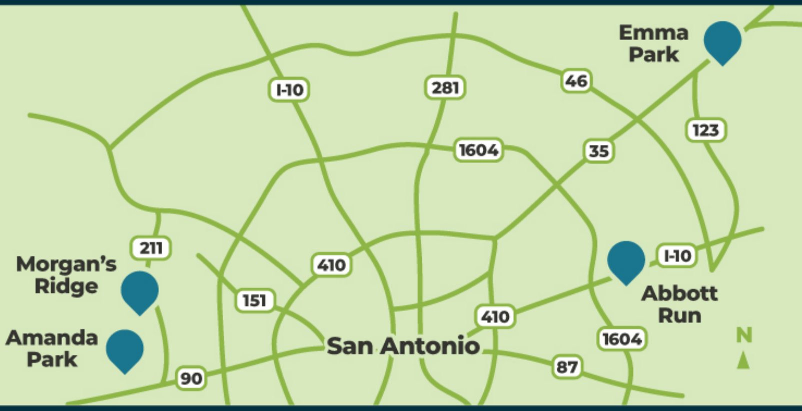
Positive Cash Flow, Ask Us How!

Joshua Gutierrez
(210) 505-2600
joshua@twotensa.com

Gabby Arroyo
(210) 833-9597
gabby@twotensa.com

Leeroy Ramirez
(210) 975-1731
leeroy@twotensa.com

Corissa Paiz
(830) 714-1440
corissa@twotensa.com



*Interest rate through CMG Mortgage NMLS #291490 / Reed Hazard Team.

TwoTenCommunities.com

Rate provided 8.13.2026 by Reed Hazard, CMG Mortgage 10/6 ARM. Stated rate may change or may not be available at time of rate lock.

Example: Purchase Price $545,000, 25% Down Payment, $408,750 Loan Amount, 30-year term, initial interest rate 3.5% (4.841% APR) for initial 120 payments of $1,835. Post Introductory Period Example: Interest Rate = SOFR + Margin. Payment can adjust every 6 months. Sample Repayments at month 120 with balance of $316,482: 3% Margin, 3.636% SOFR (8.13.26), 6.636% variable rate, $2,030 monthly payment. At max interest rate of 8.5% payment is $2,433. Rates based on 780 FICO score.

Example: Purchase Price $550,000, 25% Down Payment, $412,500 Loan Amount, 30-year term, initial interest rate 3.75% (5.083% APR) for initial 120 payments of $1,910. Post Introductory Period Example: Interest Rate = SOFR + Margin. Payment can adjust every 6 months. Sample Repayments at month 120 with balance of $322,211: 3% Margin, 3.636% SOFR (8.13.26), 6.636% variable rate, $2,066 monthly payment. At max interest rate of 8.75% payment is $2,535. Rates based on 780 FICO score.