



YEAR IN
REVIEW

20
24



TRINITY INVESTORS



F1 Arcade - Denver, Colorado

FIRM OVERVIEW

MISSION

Trinity enables wealth creation by identifying, structuring and capitalizing alternative investments that drive long-term prosperity for our investors.

The Trinity Experience:

- *We approach each opportunity with a direct, hands-on investing style.*
- *We offer investors a diverse set of opportunities, so they can decide where and when to invest.*
- *We deliver compelling risk-adjusted returns by working with partners who share our core values.*

VISION

Hunting alpha for our investors.

VALUES

- We build long-term business partnerships, grounded in trust and respect.
- We align with our investors, co-investing in every investment opportunity.
- We persevere on every investment, with steadfast attention from beginning to end.
- We commit to complete transparency and putting our investors' interests first.

THE TEAM

Trinity's principals are experienced entrepreneurs with a history of successfully growing small and medium-sized businesses in a variety of industries. We are involved in strategic and board level roles with each company in which we invest. Trinity adds value through focused effort and dedication to helping management teams profitably grow their enterprises.

Each team member works closely with Trinity's strategic partners, who have proven track records in their respective industries, to augment and enhance Trinity's participation in our portfolio companies. In addition to contributing their time and expertise, our strategic partners often co-invest with us, putting their own capital into the companies they help guide.



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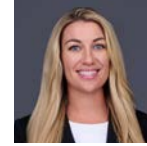
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Allora River Ridge - New Port Richey, Florida



St. Mary's Highline (Rendering) - San Antonio, Texas

OUR PORTFOLIO

OPERATING COMPANIES

Our portfolio includes 20 active operating companies. We partner with operating management to make both control and growth capital investments in high quality companies.

REAL ESTATE

We currently have over 130 unique assets in our real estate portfolio. We work with experienced real estate developers in both new construction and value-add/rehabilitation projects across many real estate classes.

OPERATING COMPANIES

CONSTRUCTION

IntegriBuilt Roofing
Brightergy

GOODS + SERVICES

Wayne Trademark
Lucidity Consulting Group
Freedom Powersports
Utopia Global
Robokind
Gold Landscape
Dispatch
Falcon Structures
Chief Fire
eLearning Brothers
Beacon Manufacturing Group
Plato
Nano QP
Star Plastics
Kamaka
WePackItAll
Devansoy
Waterloo Sparkling Water Co

DATE	STRATEGY	STATUS
09/2010 12/2011	Direct Control Equity Growth Capital	Active Exited
01/2008	Direct Control Equity	Active
01/2010	Growth Capital	Exited
02/2013	Direct Control Equity	Exited
01/2015	Growth Capital	Exited
06/2016	Growth Capital	Active
06/2017	Direct Control Equity	Exited
11/2018	Growth Capital	Active
11/2018	Growth Capital	Active
11/2019	Direct Control Equity	Active
05/2020	Growth Capital	Active
07/2020	Sponsor Control	Active
02/2021	Sponsor Control	Active
03/2021	Growth Capital	Active
08/2021	Sponsor Control	Active
12/2021	Sponsor Control	Active
03/2022	Sponsor Control	Active
09/2022	Sponsor Control	Active
02/2023	Growth Capital	Active

OPERATING COMPANIES

GOODS + SERVICES *(CONTINUED)*

Jaya Apparel
Atmos Technologies
Frazier Aviation

HEALTH + WELLNESS

Nuclein
FL Home Health

DATE	STRATEGY	STATUS
06/2023	Sponsor Control	Active
03/2024	Sponsor Control	Active
10/2024	Sponsor Control	Active
02/2021	Sponsor Control	Active
02/2022	Sponsor Control	Active

REAL ESTATE

ENERGY AND OIL + GAS

Carrollton Mineral Partners
Grand Prairie Landfill Gas Production
Mac 5 Energy

HOSPITALITY

Hilton College Station & Conference Center
TPEG Hospitality (3 Hotels)
River Walk Courtyard by Marriott
Pflugerville Courtyard by Marriott
Fort Worth Aloft Hotel
Cedar Park Hyatt Place
Alliance Hyatt Place
Fort Lauderdale Sheraton Suites
Nashville Doubletree
Troubadour New Orleans
Overland Park Marriott
Southlake Westin

DATE	STRATEGY	STATUS
08/2012	Growth Capital	Active
08/2013	Direct Control Equity	Active
04/2016	Direct Control Equity	Active
12/2010	Value-Add	Exited
12/2013	Development	Exited
05/2015	Development	Exited
12/2015	Development	Refinanced
08/2016	Development	Active
03/2017	Development	Active
08/2017	Development	Exited
12/2017	Value-Add	Refinanced
03/2019	Value-Add	Refinanced
05/2019	Value-Add	Refinanced
08/2019	Value-Add	Refinanced
09/2019	Development	Refinanced

REAL ESTATE

INDUSTRIAL + COMMERCIAL

4040 Forest
Fossil Creek
Commerce Park
Haugland SS
AllTrades
Commerce Center
DH3
Houston Prime I
Houston Prime II
AllTrades II
San Antonio Prime
Appling
La Costa
Houston Prime III
Spring Valley
NW Houston
Golden Triangle
F1 Denver

DATE	STRATEGY	STATUS
06/2018	Value-Add	Exited
01/2019	Value-Add	Refinanced
03/2020	Value-Add	Exited
12/2020	Value-Add	Exited
03/2021	Development	Active
03/2022	Development	Active
06/2022	Value-Add	Active
08/2022	Value-Add	Active
10/2022	Value-Add	Active
10/2022	Development	Active
12/2022	Value-Add	Active
12/2022	Value-Add	Active
01/2023	Value-Add	Active
02/2023	Value-Add	Active
06/2023	Value-Add	Active
09/2023	Value-Add	Active
04/2024	Development	Active
05/2024	Value-Add	Active

REAL ESTATE

MULTIFAMILY

	DATE	STRATEGY	STATUS
Piazza Siena Condos	12/2009	Value-Add	Exited
Liberty Lofts	05/2010	Value-Add	Exited
Cimarron City Apartments	12/2010	Value-Add	Exited
Enclave at Hometown	05/2012	Development	Exited
Fairways (19Twenty Apartments)	10/2012	Value-Add	Exited
Mansfield on the Green	02/2013	Development	Exited
Ventana at Valwood	06/2013	Value-Add	Exited
Med-Center (27TwentySeven)	10/2013	Development	Exited
Shadow Creek (The Park at Stone Creek)	10/2013	Value-Add	Exited
Tierra Bella Apartments	11/2013	Value-Add	Exited
The Cosmopolitan of Corpus Christi	12/2013	Development	Exited
Villas at White Rock (Villas of Tenison Park)	04/2014	Value-Add	Exited
Platinum Castle Hills	06/2014	Core	Exited
Champions Park	06/2014	Value-Add	Exited
Champions Centre	06/2014	Value-Add	Exited
Hamilton Villas (Pointe on Calloway)	08/2014	Value-Add	Exited
8000 Midcrown	10/2014	Value-Add	Exited
Aventerra (The Residence at Midtown)	02/2015	Value-Add	Exited
Bridgeview Louetta Apartments	04/2015	Development	Exited
Camelot Village (Forty200)	06/2015	Value-Add	Exited*
Overlook Ranch	08/2015	Core	Exited
Ranch at Ridgeview	01/2016	Core	Exited
Bishop Highline - Phase 1	06/2016	Development	Exited
Springs at Stone Oak Village	08/2016	Core	Exited

**Denotes 1031 Exchange Offered*

REAL ESTATE

MULTIFAMILY (CONTINUED)

Residence on Lamar
 Trinity Place
 Pleasant Creek
 Lake Jackson Portfolio
 WP-TL (Muse)
 WP-TL (Hive)
 Amp
 Current
 Clear Lake (Creekside Villas & Grand Hampton)
 Casa Verde
 The Hudson
 VU-RO (Village at Uvalde & Avalon at Royal Oaks)
 Bishop Highline - Phase II
 Austin Highline
 Austin Highline (South Shore)
 Link IQ
 RI CO-OP
 Madison Park
 South Orlando
 Hub 121
 EC-RP (Huxley)
 EC-RP (Reston)
 Jacksonville (Boat House & Shore House)
 Arbors on Saratoga

DATE	STRATEGY	STATUS
09/2016	Value-Add	Exited*
10/2016	Value-Add	Exited*
12/2016	Value-Add	Exited
02/2017	Value-Add	Exited
03/2017	Value-Add	Exited*
03/2017	Value-Add	Exited*
04/2017	Value-Add	Exited*
04/2017	Value-Add	Exited*
08/2017	Value-Add	Exited
09/2017	Value-Add	Exited*
10/2017	Value-Add	Exited
10/2017	Value-Add	Exited*
11/2017	Development	Exited
12/2017	Development	Refinanced
12/2017	Development	Exited
03/2018	Development	Refinanced
06/2018	Value-Add	Exited
07/2018	Value-Add	Exited
09/2018	Value-Add	Exited
09/2018	Development	Exited
10/2018	Value-Add	Exited
10/2018	Value-Add	Refinanced
01/2019	Value-Add	Exited
03/2019	Value-Add	Exited

*Denotes 1031 Exchange Offered

REAL ESTATE

MULTIFAMILY (CONTINUED)

Tree House
 MT-CC (Mark at 2600)
 VOG (Village on the Green)
 Gulfstream Isles
 Dolphin Landing
 Steeplecrest
 Five46
 Jordan Creek
 Pineforest Place
 Summit Lofts
 Denton Square
 Corpus 5
 Bishop Highline - Phase III
 Renaissance Parc
 Maple Friendswood
 Branch MC
 Nashville Crossing
 Island Villas
 Caledon
 Bull Creek
 Pearl Highline (Predevelopment)
 FW Highline
 NC 3
 Knoxville 3

DATE	STRATEGY	STATUS
04/2019	Value-Add	Exited
05/2019	Value-Add	Refinanced
06/2019	Value-Add	Exited
08/2019	Value-Add	Exited
08/2019	Value-Add	Exited
10/2019	Value-Add	Exited
10/2019	Value-Add	Exited
01/2020	Value-Add	Exited
01/2020	Value-Add	Exited
02/2020	Development	Active
03/2020	Value-Add	Active
09/2020	Value-Add	Exited
10/2020	Development	Exited
10/2020	Value-Add	Active
12/2020	Development	Exited
12/2020	Value-Add	Exited
01/2021	Value-Add	Refinanced
03/2021	Value-Add	Exited
06/2021	Value-Add	Exited
09/2021	Value-Add	Exited
09/2021	Development	Active
10/2021	Development	Active
12/2021	Value-Add	Active
12/2021	Value-Add	Active

REAL ESTATE

MULTIFAMILY (CONTINUED)

	DATE	STRATEGY	STATUS
Westinghouse Village	12/2021	Development	Active
Vibe	12/2021	Value-Add	Active
Paces River	12/2021	Value-Add	Active
Oak Hill Highline	01/2022	Development	Active
LV Commons	01/2022	Value-Add	Active
ATL-CLT 2	02/2022	Value-Add	Active
S2 Fund I	03/2022	Value-Add	Active
Conroe Timbers	04/2022	Value-Add	Active
PV Tempe	05/2022	Value-Add	Active
Six Forks	06/2022	Value-Add	Exited
Hampton Greens	06/2022	Value-Add	Active
Ivy Flats	07/2022	Value-Add	Active
Tech Ridge Highline	07/2022	Development	Active
Casa Mirella	08/2022	Value-Add	Active
Almand Creek	08/2022	Value-Add	Active
Hickory Ridge	09/2022	Value-Add	Active
Gleneagles	12/2022	Value-Add	Active
S2 Fund II	2023	Value-Add	Active
Sunset	01/2023	Value-Add	Active
Farmer's Market (Predevelopment)	03/2023	Development	Active
River Ridge	08/2023	Development	Active
Highland Oaks	09/2023	Development	Active
Farmer's Market (Development)	10/2023	Development	Active
Manchester (Predevelopment)	08/2024	Development	Active

REAL ESTATE

OFFICE

Hidden Grove & Danari Office Park
Ballpark
SA Westover
Centreport
Crestview Office
Cannon

HEALTHCARE

C-Sky
HH Behavioral
C-Sky II

RETAIL

Walgreens (Ruston)
Governor's Pointe Shopping Center
Pelham Town Center
French Valley

DATE	STRATEGY	STATUS
11/2017	Value-Add	Exited
11/2021	Value-Add	Active
12/2021	Value-Add	Active
12/2021	Value-Add	Active
02/2023	Value-Add	Active
08/2023	Value-Add	Active
12/2021	Development	Active
06/2022	Redevelopment	Active
10/2022	Development	Active
01/2010	Core	Exited
04/2010	Value-Add	Exited
10/2011	Value-Add	Exited
12/2019	Development	Active

REAL ESTATE

SENIOR LIVING

Isle at Watercrest Mansfield
 Isle at Dominion & Watercrest at Dominion
 Watercrest at Frisco
 Silverado Barton Springs
 Liana of Venice
 Liana of Sarasota
 Liana of Naples
 Firewheel Independent Living
 Restoration Senior Living
 Woodlands IL
 Southwest SL
 Ogden SL
 Woodlands AL
 Northwest SL
 Round Rock IL
 Proveer SL
 Mountain 5
 San Clemente
 Proveer SL II

SINGLE FAMILY

Villas of Stone Glen
 Ladera Mansfield
 Blue Sky at West HP
 Ladera Highland Village
 Summit West

DATE	STRATEGY	STATUS
11/2009	Development	Exited
09/2014	Development	Exited
12/2014	Development	Refinanced
09/2015	Development	Active
09/2015	Development	Active
06/2016	Development	Active
02/2017	Development	Refinanced
06/2017	Development	Exited
12/2017	Development	Refinanced
03/2018	Development	Refinanced
02/2019	Value-Add	Active
09/2019	Value-Add	Active
08/2021	Development	Active
09/2021	Value-Add	Active
10/2021	Development	Active
11/2021	Value-Add	Active
04/2022	Value-Add	Active
12/2022	Development	Active
08/2023	Value-Add	Active
07/2012	Development	Exited
09/2015	Development	Exited
02/2016	Development	Exited
09/2016	Development	Exited
07/2021	Development	Active

REAL ESTATE

TRINITY S2C REIT

The Grove at White Rock
Brompton Court
Andover
Cypress Club (MT-CC)
PT Charlotte
RB Charlotte
Windridge
WM Raleigh
Republic West (LVN)
Republic East (LVN)
Lincoln Park
Palmer (Daybreak)
Senara (Daybreak)
8500 Harwood
Neo Midtown (DFW 3)
Hathaway (DFW 3)
Brixton (DFW 3)
Oxford
Lincoln Crossing

DATE	STRATEGY	STATUS
08/2016	Value-Add	Active
03/2018	Value-Add	Active
11/2018	Value-Add	Active
05/2019	Value-Add	Active
07/2020	Value-Add	Active
10/2020	Value-Add	Active
12/2020	Value-Add	Active
12/2020	Value-Add	Active
03/2021	Value-Add	Active
03/2021	Value-Add	Active
06/2021	Value-Add	Active
06/2021	Value-Add	Active
06/2021	Value-Add	Active
07/2021	Value-Add	Active
09/2021	Value-Add	Active
09/2021	Value-Add	Active
09/2021	Value-Add	Active
10/2021	Value-Add	Active
07/2022	Value-Add	Active



HIGHLAND OAKS

Highland Oaks (Rendering) - Dallas, Texas



INVESTMENT PROCESS

We tailor our investment process to each unique opportunity. After several discussions with the operating partner, a detailed financial model is created to aid in pricing and structure. Once the terms have been agreed upon, we begin an intensive due diligence process.

An executive summary of the offering is then sent to our investors. This document provides an overview of the investment including the project type, thesis, market, and the projected capitalization of the deal.

HOW TO PARTICIPATE

IN A NEW TRINITY DEAL

1

NEW OFFERING

A member of the Trinity team will provide you with an Executive Summary of our latest offering.

2

EXPRESS INTEREST

If you would like more information about the investment, please register to attend the webinar.

3

FOLLOW-UP EMAIL

A follow-up email will be sent to you containing important information including critical dates and the PPM (Private Placement Memorandum) for the investment.

4

REVIEW + TOUR

At this time, you are encouraged to review the PPM, attend the asset tour and participate in the webinar.

5

RESPOND TO OFFERING

Decide if you wish to participate in the investment.

YES

- Complete Subscription Agreement
- Submit funds

PASS

- Wait for the next Trinity investment



\$28.8 MILLION+

RETURNED TO INVESTORS



\$218 MILLION+

CAPITAL INVESTED



NEW REAL
ESTATE OFFERINGS



NEW OPERATING
COMPANY PARTNERSHIPS



EXITS
IN 2024



REFINANCES
IN 2024

Approximate Value of
Trinity's RE Portfolio

\$6 BILLION+



131 Active Investments
in the Trinity RE Portfolio

Approximate Value of
Trinity's OpCo Portfolio

\$1 BILLION+



20 Active Investments
in the Trinity OpCo Portfolio

The listed Portfolio Value represents the combined value, at inception, of all active investments in which Trinity Investors offerings have participated. The underlying portfolio investments are not revalued periodically. Thus, the current market value of the portfolio may be higher or lower than the listed Portfolio Value. In that regard, the listed Portfolio Value is only representative of the aggregate value of the subject projects at the time that Trinity Investors offerings invested in the projects

YEAR IN
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2024 INVESTMENTS

TRINITY + CROW HOLDINGS INDUSTRIAL (1)

TRINITY GOLDEN TRIANGLE INVESTORS LLC
Industrial - Orange County, NY
Capital Raised: \$43.80 Million

TRINITY + INSIGHT (1)

TRINITY ATMOS INVESTORS LLC
Operating Company - West Chester, PA
Capital Raised: \$37.78 Million

TRINITY + MAGNETIC CAPITAL (1)

TRINITY F1 DENVER INVESTORS LLC
Mixed Use - Denver, CO
Capital Raised: \$7.06 Million

TRINITY + SEVEN POINT EQUITY PARTNERS (1)

TRINITY FRAZIER (QP) INVESTORS LLC
Operating Company - San Fernando, CA
Capital Raised: \$26.60 Million

TRINITY + TRAMMEL CROW RESIDENTIAL (1)

TRINITY MANCHESTER INVESTORS LLC (Predevelopment)
Multifamily - Manchester, VA
Capital Raised: \$1.95 Million



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