



Velocis Maple Grove BTR DST

A newly constructed, best-in-class build-to-rent community just outside of Richmond, Virginia



FOR ACCREDITED INVESTORS ONLY This material does not constitute an offer to buy or sell any securities and is authorized for use only when accompanied by the Confidential Private Placement Memorandum for the offering (the "Memorandum"). Reference is made to the Memorandum for a statement of risks and terms of the offering and qualifications and assumptions regarding forward-looking information. The information set forth herein is qualified in its entirety by the Memorandum. All potential investors must read the Memorandum, and no person shall invest without acknowledging receipt and having completed their review of the Memorandum and the risk factors contained therein. Securities are being offered through Orchard Securities, LLC, member FINRA/SIPC.

**The property pictured here is included in the Trust.*



VELOCIS

Velocis is a leader in private equity real estate, with a focus on value-add assets, development projects, global real estate secondaries, and core real estate investments.

Velocis Exchange, LLC (“Velocis Exchange” or “Velocis”) is offering accredited investors the opportunity to acquire beneficial interests (the “Interests”) in Velocis Maple Grove BTR DST, a newly formed Delaware statutory trust (the “Trust”) which owns Maple Grove (the “Property”).

The Trust acquired the Property on August 25, 2025.

**The property pictured here is included in the Trust.*

Offering Highlights

Maple Grove is a 66-unit 55+ build-to-rent community located just outside of Richmond, Virginia. Built in 2023, Maple Grove is a one-of-a-kind asset, as it is the only 55+ community in the immediate area with no market rental rate competition, which Velocis believes will support strong demand.¹ The single-family style homes offer unique features and amenities that you would not find in an apartment building, and the unit finishes are designed to exceed that of the comparable for-sale homes.

The property’s location in Central Virginia along the I-95 Corridor allows for an easy drive to the Richmond, Hampton Roads, and DC metro areas, along with the Blue Ridge Mountains. The local demographics are exceptional, as population growth, bachelor’s degree attainment, and white collar employment all exceed those of the broader Richmond MSA, creating an affluent renter by choice.² The scarcity of build-to-rent and single-family rental communities in the area, combined with the impressive local market fundamentals and demographics, present investors with a unique opportunity to acquire a brand-new, well-performing asset in the high growth Richmond market.

Key Offering Terms

INVESTMENT STRUCTURE	Delaware statutory trust
ASSET TYPE	Built-to-Rent
LOCATION	7132 Maple Grove Way, Ruther Glen, VA
EQUITY OFFERING	\$11,310,634
LOAN PROCEEDS	\$10,117,000
TOTAL OFFERING	\$21,427,634
LOAN-TO-VALUE (LTV)	47.21%
INVESTMENT MINIMUMS	1031 Investors: \$100,000; Cash Investors: \$25,000
LOAN INTEREST RATE	5.13%
LOAN TERMS	10 years with 7-year interest-only period
LENDER	Fannie Mae

¹ CoStar property report
² GIS Technologies report

Location Overview

Accessibility

Maple Grove is located right off I-95, the major east coast thoroughfare that connects to Fredericksburg and Washington DC to the north and Richmond to the south.

1 HOUR DRIVE TIME TO WASHINGTON DC

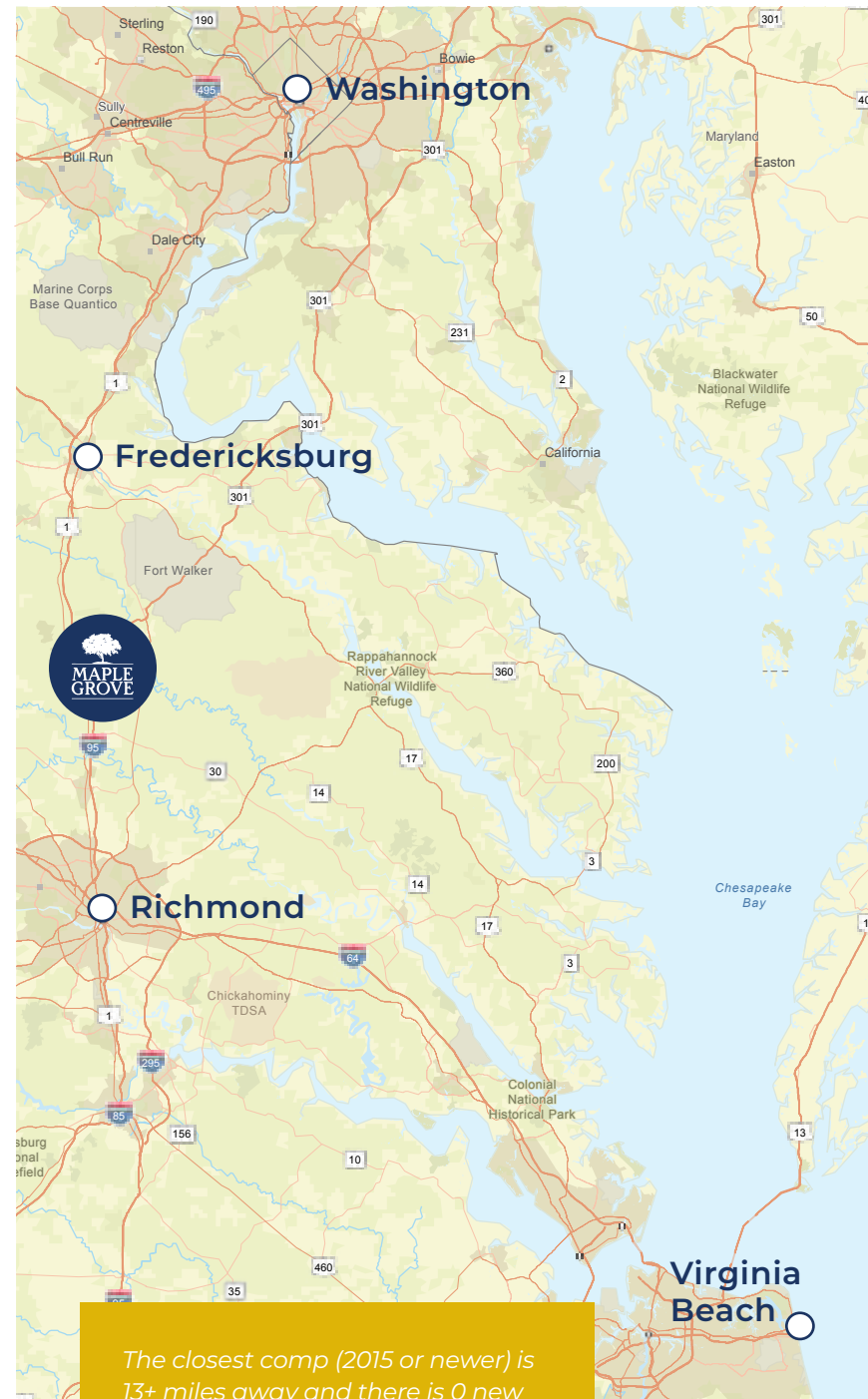
25 MINUTE DRIVE TIME TO FREDERICKSBURG

35 MINUTE DRIVE TIME TO RICHMOND

2 HOUR DRIVE TIME TO VIRGINIA BEACH

Regional Amenities and Demand Drivers

- 20 minutes to Cosner's Corner, a Fredericksburg suburb with higher end retail/healthcare amenities such as Publix, Orange Theory, Target and a regional medical center.
- 10 minutes away from a 1.38M Kalahari Resort with waterpark, adventure park and 900 hotel rooms slated to open in 2026.
- Less than 5 minutes from the Caroline County YMCA, Food Lion, CVS and other local shops/restaurants.



The closest comp (2015 or newer) is 13+ miles away and there is 0 new rental supply under construction in the submarket presenting a very compelling supply/demand story that Velocis believes poises the property for strong rent growth.



Unit Features

- USB Outlets
- Walk-In Closets
- Double Vanities
- Walk-In Shower
- Skybell Door Bell
- Granite Countertops
- Deako Smart Switch
- Large Kitchen Island
- Stainless Appliances
- Luxury Vinyl Plank Flooring
- Smart Home Built-In Products
- Kwikset Smart Lock with Keypad
- ADT Monitoring
- Two Car Garage
- Honeywell T6 Pro Z-Wave Thermostat

Community Amenities

- Bark Park
- Outdoor Pavilion
- Located Directly Next to YMCA
- 12-Month Lease Option
- Professional Landscaping

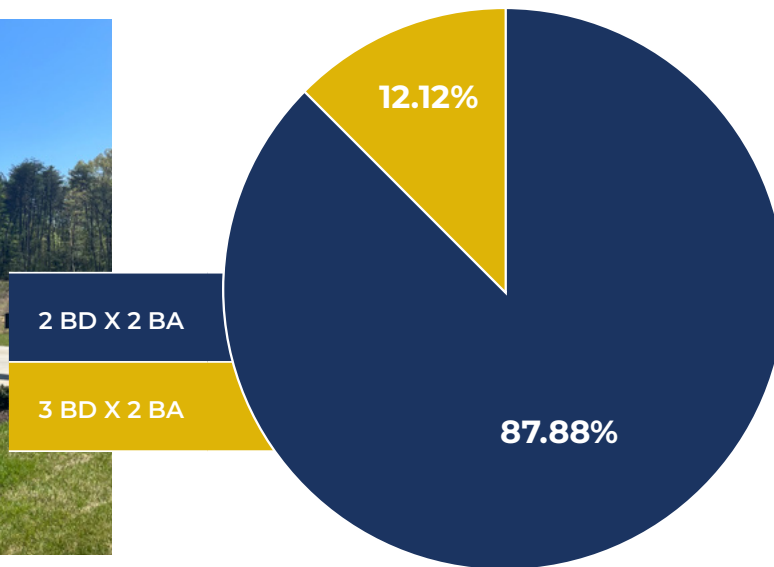


Maple Grove

Unit Mix

FLOOR PLAN	# OF UNITS	AVG LEASED RENT	LEASED RENT/SF	% OF MIX
2 BD X 2 BA	58	\$2,149	\$1.43	87.88%
3 BD X 2 BA	8	\$2,220	\$1.48	12.12%
TOTAL/AVG	66	\$2,184	\$1.46	100.0%

*Rent data from 8/18/25 rent roll



Floor Plans



THE SEVERN

2 BD 2 BA
1 STORY
2 CAR
1,500 SF



THE SEVERN II

3 BD 2 BA
1 STORY
2 CAR
1,500 SF

Hanover County Submarket*

The Hanover County submarket continues to expand along with the rest of the broader Richmond MSA. The submarket has shown impressive population and employment growth over the last five and ten year periods.

Apartment Market Statistics

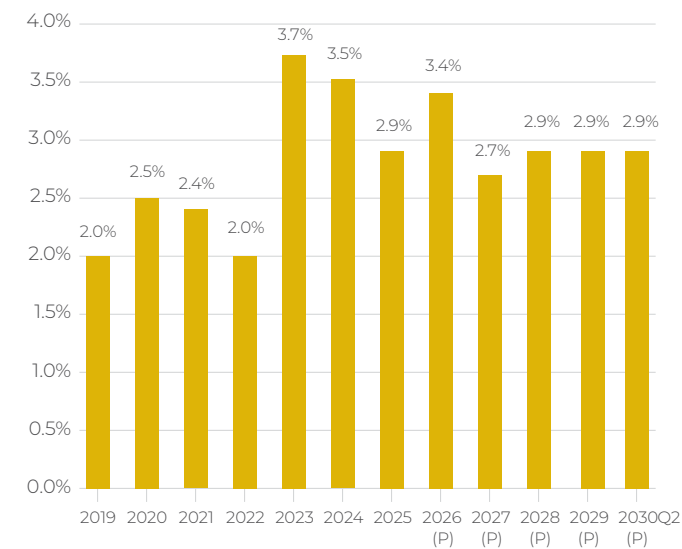
RENTS & RENT GROWTH

- 4.70% average annual effective rent growth since 2015
- 1.39% effective rent growth year-over-year as of Q2 2025
- 3.64% average annual effective rent growth through Q2 2030

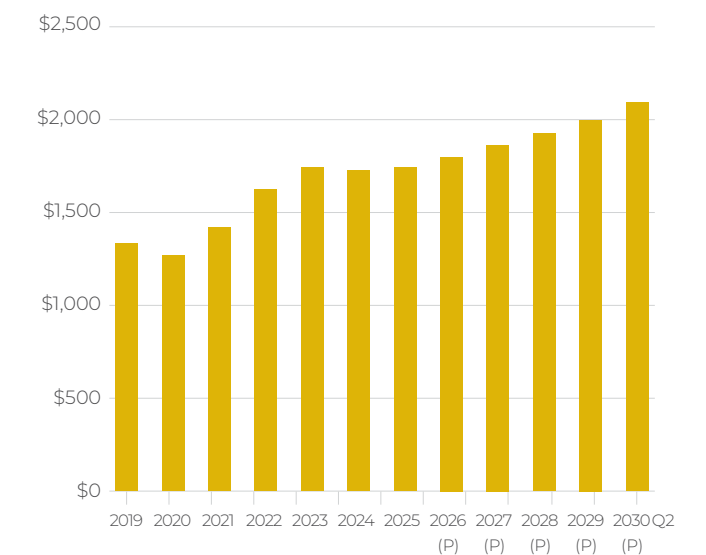
VACANCY

- 2.87% average vacancy since 2015
- 2.90% average vacancy year-over-year as of Q2 2025
- 2.96% projected average vacancy through Q2 2030

HISTORIC & PROJECTED VACANCY



EFFECTIVE RENTS



PROJECTED STATUS	2026	2027	2028	2029	2030	AVG
EFFECTIVE RENT GROWTH	3.3%	3.5%	3.5%	3.8%	4.1%	3.6%
VACANCY	3.4%	2.7%	2.9%	2.9%	2.9%	3.0%

*Maple Grove is technically located in Caroline County, but in RealPage's research it is included in the Hanover County + surrounding area submarket. All data on this page is pulled from RealPage research, and is available upon request.

Surrounding Economy

Richmond MSA Economy

The Richmond metropolitan statistical area (“MSA”) upholds one of the region’s most stable economies thanks to its inherent demand drivers including several institutions of higher learning, renowned hospital systems, and seven Fortune 500 company headquarters.¹ The current estimated population of the MSA is 1,314,434, making it Virginia’s third largest in terms of population.² The population of the Richmond MSA has increased approximately 9.8% from 2020 to 2025.³ The regional economy continues to be an outperformer in the Mid-Atlantic with job growth of over 1.5% in the past year.⁴ This growth has been led by education and health services (4.8% growth), and construction (3.0% growth)—according to regional sector data.⁵ Amazon has had a growing presence in the area with one fulfillment center and a robotics fulfillment center under development recently completed which brought 1,000+ jobs to the economy.⁶ The metro’s unemployment rate remains low and is currently at 3.7%, 70 bps below the national unemployment rate.⁷

Velocis believes the region is well positioned long-term—thanks to its diverse economy and high proliferation of Fortune 500 companies. Virginia is home to 25 Fortune 500 company headquarters, with the Richmond MSA accounting for five of them, ranking it second in the state behind Northern Virginia.⁸ Companies such as Altria Group, Dominion Energy, CarMax, Genworth Financial, Owens & Minor, Markel, and Performance Food Group all call Richmond home.⁹ Healthcare and education provide a strong foundational base for Richmond’s economy—with the metro region home to at least five major universities (including VCU, University of Richmond, Virginia Union University, Randolph–Macon College, and Virginia State University), two prominent community colleges, and 19 acute care and specialty hospitals—underscoring its institutional depth and service infrastructure.¹⁰

Caroline County, VA

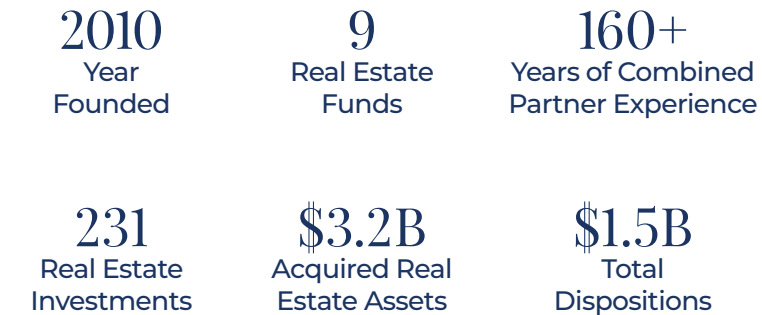
Caroline County, strategically located along the Interstate 95 corridor, has experienced notable economic growth in recent years, driven by significant private investment and infrastructure improvements.¹¹ Major employers have expanded their footprint in the area—M.C. Dean, Inc. has completed a \$48.5 million expansion since 2019, including a 168,000-square-foot manufacturing facility supporting nearly 400 employees.¹² The Harris Teeter distribution center, covering approximately 1.5 million square feet on over 190 acres, represents a major industrial project projected to create up to 500 jobs and generate roughly \$17 million annually for the local economy.¹³ Caroline County’s economic development strategy highlights its prime location, competitive tax environment, and high-capacity fiber redundancy as advantages for attracting industrial, data center, and technology investment.¹⁴

¹ Greater Richmond Partnership
² U.S. Census Bureau Population Estimates
³ Greater Richmond Partnership
⁴ U.S. Bureau of Labor Statistics
⁵ U.S. Bureau of Labor Statistics
⁶ Greater Richmond Partnership
⁷ U.S. Bureau of Labor Statistics
⁸ Virginia Economic Development Partnership
⁹ Greater Richmond Partnership
¹⁰ Greater Richmond Partnership
¹¹ Caroline County Economic Development
¹² M.C. Dean
¹³ Virginia Business
¹⁴ Caroline County Economic Development

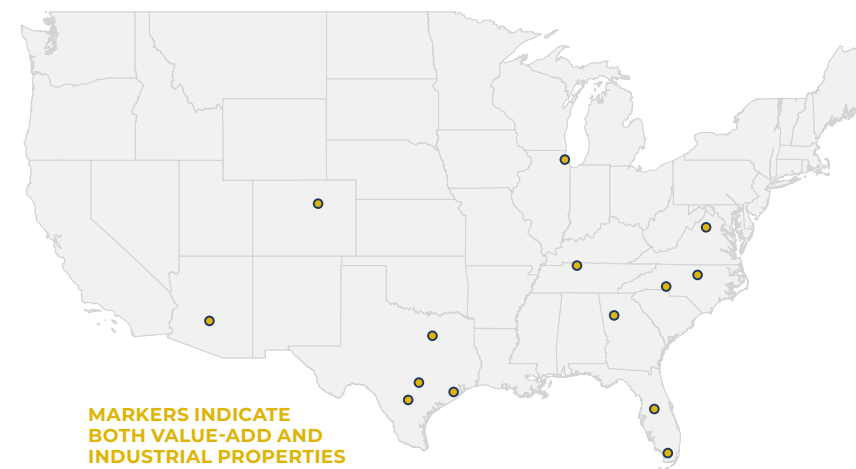


Velocis Exchange specializes in offerings of tax-advantaged real estate investments, including Delaware statutory trusts (DSTs), designed to help our investors achieve their most important financial and estate planning goals. Velocis Exchange is a subsidiary of Velocis, a registered investment adviser and private equity real estate sponsor with a distinguished track record of serving institutional, high net worth, and family office investors.

Velocis at a Glance



Investment Reach



Our Core Values

Sunbelt Specialization

Our investment strategy is rooted in opportunities created by the migration of people, jobs, capital, and resources to our Sun Belt markets.

Relationship-Based Sourcing

Our expansive network of owners, brokers, lenders, and local professionals allows us to source compelling risk-adjusted investment opportunities, often on an off-market basis.

Operational Expertise

Our investment approach is rooted in our history as owners and operators of real assets.

Discipline

We are highly selective in the deals we pursue. On average, we have acquired fewer than one out of every 100 properties that we have reviewed.

Stewardship

The trust of our clients is our most important asset. We view our fiduciary role as sacred and insist on alignment, fairness, and transparency in everything we do.

Culture

As a firm whose clients range from retail investors to some of the world’s most sophisticated institutions, we hold ourselves to the highest standards of performance, professionalism, and integrity while also remaining accessible and easy to do business with.



The Velocis Exchange Team



Fred Hamm*
Co-Founder & Managing Partner, Velocis / Board of Managers, Velocis Exchange

Fred Hamm brings more than 35 years of experience in investment consulting, wealth management and commercial real estate to Velocis. Fred serves as the Managing Partner of Velocis and is responsible for legal, compliance, administration and investor services. Prior to forming Velocis, Fred was an executive officer of Keystone Group, responsible for managing clients' cash, equities and real estate assets. With more than 20 years of experience as a private wealth manager and investment consultant, Fred has spent the majority of his professional career serving high-net-worth clients and private investors with the goal of conservatively growing portfolios. Fred holds an MBA from the University of Texas of the Permian Basin and a BBA in Finance from the University of Texas at Austin.



Mike Lewis*
Co-Founder & Partner, Velocis / Board of Managers, Velocis Exchange

Mike Lewis has over 35 years of experience in the commercial real estate industry. Mike serves as a Partner and Co-Head of Real Estate at Velocis, where he plays a major role in sourcing deals and unlocking value in various portfolio assets. Prior to Velocis, Mike served as Managing Director, Management Committee Member and Executive Committee Member at Crescent Real Estate Equities, a wholly-owned subsidiary of Morgan Stanley. At Crescent, Mike was responsible for over 43 million square feet of office, medical office, retail, residential and hotel assets valued at approximately \$6.5 billion in major markets across the country. As Managing Director at Crescent, Mike and his team disposed of more than \$2.0 billion in assets. Mike holds a BBA from the University of Texas at Austin.



Jim Yoder*
Co-Founder & Partner, Velocis / Board of Managers, Velocis Exchange

Jim Yoder has more than 35 years of commercial real estate experience in leasing, asset management, acquisition, disposition, due diligence and market intelligence. Jim serves as a Partner and Co-Head of Real Estate at Velocis, where he is responsible for asset operations and acquisition sourcing. Prior to Velocis, Jim was at JLL as a Managing Director, serving both institutional and private clients, and a Market Director for their Dallas office. Prior to JLL, Jim served as a Principal at Trammell Crow Company, where he held various leadership positions directing both the Corporate Advisory Services Division for tenant representation and the Office Buildings Group for leasing, property management and investment sales. Earlier in his career, Jim was with Tower Realty Management Corporation, a subsidiary of the Government of Singapore Investment Corporation. Jim holds a BA in Economics from the University of Texas at Austin.



Cale McDowell, JD*
Board of Managers, Velocis Exchange

Cale McDowell is an attorney licensed to practice law in the State of Texas and, as a Partner at Jackson Walker LLP, currently leads one of the most active investment fund formation and private equity practices in the State of Texas. His practice includes a wide variety of investment fund, private equity and private securities matters, with a particular focus on complex real estate investment structures, including real estate funds and joint ventures, real estate investment trusts (REITs), and Delaware statutory trusts (DSTs). Cale holds BBA (Finance) and MPA (Accounting) degrees from the McCombs School of Business at the University of Texas at Austin, as well as a JD from the University of Texas School of Law.



Cade Satterfield, JD*
Board of Managers, Velocis Exchange

Cade Satterfield is an attorney licensed to practice law in the State of Texas and is a Partner at Jackson Walker LLP. His practice focuses on all aspects of the private equity spectrum, including the creation of platforms for investment fund sponsors, structuring, formation and offering of private investment funds, and underlying portfolio level deal work. Cade holds a BBA (Finance) degree with high honors from the McCombs School of Business at the University of Texas at Austin, as well as a JD and a Masters of Business Administration (MBA) from the Dedman School of Law and Cox School of Business at Southern Methodist University.



Michael Gresham, CFA
Principal, Velocis

Michael Gresham is a Principal at Velocis, where he is responsible for assisting management with financial analysis, portfolio management, and capital market activities. Prior to joining Velocis, Michael earned his Professional Engineering license while working as a structural engineer in Dallas with a primary focus on the design of higher education, municipal, and healthcare construction projects throughout Texas. He is a CFA charterholder and an Associate Board Member of the SMU Folsom Institute for Real Estate. Michael holds an MBA from Southern Methodist University's Cox School of Business with finance and real estate concentrations, an MS in Engineering from the University of Texas at Austin, and a BS in Civil Engineering from the University of Mississippi.



Bailey Fuerst
Senior Associate

Bailey Fuerst is a Senior Associate at Velocis, where she is responsible for supporting management in the processes of underwriting and analyzing potential real estate investments. Prior to joining Velocis, Bailey served as an Analyst at JLL (formerly HFF), where she worked with the multifamily investment advisory team in various capacities. Over the course of her career, Bailey has closed over \$1 billion of multifamily, office, and healthcare real estate transactions. Bailey holds a BBA in Finance from the University of Texas.



Matt Weibring
Director of Investor Relations, Velocis

Matt Weibring is Director of Investor Relations at Velocis, where he manages investor relations and assists the partners with fundraising. Prior to joining Velocis, Matt played professional golf for 15 years. He was a member of the PGA tour for 3 years and the Web.com Tour for 12 years. Matt holds a BS in Management from the Georgia Institute of Technology, where he earned a golf scholarship and was a 2x All-American.

* Denotes member of the Velocis Exchange investment committee

Important Disclosures

The information contained herein has been compiled by Velocis Exchange ("Velocis Exchange") from sources believed to be reliable, but no representation or warranty, express or implied, is made by Velocis Exchange, its affiliates, or any other person as to its accuracy, completeness, or correctness. All estimates, opinions, and other information contained herein are subject to change without notice and are provided in good faith but without legal responsibility or liability. The information herein is provided for informational purposes only and does not constitute an offer or solicitation to buy or sell securities. The information herein may not be altered in any way, or transmitted to or distributed to any other party, without the prior express written permission of Velocis Exchange, LLC. The document, including any attachments, is confidential. If you received this document in error, please advise the sender (by return email or otherwise) immediately and please delete this message and any attachments from your system.

Risk Factors

An investment in the Trust and the Property is speculative and illiquid, and involves significant risks, including the possibility of losing all invested capital. The risks involved with an investment in Interests include, but are not limited to, the following:

- Investors have limited control over the Trust.
- The Trustees have limited duties to Investors, and limited authority.
- There are inherent risks with real estate investments.
- The Trust depends on the tenant for revenue, and any default by the Tenant will adversely affect the Trust's operations.
- The Trust may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of the Tenant.
- The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust.
- The Loan documents contain various covenants, and if the Trust fails to satisfy or violates these covenants, the Lender may declare the Loan in default.
- The Loan may reduce the funds available for distribution and increase the risk of loss.
- The prepayment provisions of the Loan Documents may limit and negatively affect the Trust's exit strategy.
- If the Trust is unable to sell or otherwise dispose of the Property before the maturity date of the Loan, it may be unable to repay the Loan.
- There is no public market for the interests.
- The Interests are not registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions.
- Investors may not realize a return on their investment for years, if at all.
- The Trust is not providing any prospective investor with any legal, accounting or business advice or representation.
- An investment in the Trust entails various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a 1031 Exchange.
- See the Memorandum for the more complete disclosure of risks relating to an investment in the Trust and the Property.

Each prospective investor's situation is different, and an investment in the Interests may not be appropriate for all investors. Investors should consult with their own legal, investment, tax and other appropriate professional advisors regarding a prospective investment in the Interests.

Forward Looking Statements

These materials include certain forward-looking statements, including but not limited to projections and forecasts with respect to the anticipated future performance of the Trust and the Property. Such forward-looking statements reflect various assumptions of Velocis Exchange and are subject to significant risks, uncertainties and contingencies, many of which are unknown and beyond the control of Velocis Exchange. Accordingly, there can be no assurance that such forward-looking statements will be realized. The actual results of an investment in the Trust will likely vary from the results anticipated in any forward-looking statement, and such variances may be material and adverse. A more complete description of the risks and uncertainties inherent in an investment in the Trust and the Property is contained in the Memorandum.



SPONSOR

3811 Turtle Creek Blvd, Suite 1500
Dallas, TX 75219
(214) 702-0220
velocis.com



MANAGING BROKER-DEALER

365 Garden Grove Lane, Suite 100
Pleasant Grove, UT 84062
(801) 316-4301
orchardsecurities.com

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