



SUEBA USA

C O M P A N I E S

INVEST IN QUALITY

ELEVATING THE STANDARDS OF REAL ESTATE INVESTING

With over three decades of experience, a reputation for quality, and end-to-end expertise in developing luxury residential and commercial properties, SUEBA USA is an innovator in the real estate development market. We've built a legacy of success and quality that sets us apart. Invest in quality and share in our success.

EXPERIENCE AND RESOURCES

Since its entry into the Houston market in 1984, SUEBA USA has built a legacy of impeccable quality and unrivaled service around high-performing, signature real estate projects. Today, we are an established leader in residential and commercial real estate, with expertise in all phases of project delivery from land acquisition, development, capital coordination, master-planning architectural design and construction through asset and property management. Highly experienced executives in key positions lead a team of skilled professionals in identifying and capturing the most attractive development and investment opportunities for our partners and investors.

30+ years of experience

A TRACK RECORD OF SUCCESS

Over the years, SUEBA USA has built a track record of success by remaining true to its mission – to set the standard in the real estate industry, providing unequalled service, quality and value for its partners and communities. Since our founding, we have formed more than one hundred real estate partnerships and joint ventures to advance our corporate mission by building enduring residential and commercial properties that have shown tremendous market appeal and financial success. Through in-depth research, we stay attuned to changing needs, preferences and economic cycles, and we react quickly to new conditions and emerging opportunities. Our commitment to responsible and opportunistic land development has been a critical and consistent key to our success. We know that by developing land, we are developing the future.

30+ industry awards

THREE DECADES OF EXPERIENCE

A TRACK RECORD OF SUCCESS

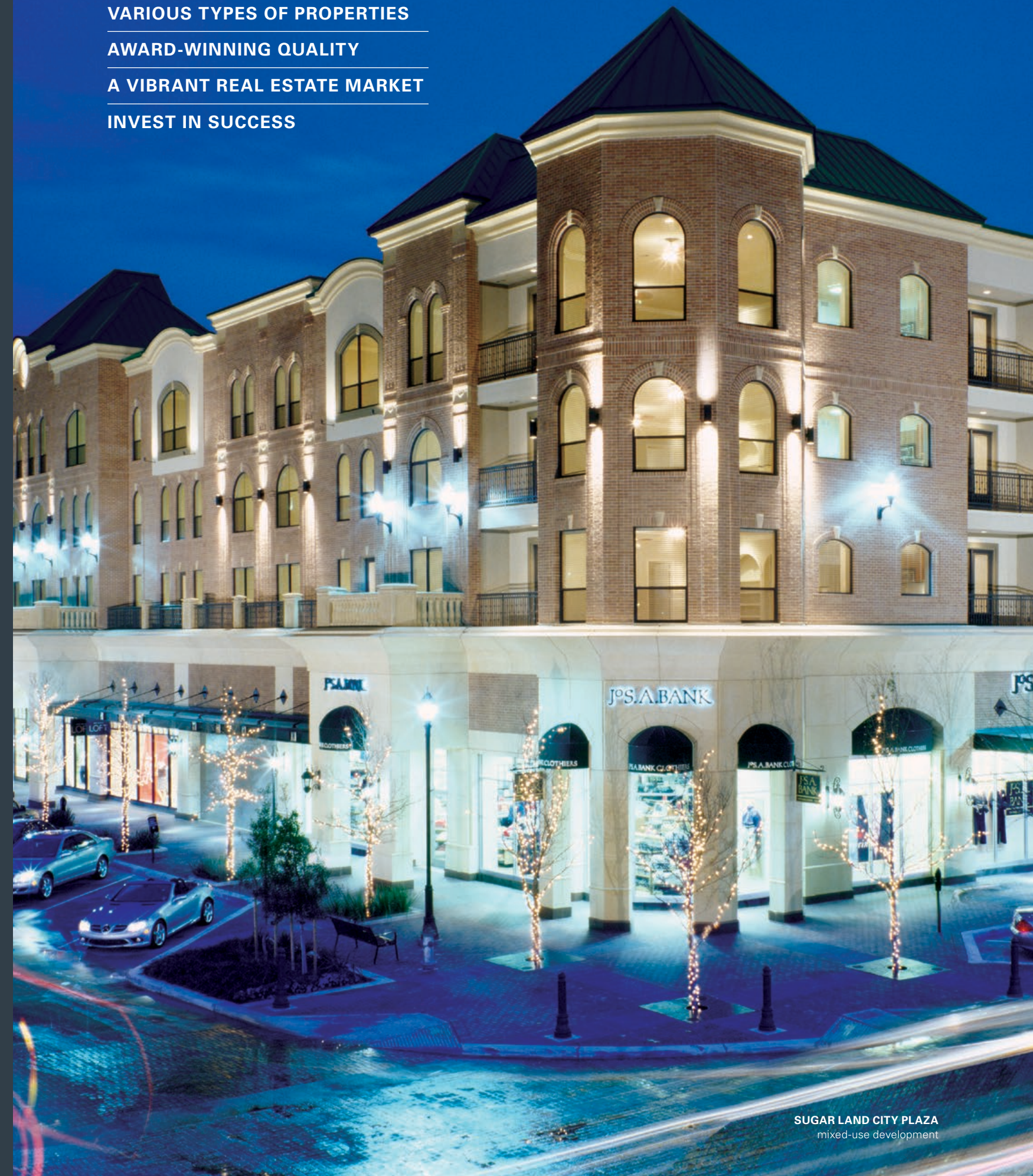
END-TO-END EXPERTISE

VARIOUS TYPES OF PROPERTIES

AWARD-WINNING QUALITY

A VIBRANT REAL ESTATE MARKET

INVEST IN SUCCESS



SUGAR LAND CITY PLAZA
mixed-use development

END-TO-END EXPERTISE

Our active involvement in all facets of real estate, from land acquisition to property management, is unique among our peers. Through our subsidiary companies, we have end-to-end expertise that provides numerous benefits to our communities and to our investors.

LAND ACQUISITION

We acquire land opportunistically and strategically and we deploy capital patiently. Our portfolio of inventoried development sites allows us to stay out of the market when land prices are high. We pave the way for successful acquisition and development by collaborating with property owners and municipalities to create quality communities that provide a superior living experience and add value to surrounding neighborhoods.

CONSTRUCTION

SUEBA Construction, Inc. has a full range of construction and general contracting capabilities for residential, and commercial applications. Founded in 1997, SUEBA Construction, Inc. was formed from SUEBA USA's active involvement in residential and commercial construction projects dating back to 1984. Our in-house construction capabilities enable us to forge long-term relationships with subcontractors who understand our requirements and uphold our quality standards while allowing us to better control labor and material costs.

BROKERAGE

SUEBA Commercial Realty, Inc. a full suite of real estate brokerage services for site acquisitions, retail development and a variety of other investment opportunities.

ARCHITECTURAL DESIGN

Incorporated in 1987, SUEBA Consulting, Inc. has become a leader in creating distinctive architectural designs that integrate modern style with function to deliver long-term performance and marketability. Through SUEBA Consulting, Inc., we also exercise diligent construction oversight, monitoring and quality assurance. From needs analysis through final build-out, we have developed technically advanced processes that improve with each project.

PROPERTY MANAGEMENT

Our Southhampton Management, Inc. (SHM) affiliate maintains SUEBA USA's quality and service standards in all of our completed multi-family properties and many third-party-owned properties by taking a proactive stance to service. A leader in the management of multi-family properties, SHM provides a quality living experience in well-run communities, enhancing their appeal with residents while maintaining value for investors through efficient and professional management that maximizes returns.

VARIOUS TYPES OF PROPERTIES

SUEBA USA's success in real estate development extends across various property types, allowing us to take advantage of a broad range of market opportunities and helping to keep our holdings diversified across market and asset classes. We have developed premier multi-family, single-family and commercial properties totaling more than 32 million square feet.

MULTI-FAMILY

Our multi-family developments are consistently among the most attractive investment opportunities in key submarkets across the Houston area. By understanding and meeting the lifestyle, amenity and service preferences of residents, we provide value-added living while increasing the revenue-generating potential of our communities.

SINGLE-FAMILY

We have been involved in the development of some of Houston's most prestigious single-family neighborhoods. Our participation in various levels of single-family development, from investment partner to land developer and home-builder, includes more than 2,000 homes located within some of the area's most desirable submarkets.

COMMERCIAL

Our commercial developments exhibit the same passion for quality and service as the company's residential projects. Drawing on a full suite of retail development and investment capabilities, we create commercial developments that are meticulously planned and managed to be inviting, high-performing business communities.

MIXED-USE

Our experience developing mixed-use communities includes extensive work with both vertical and horizontal mixed-use communities. We were instrumental in the development of one of the Houston area's first mixed-use projects, City Plaza within the Town Square development in Sugar Land, a suburban area southwest of Houston. Since then, we have played instrumental roles in the planning and development of a number of regional, mixed-use town centers.

Over 8 million square feet of multi-family properties

Over 24 million square feet of single-family properties

Over a half million square feet of commercial properties

A PORTFOLIO BUILT ON SUCCESS

SUEBA USA is well-recognized for its decades of success in acquiring land within high-potential Houston submarkets and developing profitable, award-winning communities.

MULTI-FAMILY DEVELOPMENTS

Our multi-family developments distinguish themselves through high-quality construction, unrivaled amenities and service-oriented management. These qualities enhance their appeal with prospective residents and maximize revenue generation. Our property management team understands, and strives to exceed resident expectations while providing insight that helps us make future developments even better. We have developed more than eight million square feet of multi-family space, and we maintain a long-term pipeline of development projects in some of Houston's most promising submarkets.







A LEGACY OF IMPECCABLE QUALITY

Every SUEBA USA development reflects our uncompromising stance on quality. From responsible planning through strict construction standards, we believe in better building for a better tomorrow.

SINGLE-FAMILY COMMUNITIES

We apply our in-depth knowledge of real estate investing, land planning, architecture and construction to help create neighborhoods that are functional and resident-friendly as well as attractive places to call home. We combine careful master planning, superb locations in growing submarkets, and successful partnerships with quality national and local home builders to create a superior living experience for homeowners and the city at large.

LAKES OF PARKWAY
single-family community



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LAKES OF PARKWAY
single-family community

A COMMITMENT TO SERVICE EXCELLENCE

We know that real estate is a service business. We remain committed to service excellence in all of our projects, making SUEBA USA the trademark associated with client satisfaction.

COMMERCIAL PROPERTIES

Our commercial retail developments are typically either neighborhood shopping centers or community centers that draw customers from a broader region. Each site is carefully selected for its commercial potential and meticulously planned to create an inviting atmosphere for a mix of retail and service businesses. Plaza in the Park, located in Houston's Greenway Plaza/West University area, was one of our earliest retail developments. It is now one of Houston's busiest shopping centers, anchored by one of the highest-grossing Kroger supermarkets in the city.





A VIBRANT MARKET

SUEBA USA is focused exclusively on the economically vibrant Houston market, which is a center for energy, medicine, international shipping, aerospace and a variety of expanding professional service industries.

REGIONAL OVERVIEW

Houston, Texas, is the fourth most populous city in the U.S., and the region is home to the second-largest number of Fortune 500 companies among U.S. cities. With relatively low costs of living and an increasingly diversified and resilient economy, it consistently ranks at the top in popular listings of the most attractive cities for business. Houston has topped the Forbes list of “America’s Fastest Growing Cities,” “Best Cities for Manufacturing,” “Job Growth” and “Most Competitive Metros in America.”

ECONOMIC DRIVERS

The regional economy is diverse and expanding. Renowned as the “energy capital of the world,” the Houston area has been chosen by ExxonMobil as the home of its new world headquarters, creating one of the largest influxes of new jobs and residents in the country. Energy is just part of the picture, however, Houston’s Texas Medical Center is the world’s largest medical and life sciences complex. The Port of Houston, fed by one of the world’s busiest ship channels, tops all other U.S. cities in import and export tonnage, recently becoming the largest exporter of natural gas in the world. Additionally, NASA continues to be a major center for job growth and innovation within the aerospace industry leading the current charge in manned missions to Mars in the coming decades.

REAL ESTATE MARKET

Long-term economic expansion and consistent job growth make Houston a safe and attractive market for real estate investment. With a history of counter-cyclical economic growth, Houston has enjoyed one of the most impressive expansions in its building stock of other major cities in the country since 2008. The city’s lack of zoning and expansive network of infrastructure have made it easy for the local market to respond to changing demands for different types of development quickly and profitably.

INVEST IN QUALITY SHARE OUR SUCCESS

At SUEBA USA, we pride ourselves on consistently producing high and stable returns for our investors while maintaining constructive long-term relationships with the institutions, partners, lenders and regulatory agencies that contribute to our success.

INVESTMENT OVERVIEW

With nearly 30 years of experience and a unique, vertically integrated business model, SUEBA USA has built a reputation as one of the most innovative and consistently successful real estate developers in the Houston area. We have formed more than one hundred real estate partnerships and joint ventures and developed more than 32 million square feet of multi-family, single-family and commercial space. We are well positioned in the growing Houston market to continue delivering innovative real estate products that distinguish our company from the competition and generate long-term value for our partners.

INVESTMENT OPTIONS

We offer three broad levels of investment for our equity partners to accommodate the varying objectives and time horizons of different investors.

Land Acquisition Investments

Land acquisition investments, used to purchase land for future projects, are suitable for long-term investors seeking to share in the financial rewards of longer-term capital appreciation. These investments will typically be rolled over into a development investment if we choose to develop the property or be liquidated after a speculative land sale.

Property Development Investments

Property development investments allow medium-term investors to share in proceeds from the sale of completed properties.

Stabilized Property Investments

Stabilized property investments provide a relatively low-risk and potentially long-term opportunity for investors to share quarterly in the cash flow income from portfolios of stabilized multi-family properties and future value appreciation after a sale.

INVESTOR QUALIFICATIONS

SUEBA USA welcomes investments from qualified individuals and institutions who share our values and commitment to quality. We have a professional team in place to help interested parties discuss specific investment goals and specific investment opportunities. Qualified investors are those who meet the financial accreditation standards as set forth by Rule 501 of Regulation D of the U.S. Securities and Exchange Commission.