

**Custom Private Equity
Asset Management
Creative Hybrid Portfolios**

Hard Assets ■ Cashflow ■ Growth
Research ■ Development ■ Management

Creative Hybrid Low Risk Opportunities Won & Coming

2022 AND BEYOND

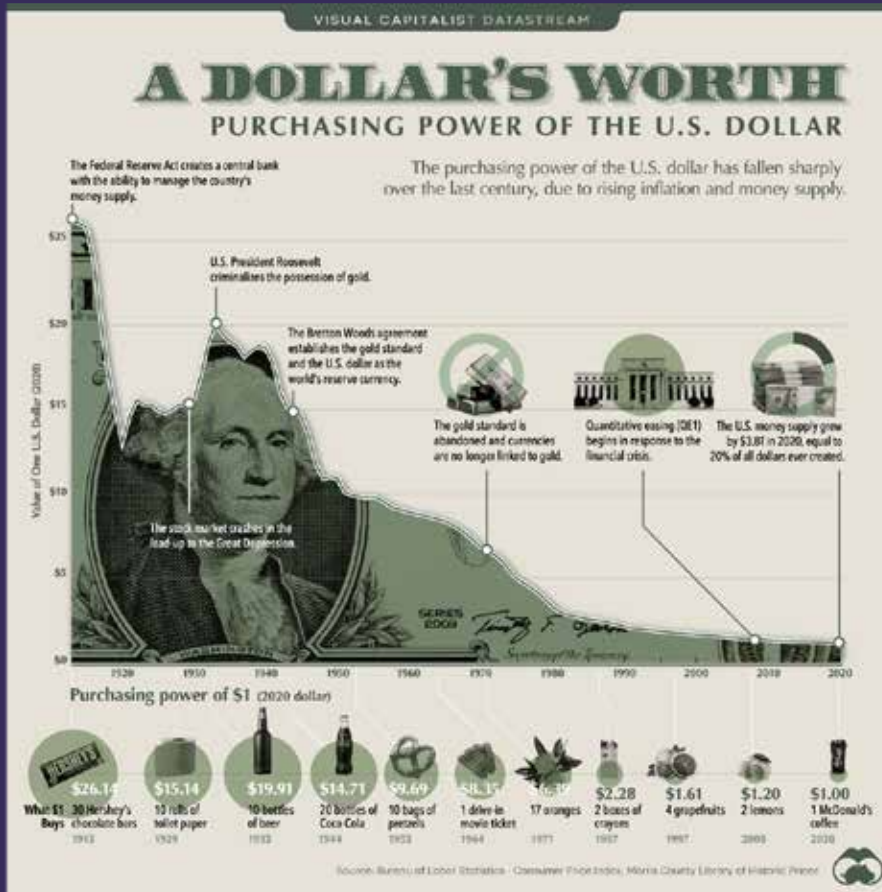


CLEAN WATER | ENERGY | COMMERCIAL REAL ESTATE | VENTURE

CustomPrivateEquity.com

Inflation is the number one killer of wealth. Our platforms will fight the effects of inflation.”

Paul Anthony Thomas
PRINCIPAL



Our Mission Is To Find, Sponsor and Execute The Best, Low Risk, Hard Asset Platforms Available.

SOUND PRIVATE INVESTMENTS!

Our forty years of experience in the world of asset management leads us to view private equity in a different way than most.

Most people view “Private Equity” as acquiring an already existing company.



This is only a small sliver of our Private Equity market. This view does not mesh with our real world experience in the general marketplace. Superior investment opportunities lie in funding experienced teams with growth capital.

In our experience, it takes equity to execute on any opportunity. When assets are privately held, we call this Private Equity, regardless of size or structure.

To buy any piece of real estate you need equity. To start a company, you need equity. To build anything, you need equity. To drill a well, you must have equity. Lending money requires equity. To grow a company, you need equity. All of these require Private Equity in our opinion.

Our particular strategy is to conduct exhaustive in-house research and find opportunities for cash flow and growth where we can fill a niche. Our platforms offer access to private equity type returns, generating wealth by using our experience to create, acquire and grow companies.

Using the above as a definition, the task my teams have been executing for the past 40 years is to uncover, analyze and implement well researched, well managed private equity platforms.

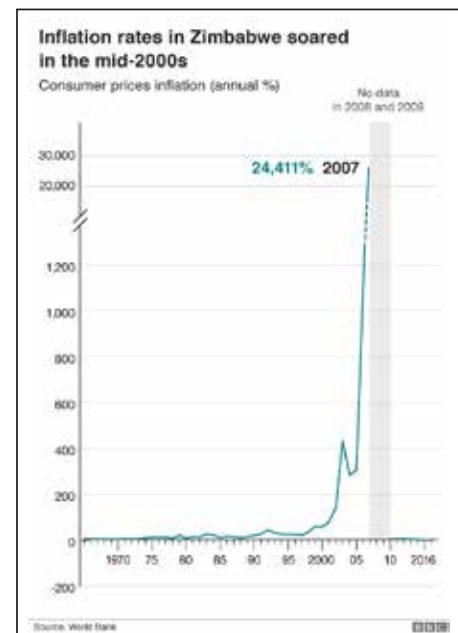
This publication is designed for partners to get to know how we think. To be comfortable with us, you need to know about our education and experience, as well as the reasons why you should participate.

We are opportunistic asset managers, syndicators and sponsors who work in niche markets where we have hands-on experience. We syndicate all our programs according to the securities laws and regulations, generally using the sponsor exemption or the new Reg 506(c) exemption from registration under the existing rules. We only deal with qualified investors.

Our Experience Leads All Decisions!

If you had been a capital partner with the Custom Private Equity teams since 1981, **you would own an interest in the following assets:**

- 1 Oil & Natural Gas production equaling ~20,000 barrels equivalent per day from wells throughout Texas, Oklahoma, New Mexico, Kansas, Colorado, Pennsylvania, Wyoming, Illinois, North Dakota, Alberta Canada, as well as many other areas.
- 2 Interests in self-storage facilities in Texas cash-flowing significant annual cash returns.
- 3 Interest in medical hospitality hotels located near large regional medical centers in Texas along with associated medical offices and support facilities (outpatient labs, minor medical clinics, surgery centers).
- 4 Significant holdings in commercial real estate in the pony M-Streets section of Dallas.
- 5 A partnership interest in the luxury hotel connected to the Dallas Convention Center.
- 6 Partnership in commercial real estate surrounding American Airlines arena in Dallas.
- 7 Construction equipment leasing and dealerships throughout Texas and New Mexico.
- 8 Bio-medical companies doing research into cancer treatments and medical devices to make life better for the elderly and people with dementia.
- 9 Waste collection, Landfills and Material Recycling Facilities in a five-state region.
- 10 Aggregate mines and hot-mix plants in the southern US.
- 11 Transload (Train to Truck) services serving the port of Houston, Corpus and New Orleans.
- 12 Industrial and warehouse facilities along the Gulf Coast of the US.



- 13 Mobil CT Scanners and MRI Units serving rural hospitals in Texas, New Mexico and Oklahoma.
- 14 Raw land and commercial real estate developments in Pearland, Conroe, Plano, Keller, Austin, Round Rock, the Texas Hill Country, New Braunfels, San Antonio, Destin, Tampa, Memphis, Mobile, Nashville, OKC, Conroe, The Woodlands, Katy, Mont Belvieu, Galveston, Ft. Worth, Rockwall/Lake Ray Hubbard, Rockport, and Pearland/Manvel, Texas among others, including many other high velocity markets in Texas and surrounding states.
- 15 Industrial warehouse subdivisions in Dallas, Ft. Worth, Atlanta, Lake Charles, Houston, Midland, Roswell, Oklahoma City, Tulsa and others.
- 16 Electric generation stations where the driving energy source is landfill methane that drives generators to produce electricity.
- 17 Condominium lofts and retail space in the Central Business District of Dallas, Ft. Worth, Houston and Austin.
- 18 Apartments and condominium lofts in the medical center area of Houston.
- 19 A Title Insurance company with agents throughout the South.
- 20 Cable systems, Fiber Optics Networks & Radio Stations throughout the South.
- 21 A Disaster relief company serving North America.
- 22 A Logistics and trucking company specifically designed to haul crude oil out of the Bakken region.
- 23 A Plastics manufacturing company.
- 24 Data Center properties in the Southwest.
- 25 Commercial offices and retail on the North Dallas Tollway, in the Uptown area of Dallas (McKinney Ave to Oak Lawn), and Trinity Groves (1 mile west of the Dallas CBD).
- 26 Assisted living properties throughout Texas.
- 27 The largest raw land housing development on Hwy 288, 5 miles south of the Houston Medical Center Complex. The subdivision would be known as 7 Oaks Ranch and be located on both sides of SH 288 in Pearland and Manville, Texas containing over 6000 acres.
- 28 Equity interest in a company employing a new infrared technology that locates and repairs the smallest of natural gas leaks in the field.
- 29 A self-contained oil and gas development company that redevelops old fields using NEW horizontal drilling and fracturing technologies.
- 30 Natural Gas gathering systems and ~10,000+ miles of Natural Gas and Liquids pipelines.
- 31 Significant critical mineral recovery holdings throughout the U.S. and Canada.
- 32 An oilfield cleanup company striving to plug abandon oil wells and reduce rogue Methane emissions.
- 33 A collection of Regional Banks and a sizable Bank Holding Company.
- 34 \$1 Billion in commercial property purchased from the Resolution Trust Corporation (RTC) from 1992-1994 in Texas growth markets.
- 35 An agricultural land trading company with holdings in five US states.

Plus many other niche market opportunities...

All of these programs have been developed to the point of equity investment by our research teams inside their opportunity set.

Funded Programs...

A sampling of deals we executed

Year	Property Name	Type	Location	Cost (\$M)	Results/Exit
2006	Kirby Crossing	Retail Center Dev	Texas	\$1.30	77% IRR, 3 yr hold, \$750k debt
2007	Barrow Ranch	Residential Lots	Texas	\$2.60	45% IRR, 2 yr hold, \$1.75M in debt
2008	Cotton Creek	Residential Lots	Texas	\$3.20	203% IRR, 4 yr hold, \$2.75M in debt
2008	Houston	Residential Lots	Texas	\$14.10	87% IRR, 4 yr hold, \$12M in debt
2009	Chambers Co	I-45 Commercial	Texas	\$1.10	35% IRR, 2 yr hold, no debt
2009	Houston	Commercial Site	Texas	\$4.00	1141% IRR, 2 yr hold, \$3.75M in debt
2010	Houston	Commercial Site	Texas	\$4.80	52% IRR, 3 yr hold, \$3.5M in debt
2010	SW Houston	Commercial Site	Texas	\$3.50	43% IRR, 3.5 yr hold, \$2.3M in debt
2012	Pearland	Commercial Site	Texas	\$9.40	146% IRR, 4 yr hold, \$8.4M in debt
2013	Private Investor	Self Storage	Texas	\$30.00	30%+ IRR, 7 yr hold, \$114M in debt
2017	Westheimer	Ground Lease	Houston	\$6.70	100 yr ground lease
2017	50 Acres	Development Land	Pearland	\$20.00	Residential
2018	33 Acres	Development Land	Frisco	\$25.00	Residential/Commercial
2018	ODC 273	Oil and Gas Production	Texas	\$0.60	In Progress - Producing
2018	Bumpass	Oil and Gas Production	Texas	\$0.06	In Progress - Producing
2005-2021	US	Oil and Gas Production	US	\$12.00	Annual Cash Flow
2019	Pearland Commercial	Commercial Site	Texas	\$9.40	146% IRR, 4 yr hold, \$8.4M in debt
2019	300 Ac Hwy 288	MUD & Development	Pearland	\$300.00	In Progress
2020	Barlett OA	Residential/Commercial	Texas	\$4.20	Under Construction
2021	Cox Tract	Residential/Commercial	Baytown, TX	\$11.00	In Feasibility
2020	Crosby	Commercial	Texas	\$3.512	Completed/Managing
2020	Tiempo	Restaurant	Texas	\$1.50	Completed/Managing
2019	Warehouse	Industrial	Texas	\$0.50	Completed
2021	288 Yager Rd	4.5 Ac Storage	Houston	\$11.00	Under Construction
2020	La Huerta	Bar and Grill	Houston	\$1.76	Completed
2020	North Park Strip	Retail	Houston	\$11.90	Completed/Managing
2021	Pearland Parkway	Retail	Pearland	\$4.73	Completed/Occupied
2022	Rosenburg Res	Residential lot dev	Houston	\$14.00	Completed/Managing

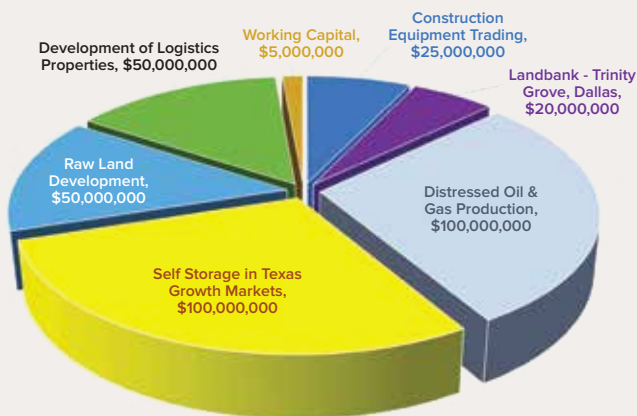
Together, these successes have consumed less than 5% of our teams' bandwidth. The other **95% of our efforts have been used to research opportunities and raise capital for platforms.**

Coming Platforms from Our Teams



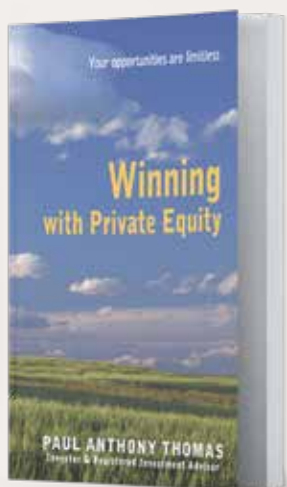
2022

How to Invest \$350,000,000 in 2022



- › **\$25 M/yr** to purchase assets from distressed sellers during black swan events like COVID19
- › **\$50 M/yr** to purchase oil & gas production (target 25% IRR, 12% Cash yr., No Debt, 2x exit)
- › **\$20 M** for a landbank in Trinity Grove section of downtown Dallas redevelopment area
- › **\$50 M** to develop 15 institutional self-storage units in Southeast Texas (target 20% IRR, 7 year hold)
- › **\$50 M** to develop 12 institutional self-storage units on I-35 (target 20% IRR, 7 year hold)
- › **\$50 M** to develop residential lots in Houston MSA (target 25% IRR, annual Cashflow)
- › **\$50 M** to purchase and develop industrial logistics properties South of Houston
- › **\$50 M** buy Natural Gas production/pipelines and gas fields while prices are low (target 25% IRR annual cash-flow, 2x exit, no debt)

2023



- › **\$40 M** develop fresh water resources & wastewater reclamation systems
- › **\$100 M** enhance current production in producing oil fields (target 25% yr Cash Flow, 3x exit)
- › **\$39 M** to develop 987 ac Industrial/Commercial, high growth Houston Suburb (target IRR >20%, 5 yr hold)

2024

- › **\$25 M** Houston Medical office/residential development (target IRR >25%, 5 yr hold)
- › **\$5.3 M** Houston area Lot Development (target IRR >25%, 5 year hold)
- › **\$15 M** for Disaster Relief Company startup (target IRR >25%, 5 year hold)
- › **\$25 M** to buy/develop Trinity River Corridor Sites in Dallas (target IRR >25%, 10 year hold)

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TOGETHER, WE ARE:



CUSTOM PRIVATE EQUITY

**Inflation Protection Through
Hard Assets / Cashflow / Growth
Research / Development / Management**

GROMAX

DEVELOPMENT, LLC

Custom Commercial Real Estate Development



LEDGER PETROLEUM LLC

It's good to own one well. It's better to own a piece of many.

Oil & Gas Production Management

Custom Ventures

Medical Devices / Technology / Elder Care / Energy



CPE SOLAR

GET IN TOUCH



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