



Custom Private Equity

Opportunities Abound If You Know Where To Look!

View Our
Low Risk Opportunities
Won & Coming
(for 2025 and Beyond)

Angel
Venture
Network



RV Parks

CustomPrivateEquity.com



The best, safest private investments available!

Our fifty years of experience in the world of asset management leads us to view private equity in a little different way than most. Most people view “Private Equity” as buying 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. The real investment opportunity lies in funding niche market opportunities and companies that are filling needs with growth capital.

In our experience, it takes some equity to execute on any opportunity. When asset is a privately held, we call this Private Equity, regardless of size.

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 are Private Equity in our opinion.

Our particular strategy is to conduct exhaustive research and find opportunities for cash flow and growth. Platforms where we can fill a niche and offer superior and more secure returns than the public markets. This strategy generates wealth by using our experience to create and/or grow companies.

Using the above as a definition, the task my teams have been executing for the past 50 years is to uncover, analyze and implement the best investment platforms available.

This publication is designed for potential partners to get to know who we are and 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, hard asset, cash-flow asset managers and platform sponsors who work in niche markets where we have experience. We syndicate all our programs according to the securities laws and regulations, generally using the new Reg 506(c) exemption from registration under the existing rules. We manage all our own funds in house and use qualified financial institutions to hold our escrows.

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, with little or no debt:

- 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, and many other areas.
- 2) Interests in self-storage facilities in Texas cash-flowing significant cash return annually.
- 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 homes and 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 interest 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, Plano, Ft. Worth, Rockwall/Lake Ray Hubbard, Rockport, and Pearland/Manvel, Texas among others. Including many major 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 to sell to the grid.
- 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 & Radio Stations throughout the South.
- 21) A Disaster relief company serving North America.
- 22) Logistics and trucking company specifically designed to haul crude oil out of the Bakken region.
- 23) Solar electricity generation stations in West Texas.

- 24) Data Centers and Industrial Warehouse properties in the Southwest.
- 25) Commercial office buildings 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 60,000 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 mineral and 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 from the oilfield.

Plus many other niche market opportunities...All of these investments 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	description	type	location	\$ Millions	Result
2006	Kirby Crossing	Retail Center	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 debt
2008	Cotton Creek	Residential Lots	Texas	\$ 3.00	203% IRR, 4 yr hold, \$2.75M debt
2008	Houston	Residential Lots	Texas	\$ 14.10	87% IRR, 4 Yr Hold, \$12M debt
2008	Chambers County	Residential Lots	Texas	\$ 1.10	35% IRR, 2 Yr Hold, No debt
2009	Houston	Commercial	Texas	\$ 4.00	1141% IRR, 2 Yr Hold, \$3.75M debt
2010	Houston	Commercial	Texas	\$ 4.80	52% IRR, 3 Yr Hold, \$3.5M debt
2010	SW Houston	Commercial	Texas	\$ 3.50	43% IRR, 3.5 Yr Hold, \$2.3M debt
2012	Pearland Commercial	Commercial	Texas	\$ 9.40	146% IRR, 4 Yr Hold, \$8.4M debt
2013	Private Investor	Storage Portfolio	Texas	\$ 30.00	31% IRR, 7 Yr Hold, \$114M debt
2017	Westheimer	Ground Lease	Texas	\$ 6.70	100 Yr. Ground Lease
2017	50 Ac	Residential Lots	Texas	\$ 20.00	Residential
2018	33 Ac	Resi/Comm Lots	Frisco	\$ 25.00	Residential/commercial
2005-19	US Oil & Gas Productn	US 7 States	7 States	\$ 12.00	In Progress
2019	Pearland Commercial	Commercial	Texas	\$ 9.40	146% IRR, 4 Yr Hold, \$8.4M debt
2019	Westheimer	Ground Lease	Houston	\$ 300.00	100 Yr. Ground Lease
2019	300 Ac Hwy 288	MUD Developmt	Pearland	\$ 20.00	In Progress
2019	Hwy 288 Commercial	Self Storage	Pearland	\$ 4.20	Under Construction
2019	Bartlett (OA)	Res/Commercial	Texas	\$ 11.00	Entitlement
2020	FM 1492	Res/Commercial	Baytown	\$ 13.00	Entitlement
2020	149 acres	Sand/Aggregate	Texas	\$ 2.50	Entitlement/Design
2019	Hare Road	Res/Commercial	Crosby	\$ 2.20	Entitlement/Design
2020	288/yager	Self Storage	Houston	\$ 11.00	Entitlement/Design
2021	ABC Rents	Equip. Leasing	Abilene	\$ 8.00	In Progress

This is a sample of the types of projects and returns we expect in a Platform we manage.

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

Upcoming Platforms - A Plan For Your Future...

Year	Description
2025	\$125 M Venture Fund to invest alongside US angel groups (target 30% yr, 15 yr track record)
2025	\$25 M/yr to purchase real estate from distressed sellers re: black swans like COVID19
2025	\$100 M/yr to purchase oil & gas production (target 25% IRR, 12% Cash yr., No Debt, 2x exit)
2025	\$20 M for landbank in Trinity Grove section of downtown Dallas redevelopment project
2025	\$150 M to develop 15 institutional self-storage units in Texas (target 30% IRR, 7 year hold)
2025	\$50 M to develop residential lots in Houston area (target 25% IRR, annual Cashflow)
2025	\$50 M to purchase and develop industrial logistics properties South of Houston
2025	\$50 M buy Nat Gas production/pipelines while prices are low (tgt 25% IRR, annual cashflow, 2x exit, no debt)
2025	\$50 M to develop residential lots in Houston area (target 25% IRR, annual Cashflow)
2026	\$50 M to purchase/develop industrial logistics properties South of Houston
2026	\$39 M develop 900 ac Industrial/Commercial, high growth Houston Suburb (target IRR >20%, 5 yr hold)
2026	\$25 M Houston Medical office/residential development (target IRR >25%, 5 yr hold)
2027	\$53 M Houston area 100 ac. Lot Developments (target IRR >35%, 5 year hold)
2027	\$35 M for Disaster Relief Company startup (target IRR >35%, 5 year hold)
2027	\$35 M to buy/develop Trinity River Corridor in Dallas (target IRR >35%, 10 year hold)
2027	\$125M to build/develop Data Centers in North America (target IRR >25%, 10 yr hold)

Together, We Are:



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

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