



EXPANDING DOWNTOWN MCKINNEY WHILE PROTECTING THE CHARM

NOVEMBER 28, 2023



M2GVENTURES



1

TEAM



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“

NONE OF US ARE GREATER THAN ALL OF US.
COLLABORATION WINS.



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MIXED-USE SYNERGIES DRIVE RENT PREMIUMS AND GREATER STABILITY FOR REAL ESTATE INVESTMENTS AND COMMUNITIES. WE BELIEVE THAT SCARCITY OF WELL ORCHESTRATED RETAIL & MIXED-USE PROJECTS WITHIN WALKABLE NEIGHBORHOODS LEAD TO HIGHER DEMAND AND VALUES OVER TIME.

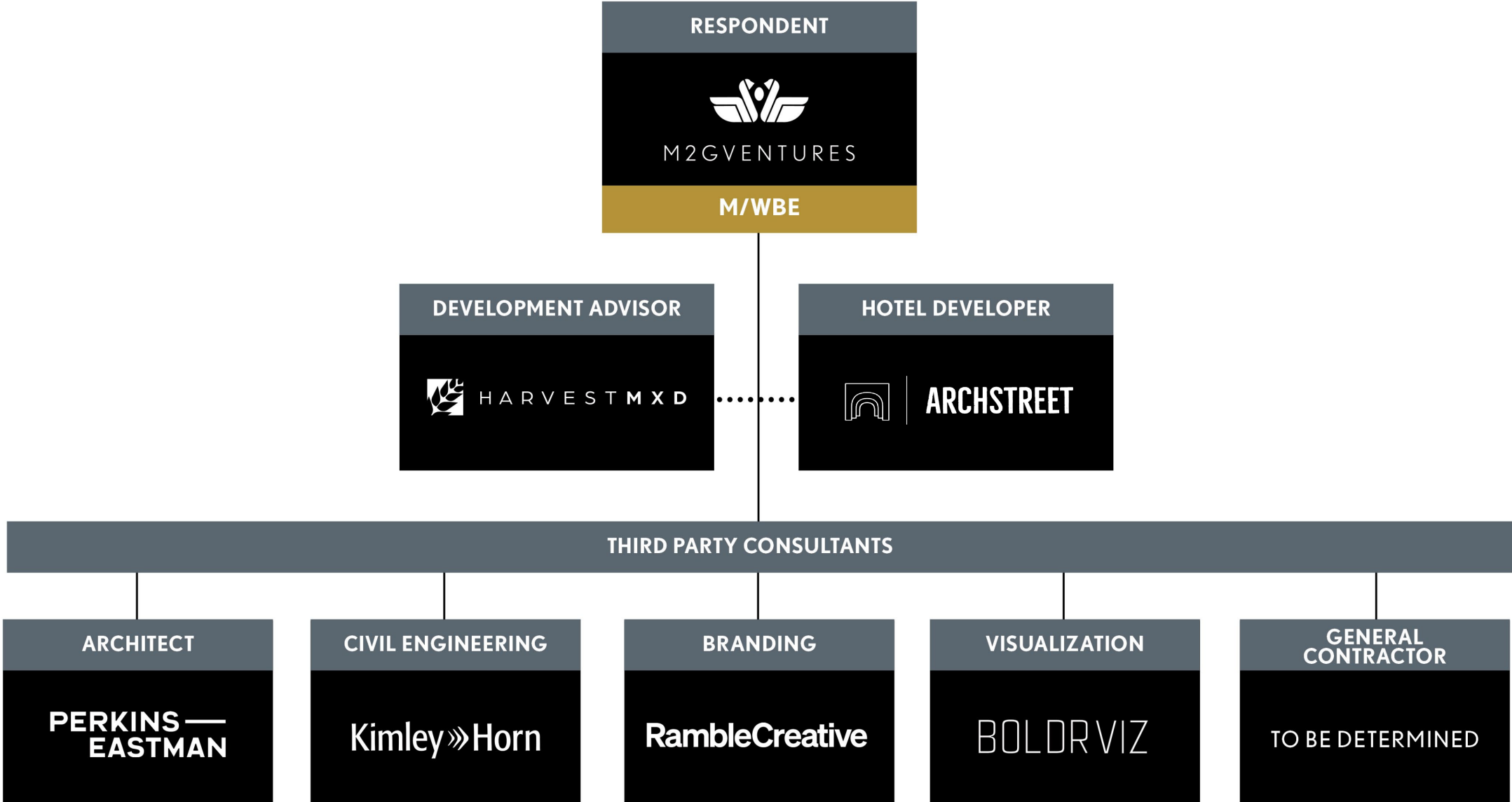


CHRIS HARDEN

PRESIDENT & CEO

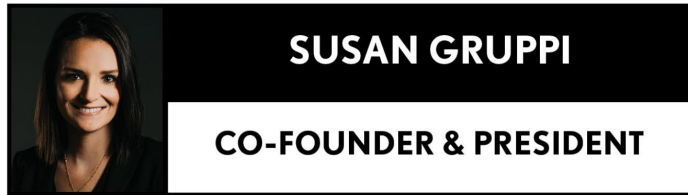
HARVEST MXD

TEAM ORGANIZATION



DEVELOPMENT TEAM

M2G VENTURES



VERTICALLY INTEGRATED DEVELOPMENT TEAM



FOUNDERS

Susan Miller Gruppi
Co-founder & President



FOUNDERS

Jessica Miller Essl
Co-founder & President



FINANCE/OPERATIONS

Mark Collier
CFO/COO



DEVELOPMENT

Amy Castellanos
SVP, Development



LEASING

Breck Besserer
SVP, Leasing



ASSET MANAGEMENT

Kristle McBee
SVP, Asset Management



ACQUISITIONS

Brett Zimmerman
Principal, Austin



CONSTRUCTION

Gilbert Mota
SVP, Construction



MARKETING

Candice Ransbarger
SVP, Marketing



PROPERTY
MANAGEMENT

Chauncey Nixon
VP, Property Management



FINANCE

Brent Bono
Director of Finance



ASSET MANAGEMENT

Bill Crowell
Asset Manager



MARKETING

Annie Hanson
Senior Marketing Associate



OPERATIONS

Hope Bankston
Director of Operations



ACCOUNTING

Morgan Houser
Director of Corporate
Accounting



ASSET MANAGEMENT

Jacob Becker
Senior Analyst



ADMINISTRATION

Riley Tillman
Administrative Assistant



ACCOUNTING

Jennifer Sukhija
Director of Property
Accounting



ACCOUNTING

Ana Delgadillo
Senior Accountant



LEASING

Ashley Price
Senior Leasing Coordinator



PROPERTY
MANAGEMENT

Cary Walker
Facilities Manager



SOCIAL IMPACT

Hannah Stephens
Director of Social Impact



CREATIVE

Katie Murray
Chief Creative





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OUR MISSION IS TO INSPIRE EVOLUTION THROUGH IMPACT AND INNOVATION. WE LOOK AT CHALLENGES DIFFERENTLY THAN OTHERS: WE THINK QUICK CHANGE IS WHAT BREEDS A SPACE WHERE A LOT OF PEOPLE MAY MISS AN OPPORTUNITY. WE SEE IT AND WE TAKE IT ON. WE BELIEVE EVERYTHING CAN BE INNOVATED.



SUSAN GRUPPI MILLER

CO-FOUNDER

M2G VENTURES

M2G VENTURES

Guided by the company's purpose to inspire evolution through impact and innovation, M2G Ventures carefully invests in distinctive mixed-use and industrial development projects with a focus on creating places that users want to be. Since its founding in 2014, the fast-growing company has become a leading voice in the industry through a bold strategy anchored by a dedication to innovation. The company's capstone is a social impact arm focused on changing the way we treat mental illness. The company is a Certified Women Owned Business based in Fort Worth, Texas.

4.2M

SF ACQUIRED
SINCE
INCEPTION

67%

WOMEN & ETHNIC
MINORITY TEAM
MEMBERS

\$650M+

CURRENT ASSETS AND
DEVELOPMENTS UNDER
MANAGEMENT





Harvest MXD is a strategic real estate company focused on retail & mixed-use investments, development, and advisory. Our diverse experience encompasses over \$6.2 billion of retail, multifamily, transit-oriented, and mixed-use properties. We approach every project with the community in mind and then substantiate our investment thesis with intense research and data-driven analysis. We filter our investment strategies by seeking voids and opportunities that will lead to stronger communities and elevate quality of life.

20M

SF OF RETAIL
GLA

\$1.8B

INVESTMENT SALES
TRANSACTION
VALUE

\$6.2B

RETAIL & MIXED-USE
INVESTMENTS,
DEVELOPMENT AND
ADVISORY



CITY PARTNERSHIP EXPERIENCE

The development team has executed multiple projects for and in agreement with several cities such as Fort Worth, Plano, Frisco, Arlington, Addison, Colleyville, Corpus Christi and more. Agreements with these cities have varied in size and complexity ranging from infrastructure development to public private partnerships.



2

EXPERIENCE



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WHY THIS TEAM?

WE START WITH THE **USER IN MIND**.

WE HAVE A HISTORY OF CREATING **SPECIAL PLACES**.

WE **CARE**, WELCOME COLLABORATION, AND VALUE ALIGNMENT.

WE WILL **THOUGHTFULLY CURATE** AND **PROTECT** THE CHARM.

INSTITUTIONAL QUALITY WITH **BOUTIQUE** SIZED TEAM.

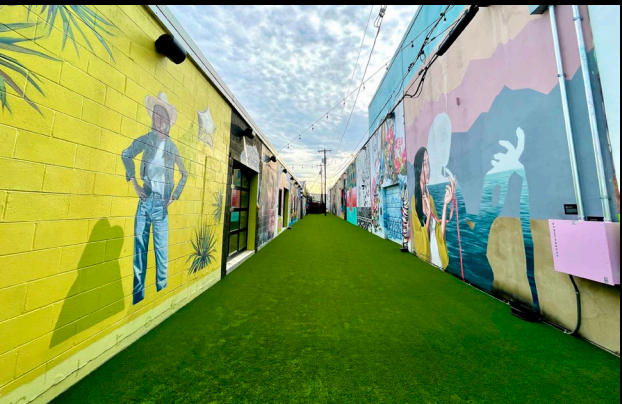
WE HAVE THE **PROOF**.



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RETAIL



OFFICE



MULTIFAMILY



HOTEL



MULE ALLEY | HISTORIC FORT WORTH STOCKYARDS



9M

ANNUAL VISITS

#1

AUTOGRAPH COLLECTION IN THE WORLD

200_{MIN}

AVERAGE DWELL TIME

58%

OF CUSTOMERS MAKING OVER \$75K

+160%

DISTRICT F&B SALES

THE FOUNDRY DISTRICT | FORT WORTH, TX



SIX

ACRE MIXED-USE DISTRICT POSITIONED AS AN EXTENSION OF THE NATIONAL RENOWN FW CULTURAL DISTRICT

LOCAL

GALLERY OF INNOVATIVE COMMUNITY BRANDS

70+

PIECES OF OUTDOOR ART

TOP

OUTDOOR ART EXPERIENCES RANKED BY FORBES

3

VISION



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VISION

The City of McKinney's captivating historic downtown has grown to include curated boutiques, sophisticated taste-makers, and engaging events all while maintaining an irreplaceable distinctive soul. The success of our collective vision will hinge on expanding the downtown experience with the same spirit that exists today. Our key development principle is to protect the City's charming roots while infusing a mix of complimentary uses designed to attract a critical mass of patrons, new and old. Our process always involves thoughtful collaboration with the City and community, and we believe a vision informed by the needs of all stakeholders is critical for the highest success of the development.





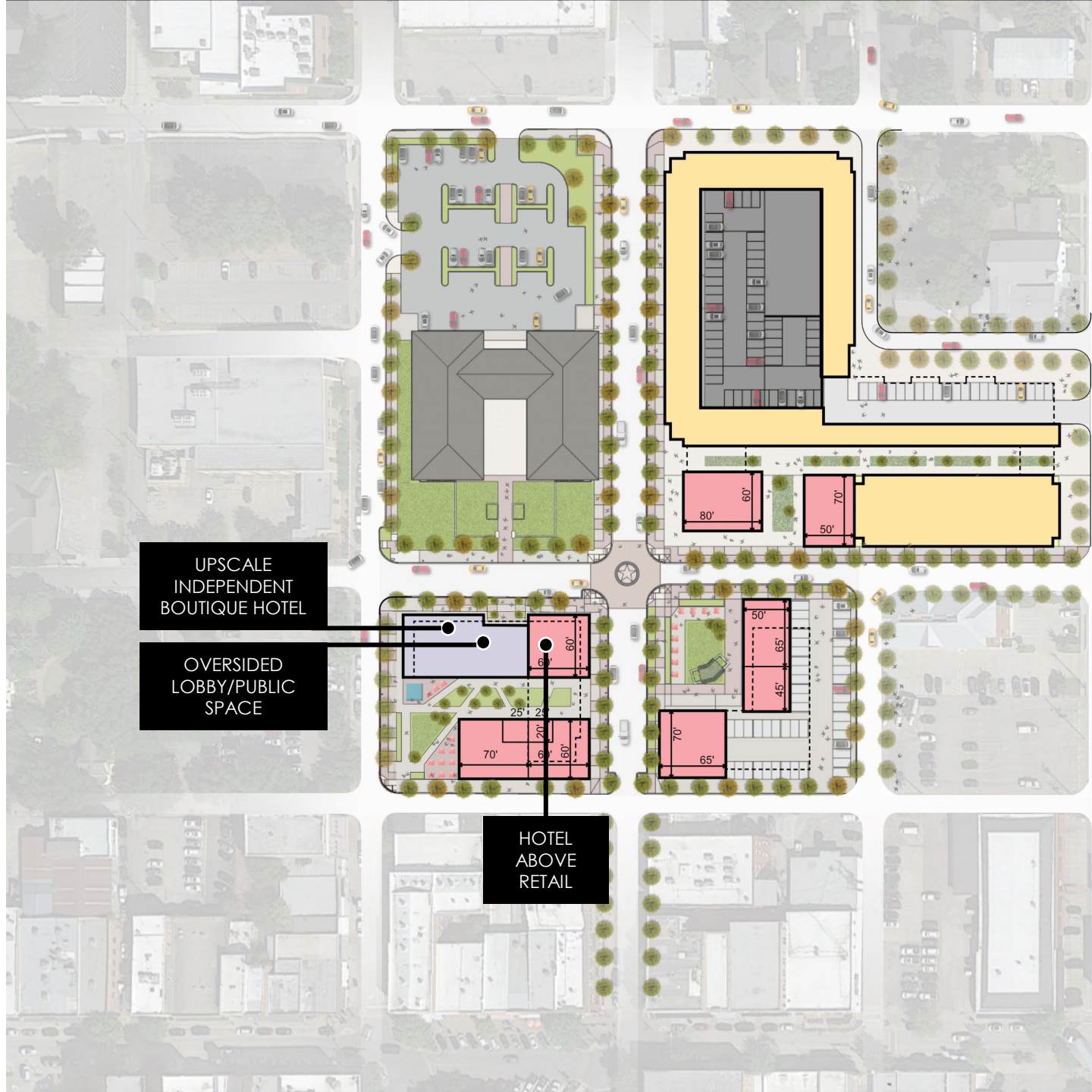
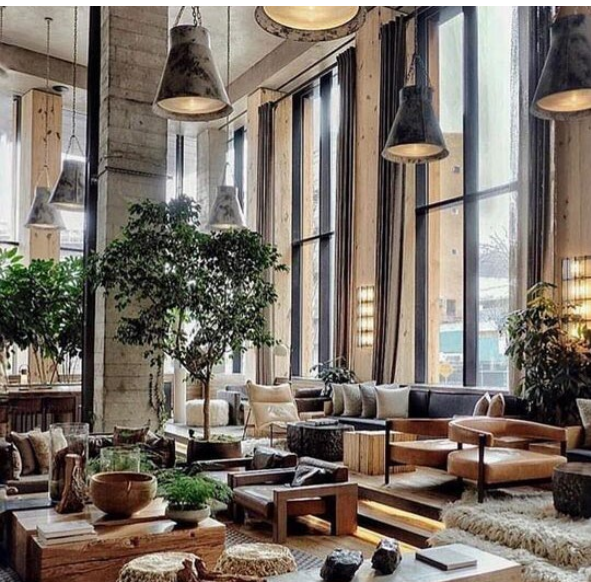
NORTHBOUND VIEW



SOUTHBOUND VIEW



- MULTI-FAMILY RESIDENTIAL
- RETAIL
- HOTEL
- PARKING GARAGE



HOTEL

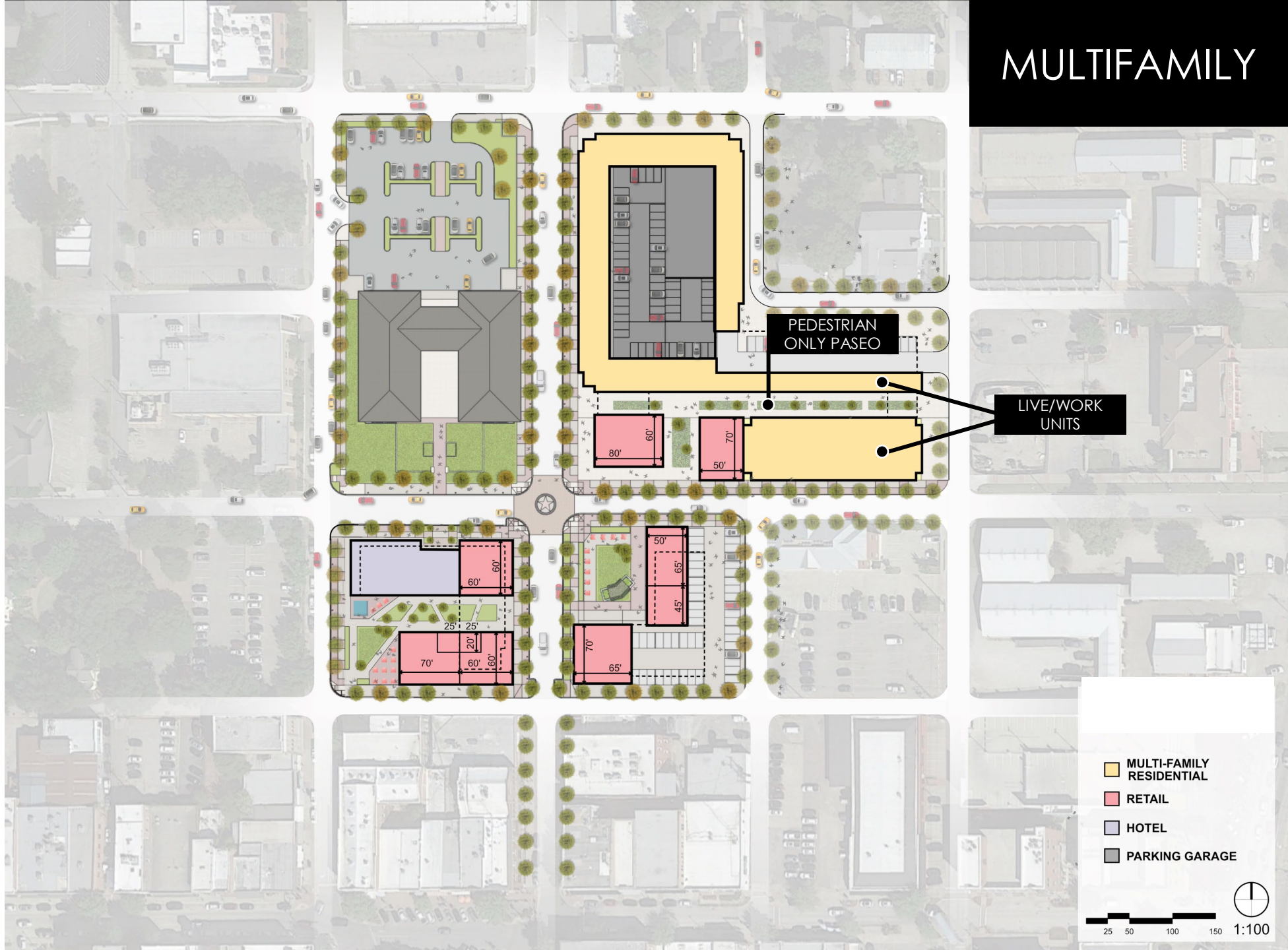
UPSCALE
INDEPENDENT
BOUTIQUE HOTEL

OVERSIZED
LOBBY/PUBLIC
SPACE

HOTEL
ABOVE
RETAIL

- MULTI-FAMILY RESIDENTIAL
- RETAIL
- HOTEL
- PARKING GARAGE

1:100



4

DIFFERENTIATORS



KEY DIFFERENTIATORS

IMMENSE EXPERIENCE IN **HISTORIC DISTRICTS**.

SPECIFICALLY TAILORED FOR **PLACEMAKING**.

OBSESSION WITH **ART**.

COMMITTED TO **INNOVATION**.

EXCELLENT **REPUTATION** WITH CITIES AND COMMUNITIES.

DEDICATED TO **DIVERSITY**; CERTIFIED **WOMEN-OWNED** BUSINESS.

VERTICALLY INTEGRATED REAL ESTATE DEVELOPMENT TEAM.

PROVEN EXPERIENCE IN **MIXED-USE** AND **RETAIL**.

EXPERIENCED TEAM **READY TO EXECUTE**.



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INNOVATION IS CHANGE THAT UNLOCKS NEW VALUE.

JAMIE NOTTER

5

QUESTIONS



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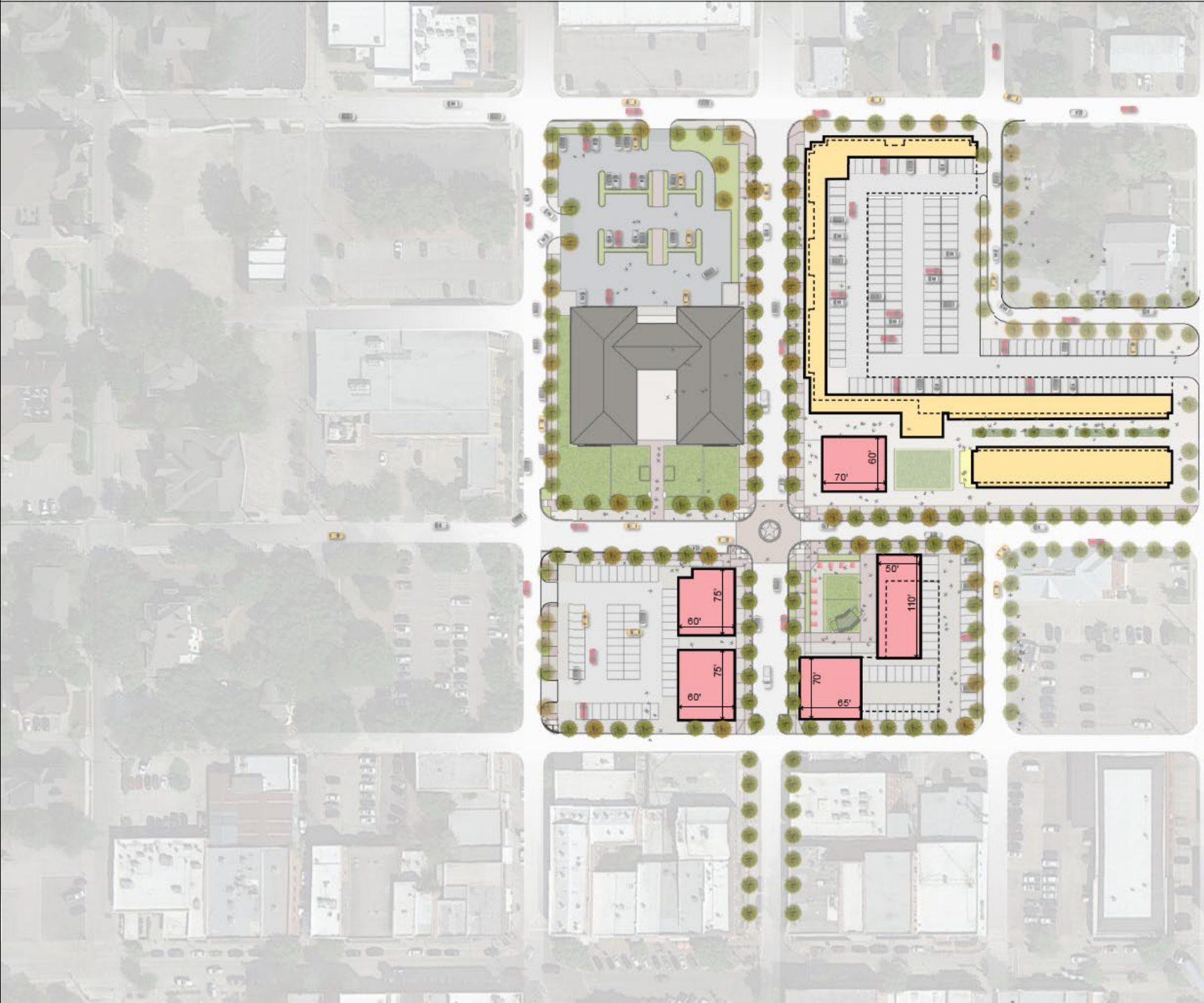
THANK YOU



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BASE OPTION (FOR REFERENCE)



BASE OPTION

- MULTI-FAMILY RESIDENTIAL
- RETAIL
- HOTEL
- PARKING GARAGE

