2024 ANNUAL REPORT

COMMUNITY INVESTORS
CELEBRATING 30 YEARS OF IMPACT





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MISSION

TREC Community Investors joins forces with underserved communities to invest in the disinvested, energize neighborhoods, and change lives. Through access to flexible capital and real estate expertise, we make an unwavering commitment to build a lasting impact in the communities we serve.

COMMUNITY INVESTORS

CELEBRATING 30 YEARS OF IMPACT

LETTER FROM LEADERSHIP

Dear Friends and Partners,

As we reflect on 2024, we are proud to mark a major milestone – 30 years of community investment and neighborhood revitalization. Since our founding, TREC Community Investors has remained steadfast in our mission to advance equitable development and empower communities across North Texas.

In 2024, we strengthened our legacy through strategic partnerships, innovative programming, and resident-led initiatives that are shaping a more inclusive and resilient city. From expanding access to real estate education through our 15th year of Real Estate 101 and Bootcamp programs, to deepening our work in Mill City through the Dallas Catalyst Project, we remained committed to community-driven change.

These accomplishments are the result of collective effort. We are grateful to our partners, funders, and volunteers who share our vision and dedication to building a better North Texas.

As we look ahead to the next 30 years, we will continue to invest in people, places, and possibilities. Our commitment to innovation, collaboration, and equity will guide us as we work to create lasting, positive change.

Thank you for being part of this journey.

With Gratitude,

Rick

Rick Perdue
Rosewood Property Company
TREC Community Investors Chair, 2024

Dominique

Dominique Pryor Anderson
TREC Community Investors,
Senior Director of Community Investment

30 YEARS OF IMPACT

$21,000,000 CASH INVESTMENTS

600 Community Education Graduates

414 Community-Focused CRE Projects

650+ Nonprofit & Collaborative Partners

BOARD OF DIRECTORS

Board Officers

CHAIRMAN
Rick Perdue, Rosewood Property Group

SECRETARY
Heath Cheek, Bell Nunnally & Martin LLP

TREASURER
Angela Dunning, KPMG

LOAN COMMITTEE CHAIR
Diane Chavez, JPMorgan

DALLAS CATALYST PROJECT CHAIR
Scott Rohrman, 42 Real Estate, LLC

CRE CONSULTING SERVICES CHAIR
Denise Fansler, JLL

ASSOCIATE LEADERSHIP COUNCIL CLASS REPRESENTATIVE
Matt Falkin, CAF Capital Partners

LEARDERSHIP ALUMNI REPRESENTATIVE
Kaitlin Jones, Page

YOUNG GUNS CORE COMMITTEE VICE CHAIR
Jasmin Ammons, JLL

Board Members

Fernando Ceballos, K. Hovnanian Homes

Alexis Simms, Level 1715

Christian Evans, Olsson

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Kent Howard, CrossFirst Bank

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Jeff Kocher, NexBank

Stephanie Laughlin, Jacob & Hefner Associates

David Lawrence, Holland & Knight

Samuel Littlejohn

Alta Mansch, Tolleson Wealth Management

Chris Nixon, Ashford Inc.

Coutney Spellicy, E3 Collective

Kristian Teleki, Matthews Southwest

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Troy Daniel, Trive Capital

Andrea Glispie, Charles Schwab

Denise Mason, Cadence Bank

Jeff Howard, Parkland Health

Krystian Reyes, PNC Bank

Ken Smith, Revitalize South Dallas Coalition

2024 FINANCIAL OVERVIEW

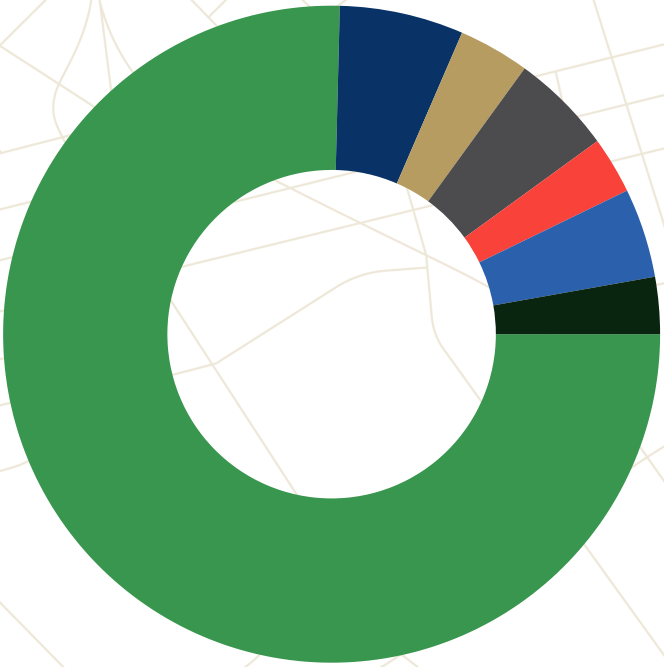


How We Are Funded

- 39% Grants & Donations
- 12% Fundraising Events
- 26% In-Kind Donations
- 11% Lending Income
- 12% Investment Income

How We Invest

- 75% Neighborhood Revitalization
- 6% Housing
- 4% Education
- 5% Lending
- 3% Professional Services
- 4% General & Administrative
- 3% Fundraising



DALLAS CATALYST PROJECT

$351K
Value of Pro bono & In-kind Services

3,600+
Volunteer Hours in 2024

Collaboration at the Heart of Community Renewal

2024 marked the first full year of the transformative work in the Mill City neighborhood, a historically underserved area in Southeast Dallas, through the Dallas Catalyst Project initiative. Through collaborative efforts, we focused on revitalizing the community by investing in affordable housing, economic development, and social infrastructure. By aligning resources and amplifying the voices of residents, the projects currently underway, are setting the stage for long-term, equitable growth.

BCH BUILDERS OF HOPE COMMUNITY DEVELOPMENT CORPORATION

COMMUNITY INVESTORS CELEBRATING 30 YEARS OF IMPACT

MILL CITY COMMUNITY ASSOCIATION EST. 2012

URBAN SPECIALISTS

Planned Projects



Infrastructure Improvements

Plans to install lighting on residential and vacant lots to improve safety and infrastructure. Plus, general neighborhood beautification and streetscape enhancements.



Affordable Housing

Plans to construct at least eight single-family homes and fund additional minor-home repairs.



Harris House of Champions Boxing Gym

Plans to provide the neighborhood with a needed safe public gathering space, physical fitness opportunities, and mentoring for at-risk youth.

Spring Plaza

2024 Young Guns Community Investors Project

In 2024, South Dallas Fair Park ICDC, received $80,000 in grant funding from TREC Community Investors for the revitalization of the exterior of Spring Plaza, home of ICDC. The project scope included exterior improvements including fresh paint, landscaping, lighting, digital signage and an enhanced storefronts. The work was performed by TREC's young professionals, the Young Guns.

$80k
Grant Dollars

693
Volunteer Hours

$32k+
Donated Goods & Services

Zan Wesley Holmes Jr. Community Outreach Center

2024 Associate Leadership Council (ALC) Class Project

In 2024, members of the ALC Class of 2024 received a grant for $100,000 to transform a former church into the vibrant nonprofit headquarters for the Zan Wesley Holmes Jr. Community Outreach Center. Renovations included staff offices, meeting rooms, coworking space and enhanced landscaping and interior upgrades.

$100k
Grant Dollars

2,225
Volunteer Hours

$208k+
Donated Goods & Services

THANK YOU TO OUR PARTNERS

We extend our thanks to our committed nonprofit partners and the dedicated members of TREC who brought these projects to life. Your time, talent, and unwavering commitment to community investment continues to create a lasting impact and inspire meaningful change across our community.

LENDING

Investing in Capital that Builds Community

As a Community Development Financial Institution (CDFI) certified by the U.S. Department of Treasury, TREC Community Investors offers nonprofit and for-profit borrowers access to the capital and technical assistance needed to bring impactful real estate projects to life.

CDFI Lending

TREC Community Investors offers loans for small retail, affordable housing, and community facility projects in underserved and distressed neighborhoods in Dallas and Collin counties. Our loans offer two distinct advantages - flexible financing and access to human capital provided by TREC members. In 2024:

$1.6M Loans Closed

26k Square Feet Redeveloping & Funding

7 Affordable Housing Units

Minor Home Repair Program

The Minor Home Repair Program provides grant funding to nonprofit organizations to oversee the administration and completion of minor home repairs up to $10k to eligible, owner-occupied, single-family housing units. In 2024:

$442k Grant Program Funding

6 Homes Repaired in 2024

42 Homes repaired since Program Inception

Dallas Housing Opportunity Fund (DHOF)

Dallas Housing Opportunity Fund

To respond to Dallas' urgent need for additional affordable housing units, TREC CI, along with The City of Dallas, and LISC Strategic Investments launched DHOF, a mission-oriented investment fund to create or retain affordable housing. In 2024:

$9.69M Loans Closed

Representing **3** For-Rent Multifamily Projects

& Funding **252** Affordable Housing Units

City of Dallas

LISC STRATEGIC INVESTMENTS

DALLAS COLLABORATIVE FOR EQUITABLE DEVELOPMENT

SUPPORTED BY JPMORGAN CHASE & CO.

Creating Pathways to Prosperity

Throughout this multiyear initiative, the DCED has remained steadfast in its mission to expand access to capital that allows for the creation of additional affordable housing, the launch and growth of small businesses, and the building of generational wealth. Several of the projects and successes mentioned here were made possible through funding from this collaboration.

Providing Sustainable Solutions to Housing Affordability



Community Land Trust

TREC Community Investors is proud to be one of the founding members of the Dallas Community Land Trust (DCLT). Throughout our history, we have sought bold solutions to our city's biggest problems, and there is no issue more important to the future of North Texas than affordable housing.

The plans for the DCLT began in 2022 when TREC CI, through funds from the DCED program, engaged Grounded Solutions Network to create the first community land trust in the City of Dallas. In 2024, TREC Community Investors, in collaboration with seven partner organizations, officially launched the DCLT, a new and separate nonprofit entity.

Learn more about the DCLT on our website:

COMMUNITY EDUCATION

Creating a Blueprint for Success in Real Estate

Real Estate Bootcamp

Real Estate Bootcamp guides aspiring developers organizations through the real estate development process. Participants learn through case studies, expert panels, and personalized coaching sessions. Courses are led by experienced members of The Real Estate Council.

Participants gain the skills, training, and industry contacts necessary to bring real estate projects to life, creating postive community impact.



Thank You to Program Sponsor

CADENCE Bank



Real Estate 101 for Nonprofits

Real Estate 101 for Nonprofits is a transformative educational initiative designed to empower nonprofit leaders with the knowledge and confidence to make informed real estate decisions. Recognizing that real estate is often the second-largest budget item for nonprofits, the program offers five two-hour workshops featuring expert-led lectures, case studies, and group discussions.

Thank You to Program Sponsors

SOLENDERHALL COMMERCIAL REAL ESTATE SERVICES

Origin Bank

TREC Community Investors is committed to empowering communities through education that builds capacity and fosters sustainable development. These initiatives are designed to equip nonprofit leaders and aspiring developers with the tools and knowledge to make informed real estate decisions and lead impactful projects.

Scan for a list of RE Bootcamp Graduates

Scan for a list of RE 101 Graduates



FightNight XXXV: Stand Strong

FightNight XXXV: Stand Strong occurred on September 19 at the Hilton Anatole. The event raised funds for TREC Community Investors and was chaired by Steve Aldrich of Hillwood Properties. We thank our sponsors who continue to support, making the event a success and bolstering our community investment efforts.

$1.4M
Total Revenue

1,200
Attendees

2024 XXXV FIGHTNIGHT STAND STRONG

KFM ENGINEERING & DESIGN
HILLWOOD A PEROT COMPANY
NEXBANK
DAVIDSON BOGEL LAND IS OUR BUSINESS
CBRE
JLL
Vinson&Elkins
Cawley Partners
ROSEWOOD PROPERTY COMPANY
REX REAL ESTATE
Granite
HALL GROUP
JPI
REPUBLIC TITLE
STREAM
tangram
JACKSONSHAW
D CEO
DALLAS BUSINESS JOURNAL
The Dallas Morning News
medium giant A MEDIA + MARKETING COMPANY



Young Guns Casino Night: Casino Royale

Casino Night is our premier networking event for young professionals. This year, over 300 attendees gathered at The Sinclair in downtown Dallas for an evening of casino-style gaming and socializing. All funds raised go towards the Young Guns Community Investment Project.

$116K
Total Revenue

300+
Attendees

2024 YOUNG GUNS
CASINO ROYALE
PRESENTED BY 42 REAL ESTATE

THANK YOU

DONORS & SPONSORS

1968 Holdings
2100 McKinney
42 Real Estate, LLC
Abstract Contruction Company
Acore Capital
Advanced Drainage Systems, Inc.
Alliance Architects, Inc.
Allied Fire Protection
American National Bank of Texas
ANDRES Construction
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Bradley Arant Boult Cummings, LLP
Brasfield & Gorrie, LLC
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THANK YOU

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Woodforest National Bank
Woodhaus Inc. Millwork and Cabinets
Younger Partners

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Click Engineering
DPR Construction
EastGroup Properties
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GFF
HALL Group
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Stream Realty Partners
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Trammell Crow Company
Vari, LLP
Whole Environmental Inc
Woodbine Development Corporation
Younger Partners

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