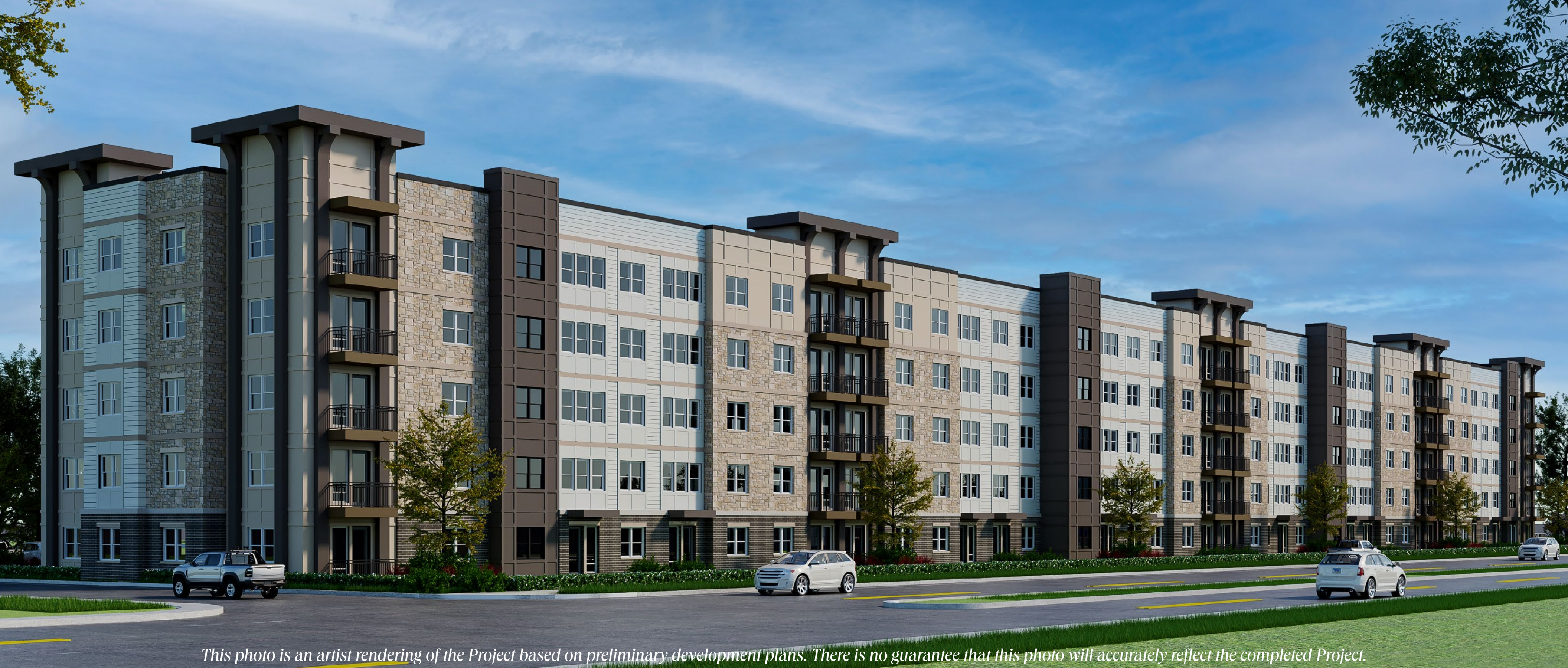
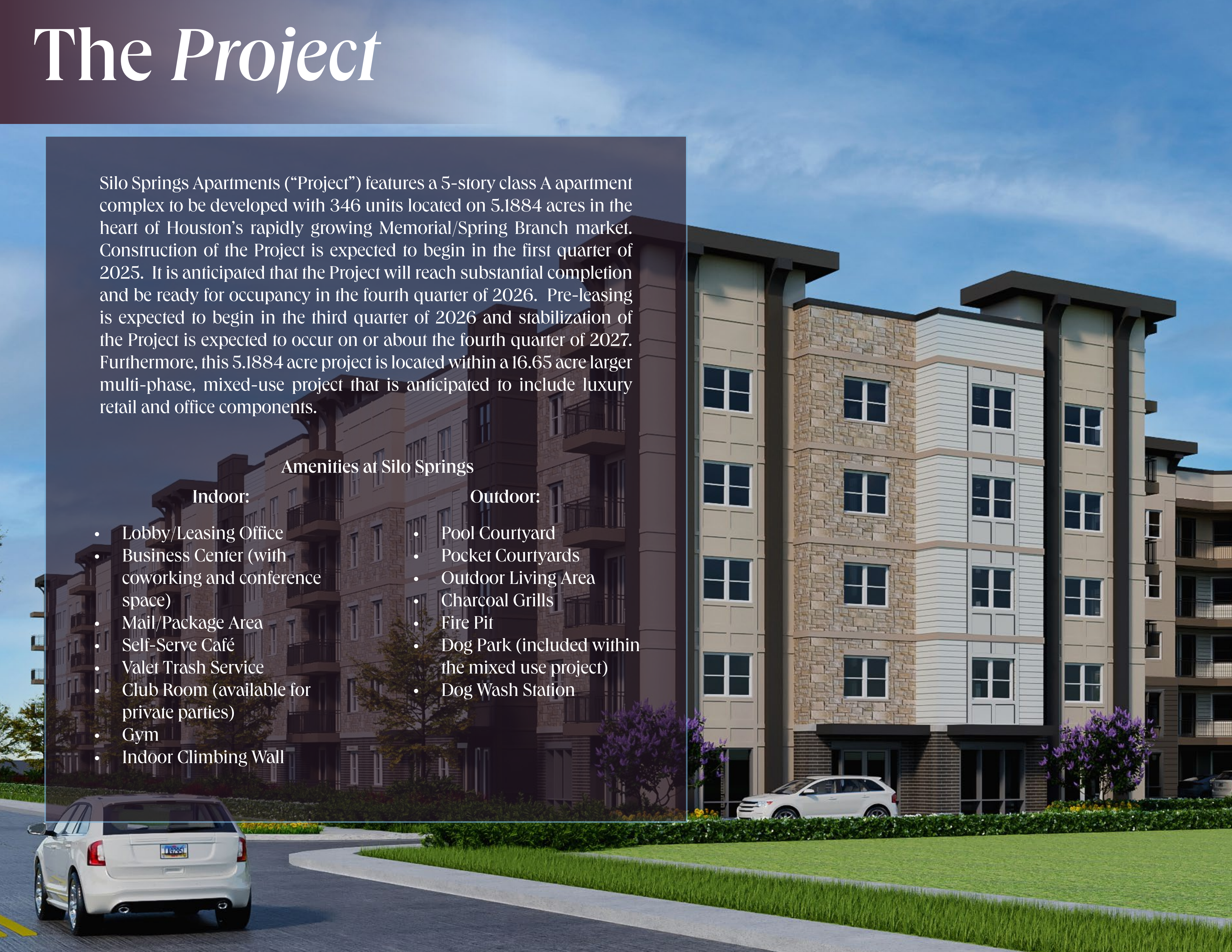


This photo is an artist rendering of the Project based on preliminary development plans. There is no guarantee that this photo will accurately reflect the completed Project.

Moody
FINANCIAL FUND III, LLC

The *Project*



Silo Springs Apartments ("Project") features a 5-story class A apartment complex to be developed with 346 units located on 5.1884 acres in the heart of Houston's rapidly growing Memorial/Spring Branch market. Construction of the Project is expected to begin in the first quarter of 2025. It is anticipated that the Project will reach substantial completion and be ready for occupancy in the fourth quarter of 2026. Pre-leasing is expected to begin in the third quarter of 2026 and stabilization of the Project is expected to occur on or about the fourth quarter of 2027. Furthermore, this 5.1884 acre project is located within a 16.65 acre larger multi-phase, mixed-use project that is anticipated to include luxury retail and office components.

Amenities at Silo Springs

Indoor:

- Lobby/Leasing Office
- Business Center (with coworking and conference space)
- Mail/Package Area
- Self-Serve Café
- Valet Trash Service
- Club Room (available for private parties)
- Gym
- Indoor Climbing Wall

Outdoor:

- Pool Courtyard
- Pocket Courtyards
- Outdoor Living Area
- Charcoal Grills
- Fire Pit
- Dog Park (included within the mixed use project)
- Dog Wash Station

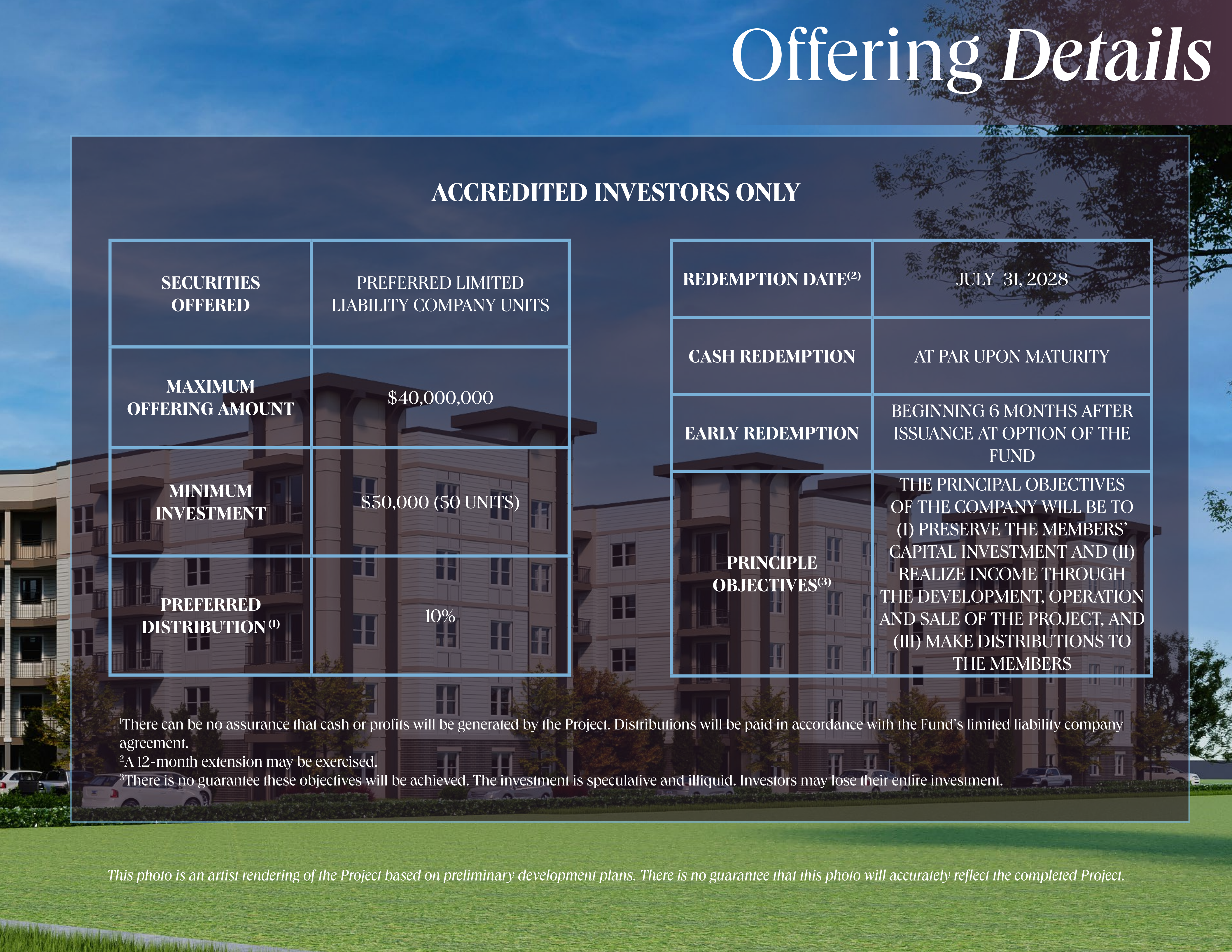
Offering *Details*

ACCREDITED INVESTORS ONLY

SECURITIES OFFERED	PREFERRED LIMITED LIABILITY COMPANY UNITS
MAXIMUM OFFERING AMOUNT	$40,000,000
MINIMUM INVESTMENT	$50,000 (50 UNITS)
PREFERRED DISTRIBUTION [1]	10%

REDEMPTION DATE[2]	JULY 31, 2028
CASH REDEMPTION	AT PAR UPON MATURITY
EARLY REDEMPTION	BEGINNING 6 MONTHS AFTER ISSUANCE AT OPTION OF THE FUND
PRINCIPLE OBJECTIVES[3]	THE PRINCIPAL OBJECTIVES OF THE COMPANY WILL BE TO (I) PRESERVE THE MEMBERS' CAPITAL INVESTMENT AND (II) REALIZE INCOME THROUGH THE DEVELOPMENT, OPERATION AND SALE OF THE PROJECT, AND (III) MAKE DISTRIBUTIONS TO THE MEMBERS

[1] There can be no assurance that cash or profits will be generated by the Project. Distributions will be paid in accordance with the Fund's limited liability company agreement.
[2] A 12-month extension may be exercised.
[3] There is no guarantee these objectives will be achieved. The investment is speculative and illiquid. Investors may lose their entire investment.



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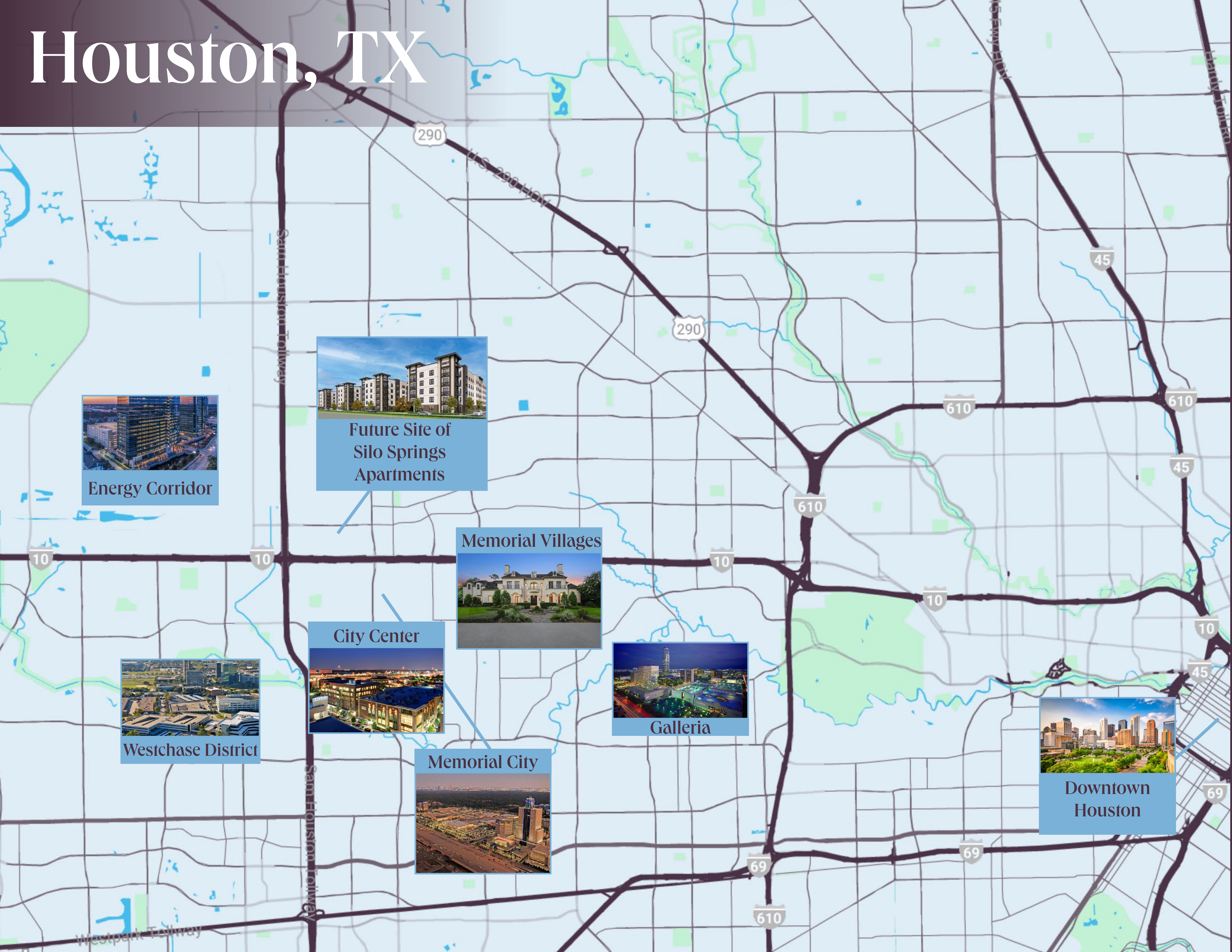
Houston, TX


Future Site of
Silo Springs
Apartments
Energy Corridor
Memorial Villages
City Center
Westchase District
Galleria
Memorial City
Downtown
Houston
290
U.S. 290 Hwy
Sam Houston Tollway
610
45
10
69
Westpark Tollway

The *Submarket*

Houston: #3 Annual Real Estate Markets to Watch

According to Urban Land Institute and PWC[1]

Designated as "The Energy Capital of the World," Houston has long been the center of America's oil and gas industry. Today Houston is recognized for its rapid expansion—both of population and of new economic forces including green energy, health care, technology, and aerospace. The metro economy's transformation to an international hub has attracted corporations and investors alike. Houston is home to 26 Fortune 500 companies, the third highest of all metro areas in the country.[1]

Memorial Villages

$1,897,500
Median Sold Price, October 2024[2]

Memorial High School

Part of Spring Branch ISD, the top public school district in the Houston Area[3]

According to the CoStar Multi-Family Submarket Report - Spring Branch,[5] the Spring Branch submarket includes two villages, the Spring Valley Village and the Hilshire Village, each of which are part of the affluent enclave of independent municipalities known as the Memorial Villages and mostly located south of Katy Freeway. These 2 villages are within the neighborhood of the highly rated public Memorial High School which, according to the Submarket Report, explains their higher median home value and median household income as compared to the greater Spring Branch submarket which is home primarily to workforce housing. The Memorial Villages area is regularly ranked among the top 10 safest cities in Texas and are served by their own police and fire departments.

City Center

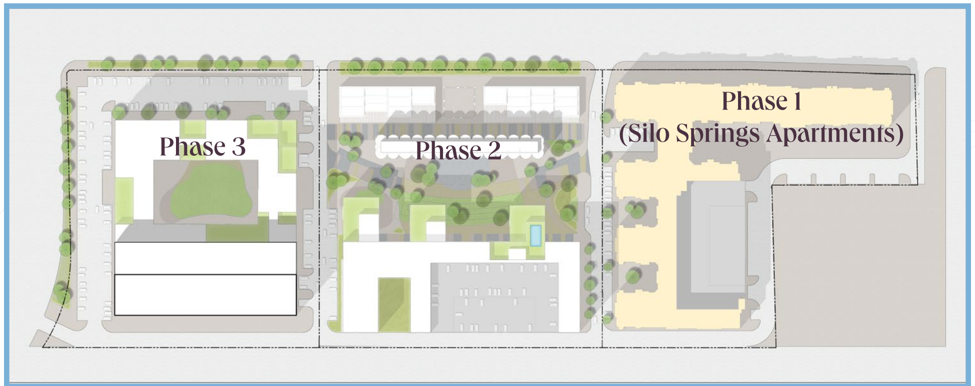
2M square feet of mixed-use including retail, office, and multifamily[4]

The Project will also be less than a mile from CityCentre, a 50-acre mixed-use development with 2.1 million square feet of retail, restaurant and office space.

1. https://americas.uli.org/emerging-trends-in-real-estate-2025/
2. https://www.rockethomes.com/real-estate-trends/tx/the-memorial-villages
3. https://www.springbranchisd.com/news/read-more/~board/sbisd-post-board/post/spring-branch-isd-sbisd-leads-houston-area-in-staar-college-readiness-results#:~:text=SBISD%20confirms%20these%20trends%20of,Houston%20area%2C%20serving%20%23EveryChild.
4. https://www.midway.team/places/citycentre
5. CoStar Multi-Family Submarket Report - Spring Branch - Houston, TX dated October 28, 2024

Local Economy and *Demographics*

Artist Rendering of Silo Springs Apartments*



Proposed Multi-Phase Plans*

*These photos are artist renderings of the Project based on preliminary development plans. There is no guarantee that these photos will accurately reflect the completed Project.

Spring Branch's central location along Interstate 10 and close to the 610 Loop as well as its high-quality schools and relative affordability explain much of its attractiveness as a renter destination.

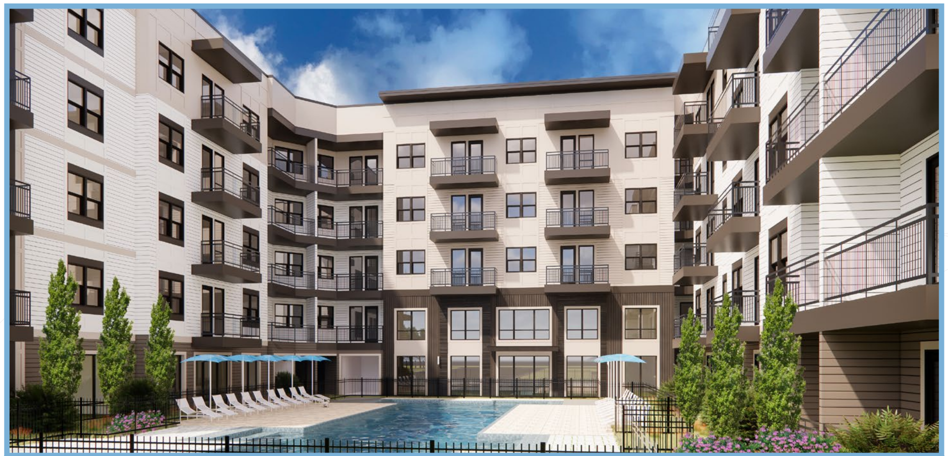
The area has experienced significant gentrification over the past decade as spillover demand for high-priced single-family homes, built mainly on the success of the Memorial Villages to the south of the interstate, pushed further into Spring Branch. Nothing has broken ground since early 2023 and the supply pipeline is anticipated to empty out within the next couple of quarters, providing some relief to local landlords.

Much of the recent growth has been driven by the area's proximity to the 610 Loop urban core. Many residents are commuters, and several freeways connect through the submarket offering convenient access to employment hubs. Looking forward, the trend of outward growth in Houston is likely to continue which should bode well for areas like Spring Branch.

Artist Rendering - Proposed Multi-Phase Plans*

Local Economy and *Demographics*

Houston, TX*



Artist Rendering - Silo Springs Apartments*

Houston is often called the "Energy Capital of the World" and is home to many major energy firms including ExxonMobil, Chevron, ConocoPhillips and Shell. Although the oil and gas industry remains a significant part of the Houston MSA's economy, according to the Appraisal, the Houston market continues to diversify in other sectors such healthcare, biomedical research and aerospace. Houston is home to Texas Medical Center ("TMC"), the world's largest medical center, which, according to its website, employs over 120,000 employees and includes the renowned M.D. Anderson Cancer Center and Texas Children's Hospital. According to the Houston Market Report, TMC launched the development of a commercial life sciences and biotechnology research campus which is expected to create 26,000 jobs and generate $5.2 billion in economic benefits in Houston. In addition, the Houston Market Report states that there are several million square feet of new life science-oriented mixed-use projects either under construction or planned within the Texas Medical Center in Houston. Houston is also home to NASA's Johnson Space Center, the cornerstone of Houston's aerospace industry, alongside companies like Lockheed Martin and Boeing. Other major employers in the Houston MSA include Landry's Inc., Fort Bend ISD and The University of Houston.

According to the Houston Market Report, Houston continues to be one of the nation's better performing markets for employment growth, adding more than 100,000 new jobs in 2023 for the 3rd consecutive year, however, job growth is projected to decrease to about 70,000. The Appraisal indicates that in March 2024 the unemployment rate in the Houston MSA was estimated at 4.3% and is projected to decrease to 3.8% by 2027, which is expected to be lower than the national average unemployment rate of 4.1%.

The information contained herein was obtained from various sources, including the Appraisal Report dated October 7, 2024 prepared by Newmark Valuation and Advisory for Moody National Financial Fund III, LLC (the "Fund"), the CoStar Multi-Family Market Report – Houston TX dated July 25, 2024 (the "Houston Market Report"), the CoStar Multi-Family Submarket Report – Spring Branch – Houston, TX dated October 28, 2024 (the "Submarket Report") and the Fund's own findings. The Fund has no reason to believe the information is not accurate; however, no assurance can be given that such information is, in fact, accurate.

Local Economy and *Demographics*

15 Foreign Governments
maintaining trade and commercial offices

39 Active International Chambers of Commerce or Trade Associations

139 Houston Firms
operate more than 3,100 foreign subsidiaries

2 International Airports
George Bush Intercontinental (IAH)
William P. Hobby Airports (HOU)

IAH ranks 6th *in the nation in number of international destinations*

Source: Greater Houston Partnership Talking Points Handout Q4-24

$362.1 billion
in trade was handled by the Houston-Galveston Customs Districts in '23

Houston is the #1 exporting metro

The Houston Ship Channel Ranks

1st U.S. port in foreign waterborn tonnage

1st U.S. port in foreign and domestic waterborn tonnage

2nd U.S. port in total foreign cargo value

5,000+
Houston Companies doing business abroad

1,700+
Houston firms report foreign ownership

Since '21, more than

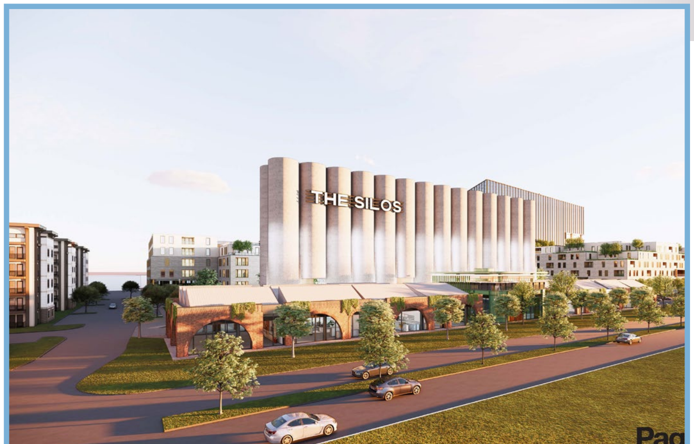
130 foreign-owned
firms have announced projects in Metro Houston.

19 sister-city
relationships

17 foreign banks
are located in Houston from 9 nations

Company *Business Plan*

Artist Rendering - Proposed Multi-Phase Plans*



Artist Rendering - Proposed Multi-Phase Plans*

Artist Rendering - Proposed Multi-Phase Plans*

The overarching intent for The Silos mixed-use development is to create a destination in West Houston with a live-work-play atmosphere. This will be accomplished by creating multiple ecosystems for residents and visitors, and activating the spaces throughout the development to establish a vibrant community. Pockets of outdoor space with varying features will create an environment for spontaneous activity and interaction between users, while more private settings provide a haven for everyday living, working and resting.

The Phase 1 apartment building (Silo Springs) is intended to provide new housing opportunities in a rapidly gentrifying district. The scale of the project as a 5-story apartment building is well situated at the transition between existing single-family housing/low-density multifamily and higher density multifamily developments driven by growing population. The proximity of major hubs in the energy and healthcare sectors offer a pool of prospective tenants with professional backgrounds and salaried positions. Through addressing the housing needs of the growing district and nearby businesses, Phase I is also establishing a population of consumers for future retail phases of the development.

Phase 2A of the development is focused on creating a walkable retail environment and vibrant retail experience with single-story structures for food, beverage and merchandise sales. The master plan for future phases proposes to preserve the existing concrete silos as an asset that is unique to the site, and rehabilitate them into an attraction that will be an iconic element for the development. Phase 2B (Silo Villas) will continue to expand on the retail environment, outdoor spaces and multifamily housing in a mixed-use apartment building, achieving higher density than previous phases.

The third and final Phase 3 (Silo Reserve) will offer retail, multifamily housing and office components at the highest density proposed for the site, continuing the trend of building value as the development expands westward and creating more opportunities for synergies across the entire mixed-use development. A Class A high-rise office tower is situated at the southwest corner of the site, providing elevated and unobstructed views of the city and introducing a new user group to the development. Each phase of the project will be both supported by and provide benefits to previous phases, creating the ecosystems for a live-work-play environment and establishing The Silos as a destination.

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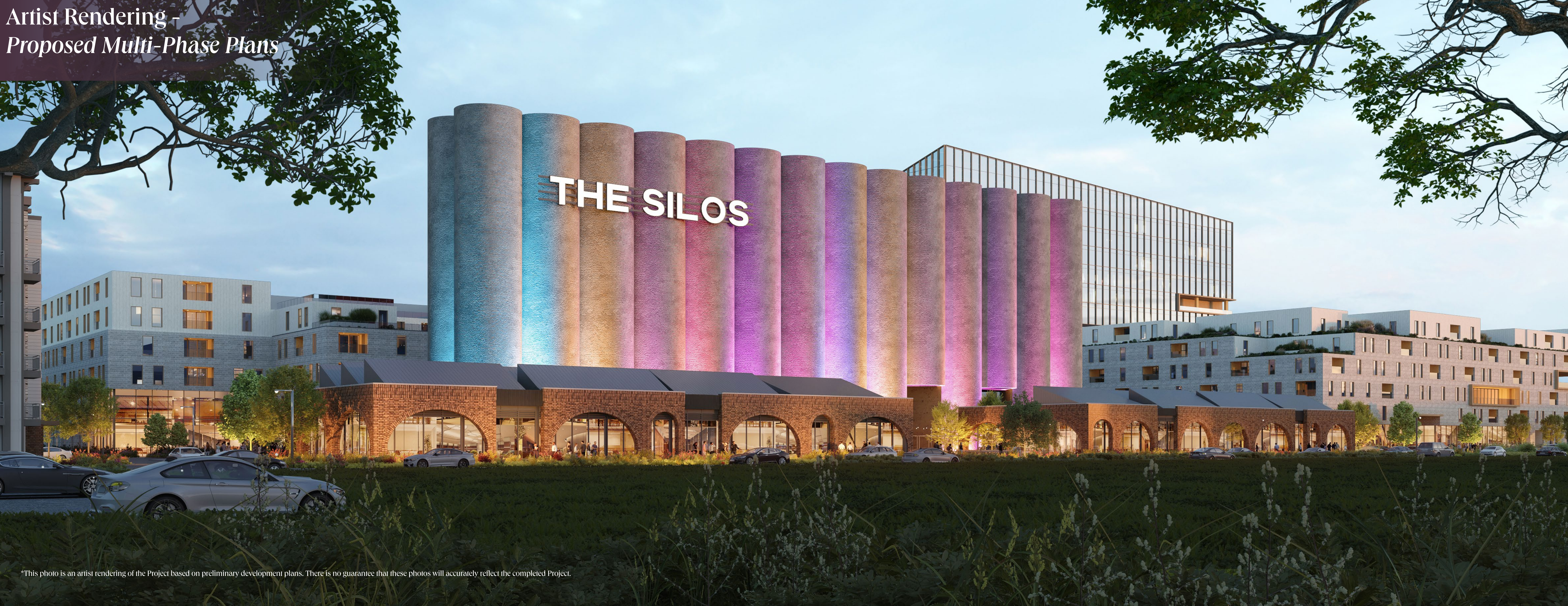
Artist Rendering -
Proposed Multi-Phase Plans



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- An investment in preferred limited liability company units of the Fund (the "Units") is speculative and investors may lose all or a substantial part of their investment
- There will be no public market for the Units
- There is no guarantee cash or profits will be generated by the Project
- There can be no assurance that the Fund will pay the preferred distribution
- Lack of liquidity
- The Fund is newly formed with no operating history
- The Units will have limited voting rights
- An affiliate of Moody Financial Fund Manager III, LLC (the "Manager") will own all of the common limited liability company units in the Fund
- The Units will be subject to restrictions on transferability and investors may be required to hold their Units for an indefinite period of time
- Reliance on affiliates of the Manager to manage the development and construction of the Project
- Development risks
- Lack of permits for the development and construction of the Project
- Risks associated with real estate investments
- Potential environmental liabilities
- Using leverage to develop and operate the Project
- No diversity in investment
- Affiliates of the Manager are entitled to receive fees, compensation and expense reimbursements regardless of whether the Project operates at a profit
- Potential adverse impacts due to inflation and fluctuating interest rates
- There may be conflicts of interest between the Manager and its affiliates and the Fund

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Date of First Use: February 26, 2025