

# VILLAGE TOWERS

9655 & 9651 KATY FREEWAY, HOUSTON, TX 77024

## About Village Towers

Developed in 2019 and located in the growth corridor of West Houston within the prestigious Memorial Hedwig Village neighborhood, Village Towers is a Class-A mixed-use complex of office and ground level retail of iconic Houston restaurants. In a marketplace where professionals are increasingly working a hybrid schedule, Village Towers capitalizes on this trend by providing a highly amenitized building in a desirable neighborhood with upscale retail. A curtain wall of glass wraps around the towers, Azul marble sourced from Italy was used for lobby walls, and 4-inch thick granite paves the curbside sidewalk areas which provide a quality experience for office tenants and retail customers.

The Trust is speculative and prospective investors should be able to afford the loss of all or a substantial part of their investment. The Interests are subject to restrictions on transferability and resale and holders may have to hold their investment for an indefinite period of time. This is not an offer to sell securities. An offer to sell Class A beneficial ownership interests (the "Interests") of Moody Village Towers DST (the "Trust") may be made only pursuant to the Moody Village Towers DST Confidential Private Placement Memorandum, as amended and supplemented (the "Memorandum"). The information contained herein is qualified in its entirety by the Memorandum and the Memorandum contains more complete information regarding an investment in Interests.

Securities offered by Moody Securities, LLC, an affiliate of the Trust. Member FINRA/SIPC.



## Offering Details

Please note the costs associated with the offering. Please see the section titled "Compensation to the Depositor, the Trust Manager, the Master Tenant and their Affiliates" in the Memorandum for detailed cost information.

**Equity:** \$136,250,000

**Debt:** \$74,500,000

**Minimum 1031 Investment:** \$100,000 or 100 Class A beneficial interests

**Minimum Cash Investment:** \$25,000

**Total Acquisition:** \$210,750,000

**Offering Size:** 136,250 Class A beneficial interests at \$1,000 per interest

**LTV:** The Village Towers ("The Project") is leveraged with a loan-to-purchase price ratio of approximately 37.27% ( $\$74,500,000 \div \$199,901,945$  ( $\$210,750,000$  gross price minus the Operating Reserves in the amount of  $\$10,848,055$ ), based on the purchase price for the Interests paid by the Holders. The loan-to-purchase price ratio is approximately 35.35% if the Operating Reserves are included in the Holder purchase price ( $\$74,500,000 \div \$210,750,000$ ).

**Ownership Objectives\*:** The principle objectives of the trust are to (i) distribute the holders rent, after the payment of expenses and (ii) prepare the property to be sold in approximately 10 years. See "business plan" in the memorandum.

\*There is no assurance these objectives will be achieved. There can be no assurance that cash distributions will be made, and if made, there is no guarantee when they may be made or in what amount.

# Submarket Details

The Project is located the eastern sector of the Memorial Submarket, within the larger West Houston submarket. The neighborhood includes upscale lodging in Hotel ZaZa Memorial City and the Westin Houston Memorial City. Retail uses within this half of the neighborhood includes Memorial City Mall with Target, Macy's, as well as Cinemark Theater and various regional and local business. Also located in this segment of the neighborhood is the Memorial Herman Memorial City Medical Center with 444 licensed beds and 1,400 affiliated medical staff physicians.

The Houston market has experienced a shift out of downtown and toward the West Houston submarket. "West Houston, the suburban stretch of the city that includes districts west of Uptown and east of Katy, Texas, such as the Energy Corridor and Memorial City, accounted for 50% of the leasing activity in the overall Houston office market in the first quarter, Savills said in its first-quarter report for 2024."<sup>1</sup>

More specifically, the Property is located in Hedwig Village, which is approximately 0.9 square miles in size.<sup>2</sup> In 2023, the median property value in Hedwig Village equaled \$1.46M.<sup>3</sup>

1. <https://pdf.euro.savills.co.uk/usa/market-reports/houston-mim-office-q1-2024.v2.pdf>
2. [https://www.thecityofhedwigvillage.com/page/city\\_location](https://www.thecityofhedwigvillage.com/page/city_location)
3. <https://datausa.io/profile/geo/hedwig-village-tx>

# Long-term fixed-rate financing at 5.09%\*

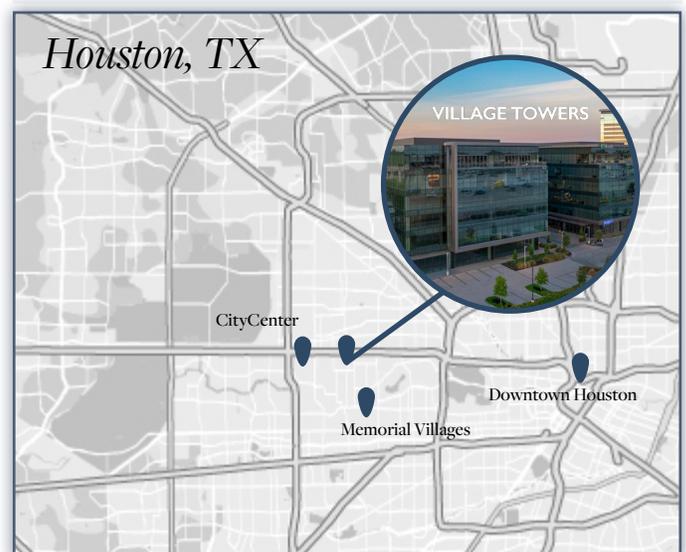
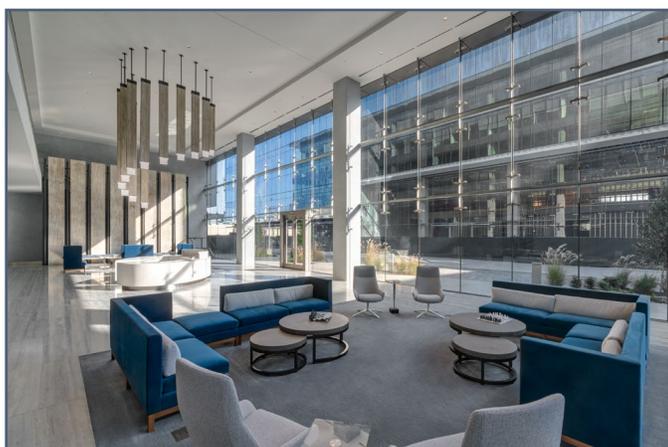
\*The loan is interest only and has a 10-year term maturing in November 2032.



## Houston, Texas

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. Houston was #3 "Real Estate Markets to Watch" according to Urban Land Institute and PWC.<sup>1</sup>

1. <https://americas.uli.org/emerging-trends-in-real-estate-2025/>



# Retail Tenants



## VILLAGE TOWERS

CHRISTY LYNN

LEAF & GRAIN



TINY'S  
Milk & Cookies

SINCE 1978  
**TREEBEARDS**  
DOING *Southern* FRESH



**LE BLANC**  
COSMETIC DENTISTRY AND AESTHETICS

*The Goodman*  
at VILLAGE TOWERS

HOU  TEX

**Bean & Bottle**

COFFEE | WINE

**MASRAFF'S**

*murray's*

# Office Tenants

## Banking



[www.huntington.com](http://www.huntington.com)



[www.frostbank.com](http://www.frostbank.com)



[www.southstatebank.com](http://www.southstatebank.com)

## Real Estate



RESIDENTIAL

[www.livehilltop.com](http://www.livehilltop.com)



[www.prologis.com](http://www.prologis.com)



[www.moodynational.com](http://www.moodynational.com)

## Oil and Gas



[www.spurenergy.com](http://www.spurenergy.com)



[www.solarisoilfield.com](http://www.solarisoilfield.com)



[www.encapinvestments.com](http://www.encapinvestments.com)



[www.tauberoil.com](http://www.tauberoil.com)



[www.steelheadtubular.com](http://www.steelheadtubular.com)

## Insurance



[www.sompo-intl.com](http://www.sompo-intl.com)

## Engineering



[www.wsp.com](http://www.wsp.com)

### Investor Services Contact Information:

Moody Village Towers DST  
9655 Katy Freeway, Ste 600  
Houston, TX 77024

713-977-7500

800-510-7348

[investorservices@moodynational.com](mailto:investorservices@moodynational.com)

### Investor Kit Requests:

[kits@moodysecurities.com](mailto:kits@moodysecurities.com)

### Paperwork Submission:

[paperwork@moodynational.com](mailto:paperwork@moodynational.com)

# Key Statistics

Amenities	Restaurants, on-site conference center, fitness center, conference spaces
Walk Score	The Walk Score is high, most errands can be accomplished on foot <sup>1</sup>
Parking Ratio	4.19 spaces allowed per 1000 square feet
Floor Plate Size	Village Towers was built to optimal floor plate size according to the architecture firm
Natural Light	Curtain wall glass provides floor to ceiling windows in all suites
Outdoor Spaces with Wifi	7 outdoor spaces with Wifi
Smart Apps for Service	Kastle Presence provides all access control and tenant communication. The second and third floor of the parking structure have availability indicator lights for parking spaces.
Quality of Work Life	The aesthetically pleasing complex and morning, noon, and nighttime amenities provide a high quality of working life for office tenants

1. <https://www.loopnet.com/Listing/9655-Katy-Fwy-Houston-TX/23772450/>

## Sponsor Background

Moody National Companies was founded as Moody National Mortgage Corporation in 1996. Since that time, Moody has evolved into a full-service commercial real estate firm with several divisions described below.\*

**Moody National Mortgage Corporation** has closed over 200 transactions in 40 states, securing approximately \$2 billion in debt, equity, and structured financing. In addition, Moody National Mortgage Corporation pioneered the transition from a correspondent model to a client-representative model in the mortgage banking space.

**Moody National Development Company, L.P.** develops properties through meticulous attention to detail with a commitment to quality. Moody National Development has completed projects across a range of commercial asset classes.

**Moody National Management L.P.** and affiliates provide professional property management services designed to maximize operational efficiencies while delivering a quality environment for tenants. Moody National Management, with its affiliates, has operated over 4,150 apartment units and 1.2M SF of class A office space. Moody National Hospitality Management, a subsidiary of Moody National Management, has overseen over 80 hotels throughout the United States.

**Moody National Realty Company, L.P.** and its affiliates have raised equity from over 10,000 investors through privately offered real estate programs and two publicly registered Lifecycle REITs for a total capitalization of over \$2.2B. In addition, Moody National Realty Company and its affiliates have acquired more than 70 hotels throughout the United States.

**Moody National Title Company, L.P.** plays a critical role in real estate transactions due to its involvement from contract to closing. Underwritten by a nationally-recognized title insurance company, Moody National Title Company has closed complex transactions of numerous product types across the nation.

**Moody National Insurance Agency, LLC** is currently providing coverage for assets in excess of \$1 billion. By capitalizing on economies of scale and relationships with the premier insurance providers, Moody National Insurance Agency offers property and casualty insurance at competitive market premiums.

**Moody National Exchange, LLC** has assembled a team of skilled professionals with legal, accounting, and real estate experience who are committed to providing each client with the highest levels of service and attention. Moody National Exchange is an expert in all facets of tax-deferred strategies, including delayed, reverse, and multiple property exchanges.

*\*Prior performance of the Moody National Companies is not indicative of future results.*



## Important Risk Disclosure

An investment in Interests involves substantial risk including, but not limited, to the following: The Trust is speculative and prospective investors should be able to afford the loss of all or a substantial part of their investment. • There will be no public market for the Interests. • The Interests are subject to restrictions on transferability and resale and holders may have to hold their investment for an indefinite period of time. • Delaware statutory trusts are a relatively recent vehicle for real estate investment and are inflexible vehicles to own real Property. • Investors will have no voting rights or control over management of the Trust or The Village Towers (the “Property”). • There is no guarantee that investors will receive any return. • The performance of the Trust will depend on the Property’s ability to generate rent. • The property will be subject to the risks generally associated with the acquisition, ownership, financing and operation of real estate including, without limitation, environmental concerns, competition, occupancy, easements and restrictions and other real estate related risks. • An investment in the Trust will not be diversified. • The manager for the Trust (the “Trust Manager”) and its Affiliates will receive substantial compensation in connection with the Offering of Interests and operation of the Project. • The Trust Manager is a newly formed entity with no history of operations, no experience managing Delaware statutory trusts and limited capital. • An investment in the Interests involves certain tax risks. • The uncertain impact of the COVID-19 virus. • Potential adverse impacts due to inflation and rising interest rates on the Trust’s operations. • The Project was acquired from affiliates of the Trust. • There may be conflicts of interest among the Trust Manager, the master tenant and their affiliates. • Recent geopolitical conflicts and the potential for cyber attacks have created an air of uncertainty concerning the security and stability of the United States economy. See the Memorandum for more details.

The offering of Interests in the Trust will not be registered under the Securities Act of 1933 (the “Securities Act”) or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of the Securities Act and such state laws. Certain disclosure requirements which would have been applicable if the Interests were registered are not required to be met. Neither the Securities and Exchange Commission nor any other federal or state agency has passed upon the merits of or given their approval to the Interests, the terms of the Offering or the accuracy or completeness of the Memorandum. Securities offered through Moody Securities, LLC, a member of FINRA and SIPC. The information contained herein is not an offer or a solicitation related to the sale of any securities. Such an offer or solicitation can be made only through the Memorandum, which is always controlling and supersedes the information contained herein in its entirety. The information contained herein is not to be construed as tax or legal advice, as neither Moody Securities, LLC, nor any of its associated persons are qualified tax or legal professionals. Subject to certain regulatory requirements, the information contained herein is confidential, and only for the use of its intended recipient(s).

NEITHER THE ATTORNEY GENERAL OF THE STATE OF NEW YORK NOR ANY OTHER STATE REGULATORS HAVE PASSED ON OR ENDORSED THE MERITS OF THIS OFFERING. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

Not a deposit - Not FDIC Insured - Not Bank Guaranteed - May Lose Value

Date of First Use: September 28, 2025