



SPONSOR PROFILE & DEVELOPMENT PORTFOLIO

Legacy Multifamily Development, LLC

Affordable & workforce multifamily development across Texas

Jack Traeger, Owner

25+ Years in Real Estate Development, Finance & Construction

August 2026

THE SPONSOR

About Jack Traeger

Jack Traeger

Owner, Legacy Multifamily Development, LLC

Jack Traeger has a proven track record of establishing partnerships with architects, brokers, consultants, and lenders. Over the past 25 years, Jack has been involved with over 14,000 units and \$900 million in real estate developments in various roles and increasing responsibilities, maintaining a focus on integrity and innovative solutions throughout the development process.

His real estate career spans more than 25 years across development, finance, construction, acquisition, and management. He previously worked with one of the top four national housing developers, later becoming their development partner, and was a founding member and CFO of a regional affordable housing management group with approximately 12,000 units under management across the southern United States.



14,447

Total Units

\$907.1M

Total Bond & Debt Financing

64

Properties

25+

Years of Experience

Education & Credentials

- B.B.A. in Finance and Real Estate, Baylor University
- Certified Public Accountant, licensed 1990 (currently inactive)
- Founding member & CFO, regional affordable housing management group (~12,000 units, southern U.S.)
- Former Construction Financial Management executive and development partner, top-4 national housing developer
- Prior experience with the Archon Group, a subsidiary of Goldman Sachs
- Full career history detailed in the accompanying REO Schedule

THE COMPANY

About Legacy Multifamily Development

Legacy Multifamily Development, LLC is a Texas-based multifamily sponsor and co-developer led by owner Jack Traeger, focused on new-construction and acquisition-rehabilitation affordable and workforce housing communities across the state. The firm partners with experienced regional and national developers — including Cohen-Esrey and RISE Residential — to structure tax-exempt bond, 4% LIHTC, and Public Facility Corporation (PFC) financed communities serving family and senior renter populations.

Company description drafted from the property and financing details provided; Legacy Multifamily Development should review and replace with official company language if available.

Featured Developments

01	Riverside Heights	Fort Worth, Texas
02	Legacy Denton Apartments	Denton, Texas
03	Heritage at Cottonwood Creek	San Marcos, Texas
04	Heritage at Waco	Waco, Texas



A photograph of the Riverside Heights Senior Living Community. The building is a multi-story structure with light blue siding and stone accents on the ground floor. A large stone sign in the foreground reads "Riverside Heights Senior Living Community 8000 N. RIVERSIDE DRIVE". The scene includes a paved road, utility poles, and some trees under a clear blue sky.

Featured Development 01

Riverside Heights

Senior Living Community • Fort Worth, Texas

UNITS

264

CLOSED

2020

FINANCING

4% LIHTC / TEL Bonds

BOND & DEBT

\$55,000,000

JV PARTNER

RISE Residential

AFFORDABILITY

100% at 60% AMI

Overview

A 264-unit new construction, elevator-serviced independent senior living community at 8000 N Riverside Drive in Fort Worth's scenic Riverside area. Developed as a joint venture between RISE Residential and Legacy Multifamily Development, financed with 4% LIHTC credits and interim TEL construction financing with a Freddie Mac permanent take-out.

Amenity Highlights

- Studio, 1 & 2-bedroom floor plans
- Elevator access throughout
- Resort-style swimming pool
- Elegant clubhouse & community room
- Modern fitness center & yoga room
- Library and professional business center

An architectural rendering of the Legacy Denton Apartments, a modern multi-story apartment complex with a resort-style swimming pool, lounge area, and landscaped grounds. The building features a mix of light and dark exterior finishes and large windows. The pool area is surrounded by lounge chairs and umbrellas, with a stone fireplace structure nearby. The sky is blue with scattered white clouds.

Featured Development 02

Legacy Denton Apartments

Family Rental Community • Denton, Texas

UNITS

264

CLOSED

2022

FINANCING

4% LIHTC / TEL Bonds

BOND & DEBT

\$47,000,000

JV PARTNER

RISE Residential

AFFORDABILITY

100% at 60% AMI

Overview

A 264-unit new construction, elevator-serviced family rental community on Denton's east side, diagonal from the rebuilt Denton Ryan High School. Developed as a joint venture between RISE Residential and Legacy Multifamily Development, financed with 4% LIHTC credits and interim TEL construction financing with a Freddie Mac permanent take-out. The project was sold permit-ready to a nationally recognized owner/developer.

Note: Source document title corrected — the original file's header still read "Riverside Heights Senior Living Community / Fort Worth, Texas," a leftover from an earlier draft; the body text, filename, and REO schedule all confirm this is the Denton, TX family community.

Amenity Highlights

- 1, 2 & 3-bedroom floor plans
- In-unit washers & dryers
- Resort-style swimming pool
- Modern fitness center & yoga room
- Gated wrought-iron perimeter fencing
- Elevator access & carports

HERITAGE

at Cottonwood Creek

Featured Development 03

Heritage at Cottonwood Creek

Family Rental Community • San Marcos, Texas

UNITS

233

CLOSED

2024

FINANCING

PFC / Freddie Mac

BOND & DEBT

\$56,700,000

JV PARTNER

Cohen-Esrey

AFFORDABILITY

51% at 80% AMI / 49% Market

Overview

A 233-unit new construction family rental community off North State Hwy 123 in San Marcos, within walking distance of San Marcos High School and close to the Outlet Malls, dining, and entertainment. Developed as a joint venture between Cohen-Esrey and Legacy Multifamily Development under a PFC financing structure with interim construction financing and a Freddie Mac permanent take-out.

Amenity Highlights

- 1, 2 & 3-bedroom floor plans
- In-unit washer/dryer included
- Resort-style pool with kiddie pool
- Fenced dog park
- Fitness center & yoga room
- EV charging stations & secure storage



01 | Leasing - Entry Elevation

3/32" =

Featured Development 04

Heritage at Waco

Family Rental Community • Waco, Texas

UNITS

240

CLOSED

2026

FINANCING

PFC / Essential Function Bonds

BOND & DEBT

\$47,800,000

JV PARTNERS

REIT, PHA, Local Investor

AFFORDABILITY

50% Market / 40% at 80% / 10% at 60% AMI

Overview

A 240-unit new construction family rental community on S New Road in Waco, roughly three miles south of Baylor University and directly across from a local high school. Developed as a joint venture among a public investment REIT, a local Public Housing Authority, a local investor, and Legacy Multifamily Development, financed with investment-grade Essential Function Bonds under a PFC structure.

Amenity Highlights

- 1, 2 & 3-bedroom floor plans (planned)
- Resort-style swimming pool
- Fenced dog park
- Fully equipped clubhouse with kitchen
- Fitness center & yoga room
- EV charging stations

TRACK RECORD

REO & Property Involvement Schedule

Jack Traeger's complete real estate development involvement, spanning compliance and financial management, construction financial management, and co-developer/ownership roles across 64 properties and 14,447 units since 2003.

Property / Portfolio	Location	Role	Financing	Close	Bond & Debt	Units	New/Rehab
Walden I Portfolio (13 assets)	Dallas, Austin, Houston	Compliance & Fin. Mgmt.	Bonds	2003	\$263,000,000		Rehab
Aston Brook	Houston, TX	Compliance & Fin. Mgmt.	Bonds	2003		152	Rehab
Bent Creek	Dallas, TX	Compliance & Fin. Mgmt.	Bonds	2003		326	Rehab
Cimarron Park	Conroe, TX	Compliance & Fin. Mgmt.	Bonds	2003		162	Rehab
Creekwood Village	Dallas, TX	Compliance & Fin. Mgmt.	Bonds	2003		362	Rehab
Fountaingate	Wichita Falls, TX	Compliance & Fin. Mgmt.	Bonds	2003		280	Rehab
Northwoods	Houston, TX	Compliance & Fin. Mgmt.	Bonds	2003		200	Rehab
Ridge at Willowbrook Phase I	Houston, TX	Compliance & Fin. Mgmt.	Bonds	2003		136	Rehab
Ridge at Willowbrook Phase II	Houston, TX	Compliance & Fin. Mgmt.	Bonds	2003		178	Rehab
Settlers Cove	Beaumont, TX	Compliance & Fin. Mgmt.	Bonds	2003		182	Rehab
Shadowridge Village	Dallas, TX	Compliance & Fin. Mgmt.	Bonds	2003		144	Rehab
Stone Ridge Phase I	Conroe, TX	Compliance & Fin. Mgmt.	Bonds	2003		216	Rehab
Stone Ridge Phase II	Conroe, TX	Compliance & Fin. Mgmt.	Bonds	2003		252	Rehab
Woodedge	Houston, TX	Compliance & Fin. Mgmt.	Bonds	2003		126	Rehab
Walden II Portfolio (17 assets)	Arizona, Florida, Texas, OK	Compliance & Fin. Mgmt.	Bonds	2003	\$128,000,000		Rehab
Arbors of Austin	Austin, TX	Compliance & Fin. Mgmt.	Bonds	2003		226	Rehab
Ashbury Parke	Austin, TX	Compliance & Fin. Mgmt.	Bonds	2003		416	Rehab
Audubon Square	Austin, TX	Compliance & Fin. Mgmt.	Bonds	2003		164	Rehab
Harpers Creek	Austin, TX	Compliance & Fin. Mgmt.	Bonds	2003		268	Rehab
Pinto Creek	Austin, TX	Compliance & Fin. Mgmt.	Bonds	2003		249	Rehab
Polo Club	Austin, TX	Compliance & Fin. Mgmt.	Bonds	2003		304	Rehab
Trestles of Austin	Austin, TX	Compliance & Fin. Mgmt.	Bonds	2003		396	Rehab
Brittany Park	Dallas, TX	Compliance & Fin. Mgmt.	Bonds	2003		217	Rehab
Greens Crossing	Dallas, TX	Compliance & Fin. Mgmt.	Bonds	2003		364	Rehab
Montfort Oaks	Dallas, TX	Compliance & Fin. Mgmt.	Bonds	2003		276	Rehab
Huntington at Hidden Hills	Jacksonville, FL	Compliance & Fin. Mgmt.	Bonds	2003		224	Rehab
Ashton Park	Tampa, FL	Compliance & Fin. Mgmt.	Bonds	2003		192	Rehab
Garden Place	Mesa, AZ	Compliance & Fin. Mgmt.	Bonds	2003		286	Rehab
Fairways	Phoenix, AZ	Compliance & Fin. Mgmt.	Bonds	2003		160	Rehab
Avondale	Tulsa, OK	Compliance & Fin. Mgmt.	Bonds	2003		328	Rehab
Coventry Park	Tulsa, OK	Compliance & Fin. Mgmt.	Bonds	2003		256	Rehab
Fountain Crest	Tulsa, OK	Compliance & Fin. Mgmt.	Bonds	2003		424	Rehab
Highland Oaks Apartments	Wichita Falls, TX	Compliance & Fin. Mgmt.	0.09	Pre-2003	\$9,500,000	326	Rehab
Hurst Manor	Hurst, TX	Compliance & Fin. Mgmt.	0.09	Pre-2003	\$2,994,600	112	Rehab

REO & Property Involvement Schedule (continued)

Property / Portfolio	Location	Role	Financing	Close	Bond & Debt	Units	New/Rehab
Astoria Park	Amarillo, TX	Compliance & Fin. Mgmt.	0.09	Pre-2003	\$28,790,000	164	Rehab
Stonebriar Village	Plainview, TX	Compliance & Fin. Mgmt.	0.09	Pre-2003	\$2,350,000	100	Rehab
Sea Greens	Port Lavaca, TX	Compliance & Fin. Mgmt.	0.09	Pre-2003	\$3,500,000	110	Rehab
Green Acres	Amarillo, TX	Compliance & Fin. Mgmt.	0.09	Pre-2003	\$6,000,000	194	Rehab
Greentree Village	Amarillo, TX	Compliance & Fin. Mgmt.	0.09	Pre-2003	\$3,300,000	160	Rehab
Rosemeade Park Apartments, LP	Amarillo, TX	Compliance & Fin. Mgmt.	Bonds	2005	\$12,416,000	184	NC
Glenwood Apartments, LP	Amarillo, TX	Compliance & Fin. Mgmt.	Bonds	2005	\$9,836,000	120	NC
Brandywood Apartments	Pasadena, TX	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$7,000,000	698	Rehab
Cantebury	Amarillo, TX	Compliance & Fin. Mgmt.	Bonds	2007	\$6,600,000	95	Rehab
Puckett Place	Amarillo, TX	Compliance & Fin. Mgmt.	Bonds	2007	\$4,500,000	255	Rehab
River Falls	Amarillo, TX	Compliance & Fin. Mgmt.	Bonds	2007	\$19,685,000	288	Rehab
Three Fountains	Amarillo, TX	Compliance & Fin. Mgmt.	Bonds	2007	\$5,000,000	223	Rehab
Amarillo Gardens	Amarillo, TX	Compliance & Fin. Mgmt.	Bonds	2006	\$8,028,000	100	Rehab
Park Place	Oklahoma City, OK	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$3,500,000	223	Rehab
Parkview Village	Oklahoma City, OK	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$3,000,000	242	Rehab
Fairway Village	Austin, TX	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$4,000,000	128	Rehab
Parkside Village	Waco, TX	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$3,500,000	200	Rehab
Robinson Gardens	Robinson, TX	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$3,000,000	208	Rehab
Santa Maria Village	Austin, TX	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$3,500,000	176	Rehab
Southgate Village	College Station	Compliance & Fin. Mgmt.	Bonds	Pre-2003	\$8,000,000	200	Rehab
Majors Place Apartments	Greenville, TX	Construction Fin. Mgmt.	Direct Loan	2015	\$16,275,000	176	NC
The Lakeshore	Lake Dallas, TX	Construction Fin. Mgmt.	Direct Loan	2016	\$20,000,000	140	NC
The Azure	Midland, TX	Construction Fin. Mgmt.	Direct Loan	2017	\$16,000,000	156	NC
TX Collin Apartments, LP	Plano, TX	Construction Fin. Mgmt.	Bonds	2015	\$19,288,000	292	NC
Austin Colorado Creek Apartments, LP	Austin, TX	Construction Fin. Mgmt.	Bonds	2016	\$25,880,800	240	NC
TX Garland, LP	Garland, TX	Construction Fin. Mgmt.	0.09	2016	\$13,945,000	126	NC
TX Indian Lake Apartments, LP	Cameron Co.	Construction Fin. Mgmt.	0.09	2016	\$9,423,000	80	NC
TX Creekview Apartments, LP	Austin, TX	Construction Fin. Mgmt.	Bonds	2017	\$30,827,000	264	NC
TX Legacy Riverside	Fort Worth, TX	Co-Developer / Owner	Bonds	2020	\$55,000,000	264	NC
TX Legacy Denton	Denton, TX	Co-Developer / Owner	Bonds	2022	\$47,000,000	264	NC-Sold
Heritage at Cottonwood Creek	San Marcos, TX	Co-Developer / Owner	PFC	2024	\$56,700,000	233	NC
Heritage at Waco	Waco, TX	Co-Developer / Owner	Bonds	2026	\$47,800,000	240	NC
Totals					\$907,138,400	14,447	64 properties



Let's Build the Next Community Together

Legacy Multifamily Development is always seeking experienced partners, lenders, and co-sponsors for our next affordable and workforce housing community.

Legacy Multifamily Development, LLC

Jack Traeger, Owner

jackt@legacymultifamily.net

This brochure is for informational purposes only and is based on information provided by Legacy Multifamily Development, LLC. It does not constitute an offer or solicitation and is subject to change.