

3-Day Execution Schedule

Little Rock (LR) • NWA • Texarkana (TEX)

Prepared for: Russ

Window Covered: Tomorrow, Next Day, and Wednesday (partial)

1) Priority Day Goals (Immediate)

1. Clubhouse / Fitness / Pools / Leasing plan prep — ASAP
2. Little Rock: 6 buildings (Phase 3 large-scale) — ASAP
3. R Plan revision (Phase 2 requirement) — ASAP / must-complete
4. Phase 4 concrete set (4 structures) — target completion in **60 days**
5. NBRS takeout + official door number section
 - If result supports **\$5M+**, proceed to **Texarkana Go decision**
6. Texarkana NBRS takeout (Encore or 2nd path)
 - Letter-in-hand required for Go + plant progression
7. HUD loan process started — target **90-day close**
8. 12/12 slabs within 90 days
 - Note: “179 cash-out locked” changes projected position by + **\$5M**
9. Texarkana 8 units release
 - Triggered when Encore letter is received; CO target noted as **\$8M**
10. NOI daily management + NWA staff upgrades

2) Schedule by Day

Day 1 (Tomorrow)

Primary Focus

- Finalize clubhouse/fitness/pools/leasing prep package
- Push LR Phase 3 large-scale work package across 6 buildings
- Advance R Plan revisions to issuance-ready status

Required Outputs by End of Day

- Clubhouse/Fitness/Pools/Leasing prep packet complete
- LR 6-building Phase 3 status report with blockers/owners
- R Plan revision draft complete and routed for final review
- NBRS takeout + official door number section status update

Day 2 (Next Day / Tuesday)

Site Schedule

- **LR site review: 10:30 AM**
- **Working block: 1:00 PM – 4:00 PM**
- **Site sequence:** 5-site run

Focus Items

- Validate infrastructure changes
- Confirm leasing staff execution plan
- Lock accountability for furnishing pull-through

Required Outputs by End of Day

- Tuesday site log completed (all 5 sites)
- Infrastructure change list (items 6–7) confirmed
- Leasing staff action plan confirmed with owners/dates
- Furnishing pull-through owner and due dates confirmed

Day 3 (Wednesday — Partial Day)

Focus Items

- Wallpaper/infrastructure review closeout
- Leasing staffing play execution check
- Decision-ready summary for Tex Go/No-Go triggers

Required Outputs (Partial Day)

- Final infrastructure change closure status
- Leasing playbook execution check
- Tex trigger summary: Encore letter / NBRS result / 8-unit release readiness

3) Critical Trigger Decisions

1. **Tex Go Trigger A:** NBRS takeout supports **\$5M+**
2. **Tex Go Trigger B:** Encore letter in hand
3. **Unit Release Trigger:** 8 units in Tex after letter confirmation
4. **Capital Trigger:** HUD loan timeline on track for 90-day close

4) Daily Control Cadence (No Open Ends)

- Every task must include:
- owner
- due date
- acceptance criteria

- escalation path

Daily End-of-Day Report (required)

- Progress vs plan
- Blockers and resolution owners
- Financial impact notes (NOI/cost/CO)
- Next-day top 3 priorities

5) Executive Summary Targets for This Window

- Keep LR Phase 3 pace stable across 6 buildings
- Force R Plan revision completion
- Keep Phase 4 concrete timeline aligned to 60 days
- Lock 90-day HUD path and slab milestones
- Prepare Texarkana expansion decisions from objective trigger data