

TEXAS REAL ESTATE INVESTMENT AND DEVELOPMENT

Building Real Estate Value Across Texas

Residential acquisition, renovation, and development supported by disciplined analysis, construction experience, and strong relationships.

COMPANY OVERVIEW 2026



Construction knowledge. Investment discipline.

Northline Capital Group LLC is a Texas real estate investment company focused on residential acquisition, renovation, and value creation.

Each opportunity is assessed through property-level analysis: acquisition cost, construction scope, comparable sales, market demand, financing, operating costs, risk, and exit strategy.

20+

Years in construction
leadership

5+

Years in real estate

Texas

Residential market focus

Objective: make responsible decisions, manage renovation risk carefully, and build durable value through reliable execution.

Focused residential strategies, selected by the numbers.

01

Property Acquisition

Residential properties with clear upside potential in selected Texas markets.

02

Renovation and Value-Add

Practical, market-led improvements designed around cost, function, and exit value.

03

Fix and Flip

Acquisition, renovation, and resale when margin and risk support the strategy.

04

Rehab to Rent

Rental-focused renovation and refinancing strategies built on realistic cash flow.

05

Residential Development

Selected land and ground-up opportunities evaluated project by project.

06

New Construction

Ground-up residential projects planned around demand, buildability, cost control, and exit value.

ACQUISITION CRITERIA

What we are looking for.

PROPERTY

Single-family homes, value-add residential, selected small multifamily, and residential land.

CONDITION

Vacant, inherited, distressed, underutilized, or renovation-ready properties.

MARKETS

San Antonio primary; Houston, Austin, and selected Texas growth communities.

SOURCES

On-market, off-market, direct-to-owner, Realtor, wholesaler, and seller-financed opportunities.

HOW WE WORK

01 SOURCE

Review market and relationship-driven opportunities.

02 ANALYZE

Test asset, construction, market, capital, and risk.

03 STRUCTURE

Select the appropriate renovation, rental, resale, or development plan.

04 EXECUTE

Coordinate diligence, construction controls, and exit.

Documented execution in Mexico.

The experience below was completed in Mexico before the formation of Northline Capital Group LLC. It is professional background, not a portfolio of projects completed by Northline in the United States.

~15

Investment properties
acquired and renovated

3

Ground-up multifamily
developments

20+

Client renovations completed

Guadalajara | 2022-2024

GARDEN CITY

50 residential units across nine levels; parking, storage, amenities, financing coordination, and progress control.

Mexico City | 2017-2018

JOSE MARIA RICO 118

Turnkey 39-unit residential development; 7,927 m2 including construction, disciplines, fit-out, and finishes.

Queretaro | 2018-2019

CAPP TRAINING CENTER

9,500 m2; integration and commissioning of data, CCTV, detection, access control, and specialized systems.

Mexico City | 2015

CASANOVA RENT

30,465 m2 architectural and engineering package for offices, fleet maintenance, and operations.

CAPITAL AND FINANCING

Project-specific capital. Responsible leverage.

Northline evaluates each acquisition using a combination of principal capital and project-specific real estate financing. Capital structure, leverage, renovation funding, reserves, carrying costs, and exit strategy are reviewed independently.

TEXAS FOCUS

Local analysis, not broad assumptions.

San Antonio is the primary acquisition focus, with selected opportunities considered in Houston, Austin, and other Texas growth communities. Every decision remains property-specific.

PRIMARY FOCUS

SAN ANTONIO

SELECTED OPPORTUNITIES

HOUSTON

SELECTED OPPORTUNITIES

AUSTIN

RELATIONSHIPS

Strong projects start with the right people.

Northline develops long-term relationships with professionals who value clear communication, realistic numbers, and responsible execution.

01

Property owners

02

Realtors and wholesalers

03

Contractors and trades

04

Lenders and capital providers

05

Title and property professionals

CONTACT

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