



Brett Johnson

CEO - Cave Development

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BRETT JOHNSON



Founder of FlexCaves and Co-Founder of Overland Property Group, an institutional multifamily development platform successfully acquired by Magnetar Capital in 2020.

Brett Johnson is the Founder and Chief Executive Officer of Cave Development, LLC, the developer and sponsor of the FlexCaves platform, a premium small-bay flex real estate concept designed to serve entrepreneurs, contractors, professionals, and collectors through a scalable, institutional-quality investment platform.

Brett brings more than three decades of experience in entrepreneurship, capital markets, real estate development, and strategic business leadership. Throughout his career, he has founded, scaled, and successfully exited multiple businesses while leading complex development projects involving institutional lenders, private equity investors, municipalities, and national construction firms.

Prior to founding Cave Development, Brett co-founded Overland Property Group (OPG), helping build one of the Midwest's premier multifamily development companies. Under his leadership, OPG completed more than **70 ground-up developments** totaling **over \$800 million** in development value across **nine states**, delivering more than **5,000 residential units**.

In 2020, Overland Property Group successfully executed the sale of both its apartment portfolio and development platform to **Magnetar Capital** in a transaction valued at approximately **\$144 million**, representing the successful institutional exit of the company Brett helped build over nearly two decades.

Brett began his career in commodity trading with Archer Daniels Midland and Seaboard Corporation, where he developed a disciplined approach to market analysis, capital allocation, and risk management.

Today, Brett is focused on building FlexCaves™ into a nationally scalable real estate platform, beginning with its flagship Martin City development in Kansas City.

Sponsor Capabilities

- Real Estate Development
- Entitlement & Municipal Approvals
- Technology-Enabled Real Estate (PropTech)
- Strategic Partnerships
- Platform Development & Business Scaling
- AI Integration & Business Automation
- Brand Development & Market Positioning

Leadership & Industry Service

Founding Chairman &
President -
Kansas Housing
Association

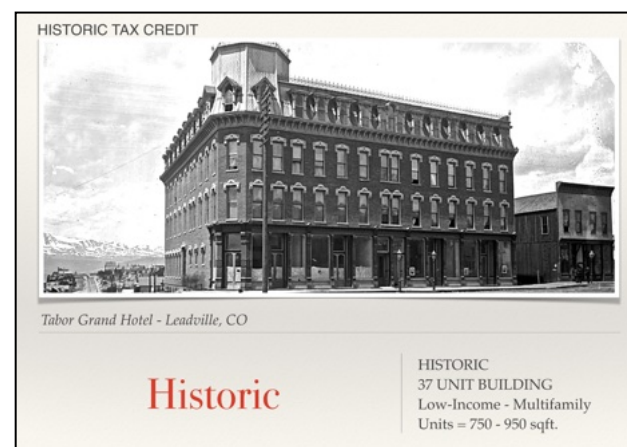


CEO/Member
Affordable Housing
Developers Council



Institutional Development Track Record

- 70+ ground-up multifamily communities.
- \$800+ Million in Development Value
- 5,000+ Residential Units Delivered
- 9 States Completed
- 20+ Years of Development Leadership
- \$144 Million Platform & Portfolio Exit to Magnetar Capital
- Institutional Lenders & Equity Partners Nationwide



Representative projects shown above illustrate the breadth of development experience across multiple asset classes, markets, and capital structures over more than two decades.

REPRESENTATIVE TRANSACTION HIGHLIGHTS

- Successfully developed market-rate, tax credit, senior housing, concierge, and historic rehabilitation communities.
- Managed projects from land acquisition through entitlement, financing, construction, lease-up, stabilization, and disposition.
- Coordinated complex public/private partnerships, municipal incentives, and institutional financing structures.

PLATFORM LEADERSHIP

- Built one of the Midwest's premier multifamily development platforms before successfully exiting the business.
- Currently leading the development and national expansion strategy for the FlexCaves platform.
- Focused on creating institutional-quality real estate platforms designed for long-term scalability and investor alignment.