



GOLDEN RATIO
CAPITAL GROUP



5 Steps To GROW YOUR FAMILY'S LEGACY

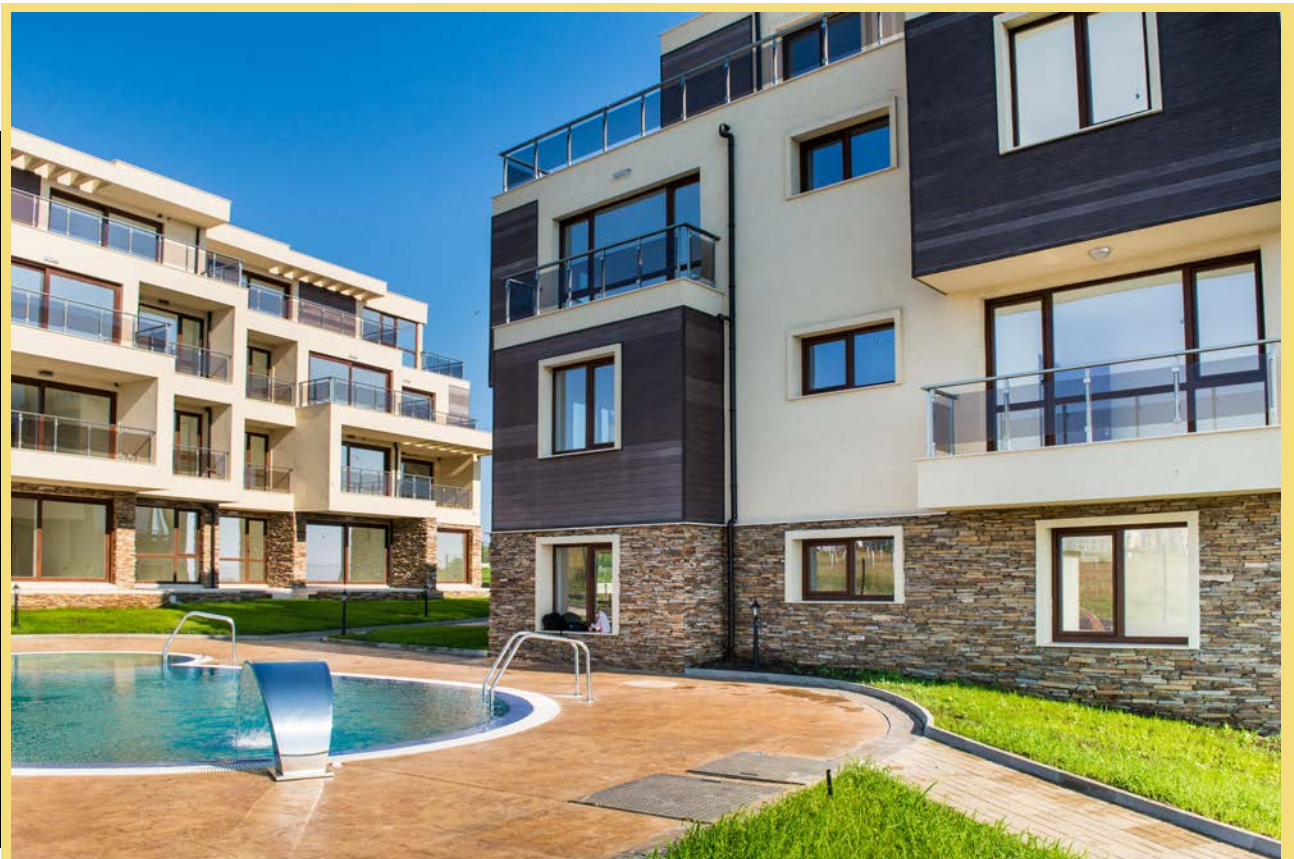
Introduction

Multifamily investing can be a great way to grow your family's legacy and create generational wealth. However, it can also be overwhelming, especially if you are new to the world of real estate investing. In this ebook, we will guide you through five steps to help you understand the basics of multifamily investing and start building your family's legacy.

Step 1

Understand the Investing Language

The first step to successful multifamily investing is to understand the language that is commonly used in this industry. Some of the basic terminology you should know includes, but is by no means limited to: Syndication, Equity Multiple, Cash on Cash Return, Preferred Return, Preferred Equity, GP/LP Split, Hold Period, Waterfall, IRR, Accredited Investor, Sophisticated Investor, Lead Sponsor, General Partner, Limited Partner, Asset Manager, and Property Manager. By understanding these terms, you will be able to communicate effectively with sponsors or general partners when considering a deal. If you have questions on any of these, make sure to check out our videos that break down these topics!





Step 2

Pick the Jockey

The second step is to find a sponsor or general partner that you know, like, and trust. It's essential to understand their motivation for syndicating apartments and make sure it aligns with your own goals. Ask them about their experience, deals that have gone full cycle, and their expertise. By getting to know the sponsor or general partner, you will be able to determine if they are the right fit for your investment strategy.

Step 3

Pick the Location

The third step is to pick the right location for your investment. You need to ensure that the location has good metrics, such as above-average population growth, job growth, job diversity, rent growth, AMI, affordability gap, and low crime. Make sure to also consider the submarket of the location, as it can have a significant impact on the property's performance.

Step 4

Pick the Asset

The fourth step is to pick the right asset for your investment. You need to understand the business plan and make sure it aligns with your investment goals. Consider the team's experience and underwriting assumptions, including growth and expense metrics. Also, understand the story of the deal, how it was sourced, and how the sponsors are being compensated.

Step 5

Take Action

The final step is to take action. Get off the sidelines and invest in the deal if it aligns with your goals. If you have any concerns, ask questions until you understand the deal fully. Once your questions are resolved, invest or move on. Remember, there is always a reason to do nothing, so, follow these steps, take action and start building your family's legacy today.

Conclusion

Multifamily investing can be a powerful tool to create generational wealth for your family. By following these five steps, you will be able to understand the basics of multifamily investing and start building your family's legacy. Remember to do your due diligence, find the right sponsor or general partner, pick the right location and asset, and take action. Good luck on your multifamily investing journey! And remember that Golden Ratio Capital Group is always happy to be a resource for you!





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