

# Multifamily Buyers Room (MBR)

## Terms & Conditions

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### 1. Nature of MBR

MBR is a curated, approval-based environment designed for individuals and entities actively pursuing direct ownership of multifamily assets.

MBR is not a networking event.

MBR is not an investment fund or marketplace.

MBR is intended for transaction-focused participation.

### 2. No Offer or Solicitation

MBR does not constitute an offer to sell or solicitation of securities.

Opportunities are presented for direct ownership.

Capreim does not act as a securities intermediary or placement agent.

### 3. Independent Decision-Making

Participants are responsible for their own investment decisions.

MBR does not provide financial, legal, or tax advice.

Participants are encouraged to consult their own advisors.

### 4. Representation & Engagement

Participation in MBR does not create a brokerage or advisory relationship.

Engagement begins only upon agreement to pursue a specific opportunity.

Engagement may include **Buyer's Agent (BA)**, **Acquisition Management (ACQ)**, and **Asset Management (ASSET)**.

### 5. Fees & Compensation

- Buyer's Agent services are compensated via brokerage commission.

- Acquisition Management includes a Deal Engagement Fee (credited at closing) and an Acquisition Fee.
- Asset Management is optional and structured separately.  
Brokerage commissions are separate from acquisition and asset management fees.

## 6. Co-Ownership Participation

Co-ownership involves direct ownership through an entity (e.g., LLC).  
Capreim may support buyer-formed groups or facilitate co-ownership structures.  
Participation is active, not passive.

## 7. Participant Expectations

Participants are active buyers with intent to pursue opportunities.  
They will act in good faith and within a reasonable timeframe.  
They evaluate opportunities based on their own capacity and criteria.

## 8. Confidentiality & Non-Circumvention

Opportunities presented in MBR may include confidential and proprietary information.

Participants agree to:

- not share, distribute, or disclose any deal-related information to third parties without prior written consent from Capreim
- use information solely for the purpose of evaluating potential acquisitions.

### 8.a Non-Circumvention

Participants agree not to circumvent Capreim by:

- directly contacting sellers, brokers, or counterparties introduced through MBR
- pursuing opportunities presented in MBR outside of Capreim

All opportunities introduced through MBR must be pursued through Capreim's engagement framework.

### 8.b Survival

These obligations survive participation in MBR and apply whether or not a transaction is completed.

Participants agree not to share or distribute confidential deal information without authorization.

## **9. Access & Participation**

Access is by approval only.

Capreim reserves the right to approve, decline, or revoke access.

Participation may be reviewed periodically.

## **10. Limitation of Liability**

Capreim makes no guarantees regarding investment performance, financing, or transaction success.

Participation is at the participant's own risk.

## **11. Acknowledgment**

By participating, you confirm that you have read and agreed to these Terms & Conditions and understand the nature of MBR.

*Updated as of April 2026*