

# Distressed Multifamily Acquisition Platform

Acquisition CRE targets overlooked multifamily assets in Central Florida's distressed market. We buy below replacement cost with significant upside potential.



# Market Opportunity



\$1.5 trillion in CRE debt matures by 2027. Florida foreclosure rates are surging. Distressed small-to-midsize operators face mounting pressure.

2024 2025 2026 2027



# Our Strategy

## Source Off-Market

Target deals from lenders, servicers, and fatigued owners with maturing loans or deferred maintenance.

## Value Creation

Address deferred maintenance, operational inefficiencies, and financial restructuring.

## Strategic Exit

Stabilize properties and sell to larger investors seeking turnkey assets.



# Target Markets



## Orlando

Primary target with strong job growth and rental demand.



## Tampa

Diverse economy with healthcare, tech, and tourism drivers.



## Jacksonville

Expanding port and logistics hub with steady population growth.

# Investment Criteria



## Asset Profile

Class B/C Multifamily properties with 10-80 units in Central Florida.



## Target Returns

15-20% IRR with 1.8x-2.2x equity multiple and 5-7% CoC yield when stabilized.



## Investment Horizon

3-5 year hold period with 65-70% LTV fixed-rate leverage preferred.

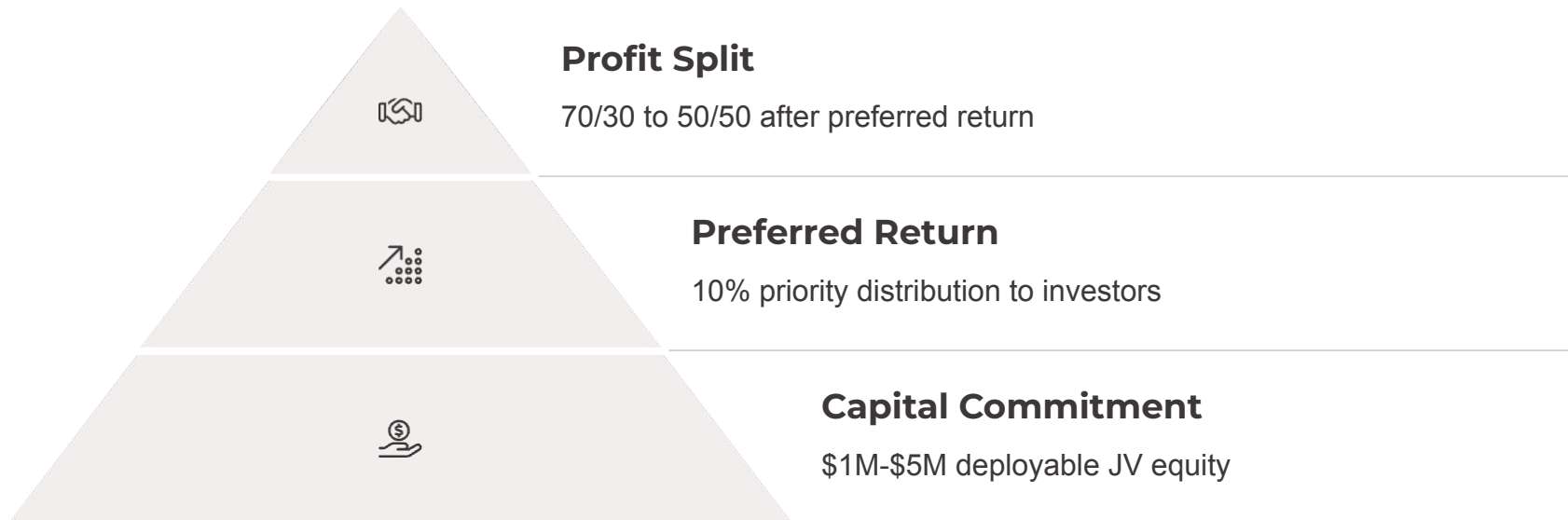


## Deal Size

\$3M-\$20M acquisition price, targeting below replacement cost and peak values.



# Partnership Structure



We seek capital partners for a GP-led investment model. Our fee structure includes 1-2% acquisition fee and 1-1.5% asset management fee.



# About Timothy Cobb

## Experience

Orlando-based multifamily advisor with expertise spanning:

- Development
- Private equity
- Financial modeling
- Distressed asset turnarounds

Timothy combines strong sourcing networks with local market knowledge. His hands-on approach maximizes value through operational improvements and strategic repositioning.



# Next Steps

## Deal Sourcing

Active underwriting of multiple opportunities

## Value Creation

Implementing property-specific business plans



## Partnership Formation

Finalizing initial capital relationships

## Acquisition

Targeted closings in Q1-Q2 2026

Contact us to review upcoming deals or discuss partnership opportunities.

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