



Distressed Multifamily Investment Opportunity in Central Florida

A focused investment strategy targeting distressed multifamily assets in high-growth Florida markets. Positioned to capitalize on the \$1.5T debt maturity wave through 2027.

Investment Opportunity Overview



Distressed Multifamily Platform

Focused on acquisition in Central Florida's multifamily market.



Market Timing Advantage

Capitalizing on significant debt maturities creating buying opportunities.



Investment Criteria

Targeting Class B/C properties with strong value-add potential.



Aligned Partnership

Joint venture equity structure ensuring aligned interests.



Strategic Platform Focus



Sub-Institutional Sweet Spot

\$3M-\$20M assets with 10-80 units where competition is limited



Off-Market Acquisition Strategy

Direct sourcing from lenders, servicers, and fatigued owners



Value Creation Approach

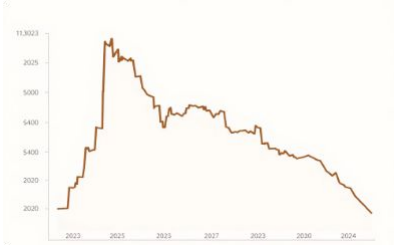
Strategic improvements and hands-on operational execution



Below-Replacement Cost

Acquiring assets below peak valuations with substantial upside

Market Timing Advantage



Prime Acquisition Window

\$1.5T+ commercial real estate debt maturing by 2027



Mounting Refinance Pressure

Liquidity challenges faced by small-to-midsize owners



Rising Florida Foreclosures

Especially impacting 2020-2022 floating-rate buyers



Institutional Capital Gap

Limited competition in the sub-institutional segment

Target Markets & Asset Profile



Strategic Markets

Orlando, Tampa, Lakeland,
Jacksonville



Asset Class

Class B/C multifamily with
strong value-add potential



Ideal Property Size

10-80 units for streamlined
management



Condition Profile

Distressed, mismanaged,
over-levered, or
capex-starved

Return Expectations

15-20%

Target IRR

Strong risk-adjusted performance

1.8-2.2x

Equity
Multiple

Total return over hold period

5-7%

Cash-on-Cash

Stabilized yield for ongoing income

3-5

Hold Period

Years to allow for value creation



Investment Structure



Equity Investment

Seeking \$1M-\$5M in deployable JV equity from family offices, private investors, and co-GP partners.



Return Structure

8% preferred return to protect capital with 75/25 to 50/50 profit splits after preference.



Involvement Model

Hands-on, GP-led execution with active roles in strategy and operational decisions.

Fee & Promote Structure



Acquisition Fee

1-2% fee for sourcing, underwriting, and securing deals



Asset Management Fee

1-1.5% of revenue for ongoing oversight and execution



GP Promote

15-40% of profits as a performance incentive tied to value creation

Sponsor Experience



Development & Private Equity

Proven track record in multifamily investment and operations



Founder of CRE Acquisition Firm

Focused on off-market distressed properties in Florida



Financial Modeling Expertise

Advanced analytics to steer smart investment decisions



Local Operator Network

Strong partnerships with Florida execution teams

Partnership Opportunities in Real Estate



Robust Deal Pipeline

Access to a broad range of multifamily property investments poised for strong returns



Early Investor Benefits

Secure advantageous positions by partnering early during key market shifts



Flexible Investment Options

Collaborative investment structures designed to balance risk and maximize gains



Growth-Focused Platform

Building a scalable and diversified portfolio focused on Florida's multifamily market