



180 MULTIFAMILY CAPITAL IS A PRIVATE REAL ESTATE INVESTMENT COMPANY WHICH FOCUSES ON THE ACQUISITION OF MULTIFAMILY REAL ESTATE. WE PROVIDE OUR INVESTORS SUPERIOR RETURNS THROUGH INVESTMENTS IN PURCHASING AND STABILIZING VALUE ADDED MULTIFAMILY ASSETS.

INVESTMENT STRATEGY

- 1. VALUE ADDED MULTIFAMILY ASSETS** - Assets we target must have a value added component whether it be a mismanaged, run-down, and/or neglected assets. We also will look at deals with unfavorable debt or the note can be purchased.
- 2. LOCATION** - We invest only in the Dallas/Fort Worth and Oklahoma City markets.
- 3. SELF-MANAGED** - Our team is active in the day-to-day operations and property management (no third party management).
- 4. WE STABILIZE PROPERTIES, NOT LOCATIONS** - We seek A, B & C assets in growing locations.
- 5. YIELD** - Upon completion of any renovations and stabilization of an asset, the project yield we demand is at least 15% cash-on-cash. This is on an annual basis during the term of ownership based on initial equity invested.

ADDITIONAL INVESTMENT CRITERIA

- 180 Multifamily Capital's typical investment range is from \$10,000,000 to 25,000,000 per project.
- Our target hold period is 3 to 10 years, depending on the asset.
- Rehab construction budgets vary from \$1,000 per unit to \$7,000 per unit.
- We invest in Multifamily assets in Dallas/Fort Worth and Oklahoma City areas with 150 units or greater.
- We invest in market-rate deals, stabilized deals, distressed assets, JV opportunities and note purchases.

We look to build long-term partnerships with our investors to create an environment where our investors are doing multiple deals with our team.

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