

Marble Capital, LP

Target Investment Size	\$5,000,000 - \$20,000,000
Investment Type	Preferred Equity
Investment Exposure	Up to 85% of Total Project Cost
Annual Return Target*	13% - 15%
Minimum Equity Multiple*	1.40x - 1.50x

*Varies Based on Investment Characteristics

Investment Criteria

- **Desirable Location** – Identify attractive investment opportunities in top-tier locations and markets across the country
- **Established Developers** – Invest with well-respected developers who have a proven track record of building quality multifamily communities
- **Attractive Cost Basis** – Target investments with attractive value propositions up to 85% of the projects total cost
- **Niche Market Size** – Identify small to medium size investment opportunities (\$5,000,000 - \$20,000,000) that fall below the radar of institutional investors
- **Strong Demand Drivers** – Seek national markets and submarkets with consistent and above average job growth and population growth

The Marble Capital Difference

- **Discretionary Capital** – Marble Capital has full discretion over usage of investment capital
- **Quick Response Time** – Marble Capital aims to respond to investment requests with an indication of interest within two business days
- **Streamlined Approval Process** – Marble Capital has implemented a streamlined investment approval process that allows the company to rapidly approve or deny investment decisions

Contact Us:

Carson McDaniel
675 Bering, Suite 550
Houston, TX 77056
713-823-5433

CMcDaniel@MarbleCapitalLP.com