

# Marble Capital, LP

Target Investment Size	\$5,000,000 - \$20,000,000
Investment Type	Preferred Equity, JV Equity, GP Co-Invest Capital, Opportunity Zone Capital
Preferred Equity Annual Return Target	13% - 15%
Preferred Equity Multiple Target	1.40x - 1.50x
JV Equity IRR Target	17%+
JV Equity Multiple Target	1.7x+

## 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 relative to sales comparables
- **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

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