

INVESTMENT TARGETS

Capital Type	Preferred Equity, Common Equity
Target Equity Commitment	\$5 - \$25MM
Preferred Equity Annual Return Target	13% - 14%
Preferred Equity Multiple Target	1.35x - 1.45x
Common Equity IRR Target	17%+
Common Equity Multiple Target	1.7x+

MULTIFAMILY PORTFOLIO

~14,000 Units in 31 U.S. Markets
\$540MM in Equity Across \$2.7B in Transactions



PROJECT CHARACTERISTICS

DESIRABLE LOCATION

Identify attractive opportunities in top-tier locations and markets across the country

ESTABLISHED DEVELOPERS

Invest with well-respected developers who have a track record of building quality multifamily communities

ATTRACTIVE COST BASIS

Target projects with attractive value propositions relative to sales comparables

NICHE MARKET SIZE

Identify small to medium size capital placement opportunities that fall below the radar of institutional investors

STRONG DEMAND DRIVERS

Seek national markets and submarkets with consistent and above average job and population growth

ABOUT

Marble Capital is a fully discretionary fund manager providing capital solutions throughout all parts of the capital stack for multifamily developers and operators nationwide. The company is managed by a group of accomplished real estate professionals with more than 100 years of combined experience in real estate finance, capital markets, development and operations.

Marble Capital offers multiple partnership solutions including preferred equity and common equity. Since its inception in 2016, the firm has closed ~14,000 multifamily units worth \$2.7 billion in total capitalization.

DISCRETIONARY CAPITAL

Marble Capital has full discretion over project selection and capital placement

STREAMLINED APPROVAL PROCESS

A streamlined approval process allows the company to rapidly make decisions

MULTIFAMILY EXPERTISE

Marble Capital's principals have 100+ years of combined experience in multifamily with a special focus on suburban properties



MARBLE CAPITAL

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Disclosure

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