

OVERVIEW & CAPITAL TERMS



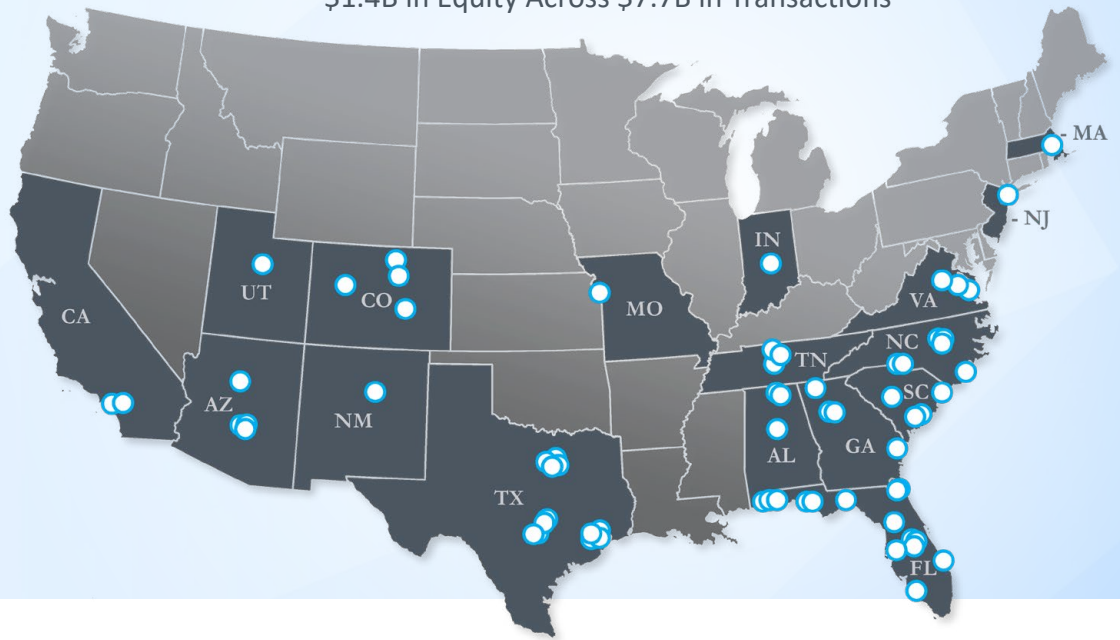
INVESTMENT TARGETS

TARGET PRODUCT TYPE		CAPITAL TYPE			
Ground-Up Multifamily Development & Acquisitions/Recaps		Preferred Equity, Common Equity, Senior Stretch Financing			
PREFERRED EQUITY		COMMON EQUITY		SENIOR STRETCH FINANCING	
Annual Return Target	13% - 14%	IRR Target	17 - 20%	Target LTC	65 - 75%
Target Loan to Cost (last dollar)	75% - 85%	Multiple Target	1.7 - 2.0x	Target Rate	Deal by Deal
Target Equity Commitment	\$5 - 25MM	Target Equity Commitment	\$5 - 25MM	Target Loan Amount	\$30 - 60MM



MULTIFAMILY PORTFOLIO

~31,000 Units in ~40 U.S. Markets
\$1.4B in Equity Across \$7.7B in Transactions



PROJECT CHARACTERISTICS

- Desirable Location
- Established Developers
- Attractive Cost Basis
- Strong Demand Drivers



ABOUT MARBLE CAPITAL

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 150 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 ~31,000 multifamily units equal to ~\$7.7 billion in total capitalization.



DISCRETIONARY
CAPITAL



STREAMLINED APPROVAL
PROCESS



MULTIFAMILY
EXPERTISE



MARBLE CAPITAL

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Disclosure

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