

# MARBLE CAPITAL OVERVIEW & TERMS

## INVESTMENT TARGETS

### TARGET PRODUCT TYPE

Ground-Up Multifamily Development & Acquisitions/Recaps

### CAPITAL TYPE

Preferred Equity, Common Equity

#### PREFERRED EQUITY

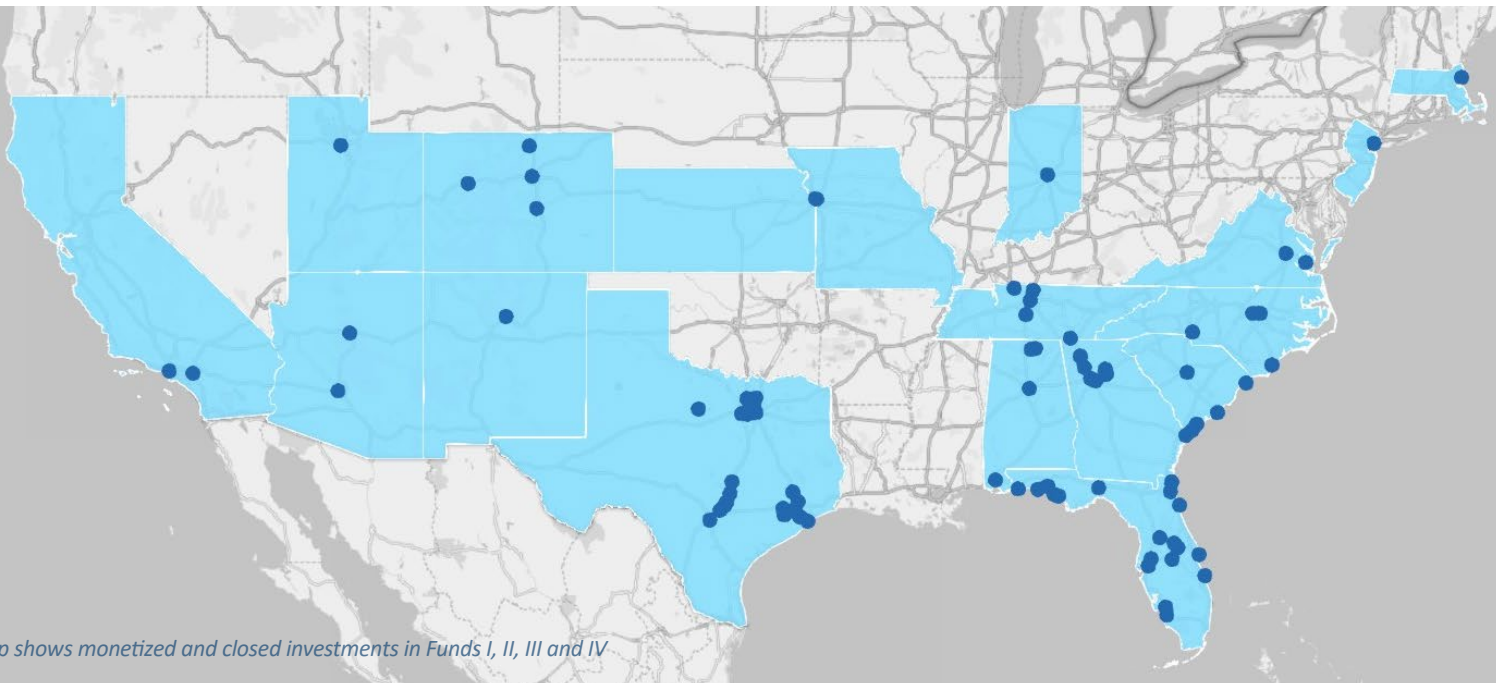
	Development	Acquisition/Recap
Target Rate	13-15% (full accrual)	11-14% (8-10% current)
Target Loan-to-Cost (last dollar)	75-85%	65-75%
Target Equity Commitment	\$5-25MM	\$5-25MM

#### COMMON EQUITY

	Development	Acquisition/Recap
Target IRR	17-20%	14-16%
Target Multiple (last dollar)	1.7-2.0x	1.7-2.0x
Target Equity Commitment	\$5-25MM	\$5-25MM

## MULTIFAMILY PORTFOLIO

~33,000 Units in ~50 U.S. Markets - ~\$1.5B in Equity Across \$8B in Transactions



Map shows monetized and closed investments in Funds I, II, III and IV

## MARBLE CAPITAL TRACK RECORD

**122**

Preferred Equity  
Investments  
Totaling

**\$1.3B**

**29**

Common Equity  
Investments  
Totaling

**\$184M**

Partnered with

**72**

Unique Sponsors

Approved as  
Preferred Equity  
Partner by

**40**

Unique Lenders

# MC MARBLE CAPITAL

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Marble Capital is a fully discretionary fund manager providing capital solutions for multifamily developers and buyers 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 invested 1.5 billion of equity into ~33,000 multifamily units equal to ~\$8 billion in total capitalization.



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### Disclosure

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