

MARBLE CAPITAL OVERVIEW & TERMS

INVESTMENT TARGETS

TARGET PRODUCT TYPE

Ground-Up Multifamily Development & Acquisitions/Recaps

CAPITAL TYPE

Preferred Equity, Common Equity

PREFERRED EQUITY

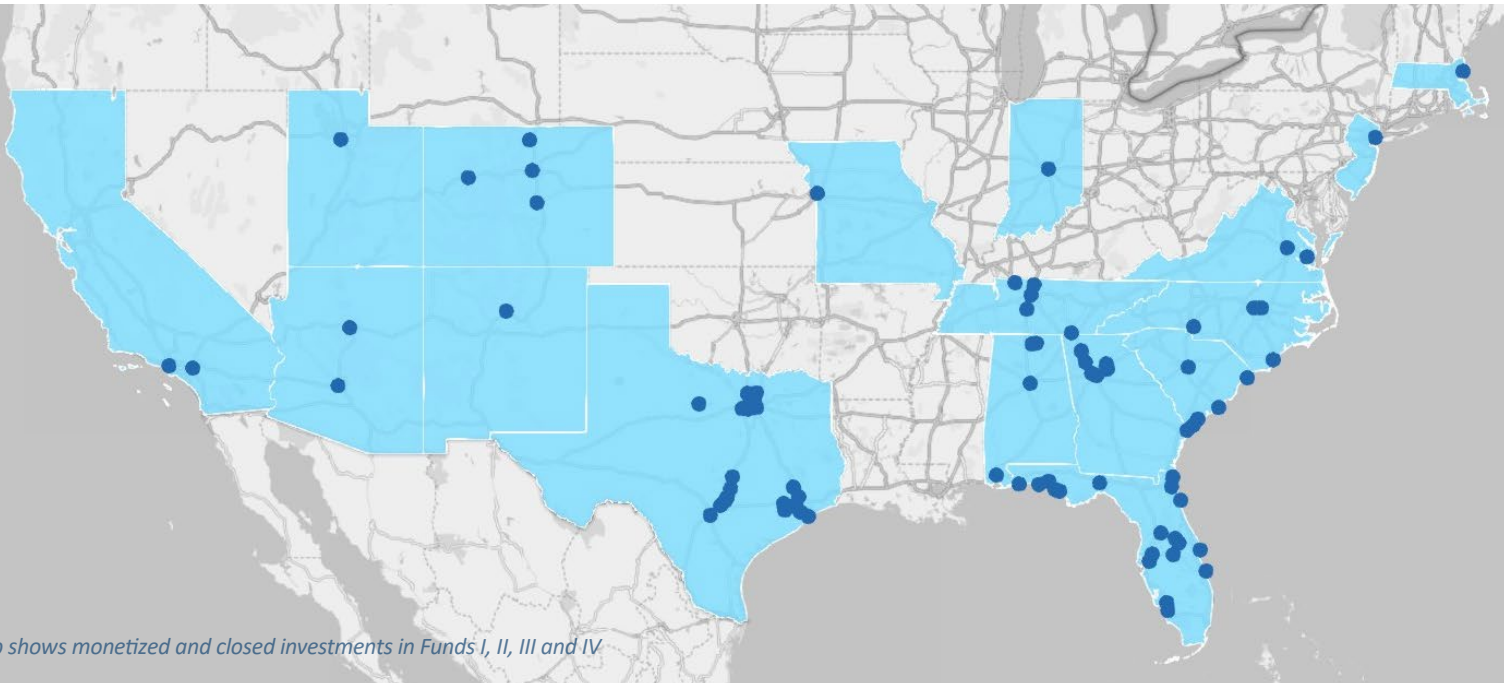
	Development	Acquisition/Recap
Target Rate	13-15% (full accrual)	11-14% (8-10% current)
Target Loan-to-Cost (last dollar)	75-85%	65-75%
Target Equity Commitment	\$5-25MM	\$5-25MM

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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