

MARBLE CAPITAL OVERVIEW & TERMS

INVESTMENT TARGETS

TARGET PRODUCT TYPE

Ground-Up Multifamily Development & Acquisitions/Recaps

CAPITAL TYPE

Preferred Equity, Common Equity

PREFERRED EQUITY

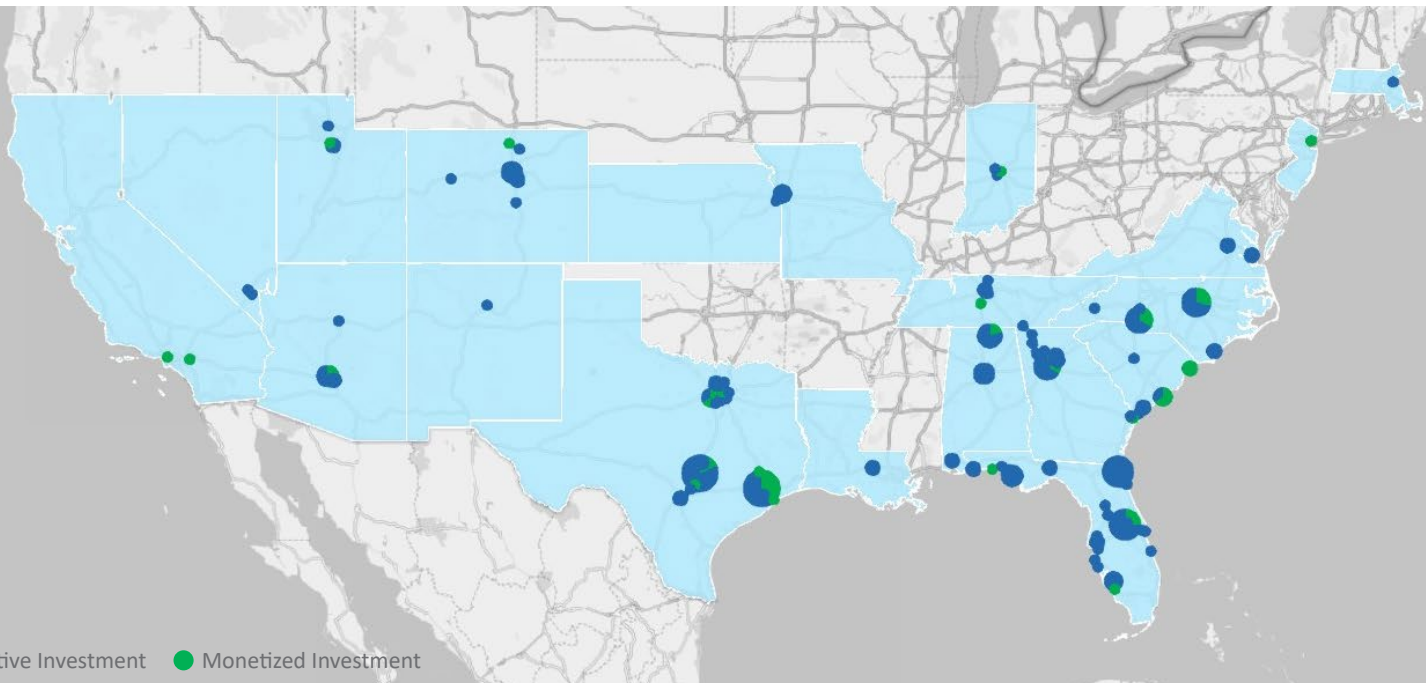
	Development	Acquisition/Recap
Target Rate	13-15% (full accrual)	11-14% (8-10% current)
Target Loan-to-Cost (last dollar)	70-80%	65-75%
Target Equity Commitment	\$5-25MM	\$5-25MM

COMMON EQUITY

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

MULTIFAMILY PORTFOLIO

~47,000 Units in ~50 U.S. Markets - \$2.3B in Equity Across \$11B in Transactions¹



MARBLE CAPITAL TRACK RECORD¹

165

Preferred Equity
Investments
Totaling

\$1.9B

37

Common Equity
Investments
Totaling

\$384M

Partnered With

97

Unique Sponsors

Approved as Equity
Partner by

77

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 \$2.3 billion of equity into ~47,000 multifamily units equal to \$11 billion in total capitalization¹.



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Disclosure

Portfolio metrics include closed and committed investments as of Apr 2024. Metrics shown are representative of asset-level investment terms. These terms are not representative of Marble Fund investor returns. Under no circumstances should any information or materials presented here be used or construed as an offer to sell, or a solicitation of an offer to buy, any securities, financial instruments, investments or other services. Furthermore, no information or materials contained here should be construed or relied upon as investment, legal, accounting, tax or other professional advice or in connection with any offer or sale of securities. In any event, past performance is not a guarantee of future results and it should not be relied upon as a promise, representation or guarantee as to future performance.