



Sponsor Profile	20,000+ units owned
Asset Type	Multifamily, 55+ / active adult
Target Markets	Southeast, FL, TX, CA, pacific northwest, southwest
Total Acquisition	\$25M+
Investment Amount	\$5M - \$30M
Capital Contributions	Flexible; 90/10% max
Waterfall	Flexible
Cash-on-Cash	8% minimum (annual avg. over hold)
IRR	12% minimum
Hold Period	7-10 years
Debt Profile	70-80% LTV (agency, life company or traditional bank)
Rights	Major decisions
Fees	JV partner to receive market fees

Contact Us

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