

Acquisition Criteria One-Pager

Current Focus

Property Type: Existing multifamily communities with practical operating histories

Unit Count: Generally 20-150 units, with flexibility for compelling opportunities

Geography: Georgia, Alabama, Tennessee, and nearby Southeast markets

Strategy: Workforce housing, value-add execution, and operational improvement

Market Drivers: Durable employment, population stability, and renter demand

Partnership Fit: Experienced operators, lenders, brokers, and strategic partners

How Opportunities Are Reviewed

1. Initial Screening - unit count, location, operating history, seller objectives, and market fit.
2. Underwriting - conservative review of operations, rents, expenses, financing, and scope.
3. Partnership Review - operator, lender, broker, and transaction relationship alignment.
4. Decision - practical execution, downside protection, and relationship fit.

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