

Joint Venture Equity

Middle-Market Investments
Institutional Approach



Middle Market Joint Venture Equity

EquityMultiple seeks to create programmatic relationships with middle-market sponsors and institutions by offering investment solutions across the capital stack. As a trusted source of joint venture equity, our partners benefit from consistent and fast-acting capital capable of structuring investments to fit nuanced transactions.

Since our first investment in 2015, EM has issued over \$320M across 175 investments to sponsors and real estate institutions across the United States.

The EquityMultiple Advantage



Surety of Funding

EquityMultiple provides firm equity and debt commitments utilizing balance sheet capital to prefund investments, with no syndication risk to its operating partners.



Speed and Flexibility

With committed capital and seasoned team of investment professionals, EquityMultiple can underwrite investments and close in timeframes as short as three weeks.



Single-Entity Counterparty

EquityMultiple invests capital as a single entity in every transaction. From Origination to Asset Management, EquityMultiple has internal dedicated teams which act as a single point of contact for the our sponsor-partners.

Investment Criteria

Asset Classes:

	Student Housing
	Senior Housing
Multifamily/Mixed-Use	Self-Storage
Industrial	Hospitality
Office	Manufactured Housing
NNN Retail	RV/Campground

Business Plans:

	Rehab/Renovation
	Reposition
Core Plus	Ground Up Construction
Value-Add	Lease Up
Opportunistic	Recapitalization

Deal Submission Requirements

Offering/Credit Memorandum
Financial Model
Sponsor History and REO Schedule
Market Study/Comp Report
Appraisal
Sample Asset Management Report

From Our Sponsors

From the moment we met Henry, Charles, Marious and the rest of the Equity Multiple team, it has been nothing but a seamless and amazing experience. They are extremely friendly, likeable and authentic individuals, whose desire to help their investors and their sponsors shines through. Most importantly, they have consistently met and exceeded our expectations with regards being fair, the timeframes, processes and equity raise initiatives. We look forward to growing our relationship in the years ahead, aligned with their continued success.

Martin Freeman
Orbvest

JV Equity Parameters

Investment Size	\$4,000,000 - \$20,000,000
Closing Period	2-3 Weeks
Hold Period	6 - 60 Months
Minimum Sponsor Equity	10%
Target Returns	15%+
Geographies	Top 50 MSA's

Sponsor Requirements

\$100M in Past/Current AUM
Relevant Transaction and Market Experience
Non-Recourse Carveout Guaranty
Completion Guaranty on Construction
No History of Default or Late Payment
Criminal and Bankruptcy Background Check

From the moment we engaged EquityMultiple, [The EM Team] were dynamic and made us feel very comfortable with their transparency and responsiveness. Their process was efficient, their negotiations fair, and from acquisition through the handoff to their in-house asset management team, we've really enjoyed our partnership.

Lee Silpe
Skyline Management

Select Joint Venture Equity Transactions



Milo Apartments | Houston, TX
\$6,820,000 | Multifamily



The Orchard | Columbia, SC
\$6,640,000 | Student Housing



Industrial Service Facility | Dallas, TX
\$4,290,000 | Industrial



Norman Portfolio | Norman, OK
\$6,950,000 | Multifamily

Contact Us

Reach out to our investments team to submit a project or to learn more about the future of real estate investing



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