

Preferred Equity

Middle-Market Investments
Institutional Approach



The Leader in Middle-Market Preferred Equity

In recent years, EquityMultiple has emerged as the preeminent preferred equity provider to the historically underserved middle market of commercial real estate. Through its network of nearly 30,000 accredited investors, EM provides sponsors with access to reliable, repeatable capital to fund projects and improve equity returns. An unrestricted capital base and streamlined approval process allows for quick execution and funding flexibility.

Since inception in 2015, EM has issued over \$120M across 65 preferred equity investments to qualified sponsors 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.

Criteria and Submission Protocol

Asset Classes:

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

Loan Purpose:

Acquisition	Special Situations
Value-Add/Reposition	Construction
Partnership Restructuring	Condo Inventory

Preferred Equity Parameters

Investment Size	\$4,000,000 - \$15,000,000
Leverage	85%+ LTC
Closing Period	2-3 Weeks
Term	6 - 60 Months
Current Rate	7% - 12%
All-In Rate	11% - 17%
Minimum Interest	6 Months
Geographies	Top 50 MSA's

Equitymultiple seeks to create long term partnerships with real estate sponsors and institutions across the United States. Our partners benefit from flexible capital which can be tailored to nuanced transactions and short closing timelines.

Deal Submission Requirements

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

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

Select Preferred Equity Transactions



Tidal Wave Portfolio | Various, Southeast US
\$16,000,000 | Net Lease



475 Washington St | Brooklyn, NY
\$4,000,000 | Condominium



AT&T Call Center | Oklahoma City, OK
\$3,000,000 | Office



Ashland Shopping Center | Richmond, VA
\$2,160,000 | Retail

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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