

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

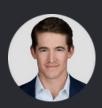


Ashland Shopping Center | Richmond, VA \$2,160,000 | Retail

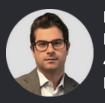
Contact Us

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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