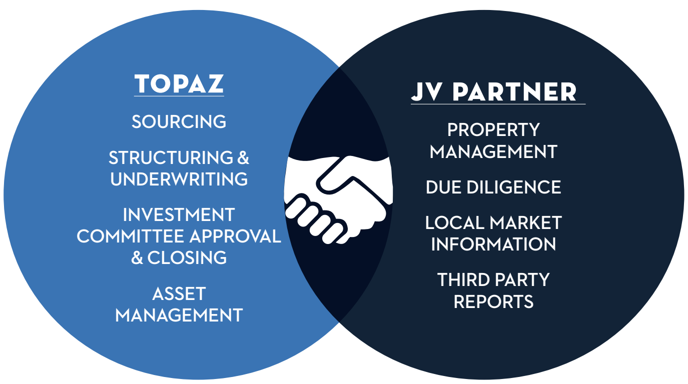
TOPAZ
JOINT VENTURES

Topaz Joint Ventures ("JV") is a comprehensive joint-venture platform where we partner with owners, operators, property managers, and developers of multifamily properties across the Southeast. TOPAZ leverages our acquisitions expertise, development experience and capital to enable our partners with the ability to grow their pipelines with increased certainty of execution. TOPAZ provides funding up to 85% and no less than 51% – of the total capitalization costs (including sharing in loan co-guarantees) and a commitment to forward purchases.

Through our TPP partnerships with successful real estate companies, we offer co-investment opportunities for a wide array of real estate assets. Property types range from stabilized income-producing properties to multifamily development projects. TOPAZ purchases and co-invests with leading real estate companies that develop and/or manage no less than 5,000 units under management at the property management level. This option allows the sponsor and / or investor to maintain control of the property while leaving the transactional and management expertise to the co-investing partner.

BENEFITS:

- Access to institutional-grade capital
- Competitive financing rates
- Commitment to forward purchase
- Increased certainty to close
- Leverage TOPAZ's acquisitions and development expertise
- Professionally managed property
- Negotiated ownership control & participation
- Top-tier loan terms



DEAL PARAMETERS

Strategy Opportunistic multi-family development, repositioning and value added transaction

Format Acquisitions of 100% fee simple and majority fractured interest, partnership buyouts, and joint ventures on a selective basis

Total Cap / Deal Size $10M - $100M+

Loan-To-Value (LTV) *Up to 75%

Loan-To-Cost (LTC) *Up to 80%

ABOUT TOPAZ

- $125 Million of closed transactions across 10+ debt and equity positions since 2017
- Approximately $100 million of gross assets under management
- In-house servicing & asset management
- Successfully executed, managed, and exited investments nationwide

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SERVICES

CAPITAL MARKETS ADVISORY

INVESTMENTS

ASSET MANAGEMENT

INVESTMENT TYPES

- MULTI-FAMILY
- MIXED USE
- BULK CONDO SALES
- PERFORMING & NON-PERFORMING NOTE ACQUISITION

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