

Investment Objectives

Three Oaks Management LLC and Quetzal Capital Group LLC have yield requirements that are commensurate with the risks and opportunities presented by each property. Three Oaks Management LLC and Quetzal Capital Group LLC focus on sub-markets of growth and stability with “barriers to entry” and/or properties available below replacement cost. Additionally, we prefer stabilized properties (minimum 90% occupancy) requiring a renovation or upgrade where the property’s grade or class is below that of the other competitive properties in its market. Our team is experienced in identifying operational inefficiencies which allows us to improve operations to exceed investor expectations.

Acquisition Criteria

Preferred Markets:	Asheville, NC MSA Atlanta-Sandy Springs-Roswell, GA MSA Charleston-North Charleston, SC MSA Charlotte-Concord-Gastonia, NC-SC MSA Durham-Chapel Hill, NC MSA Greensboro-High Point, NC MSA Greenville-Anderson-Mauldin, SC MSA Hickory-Lenoir-Morganton, NC MSA Jacksonville, FL MSA Myrtle Beach-Conway-North Myrtle Beach, SC-NC MSA Nashville-Davidson-Murfreesboro-Franklin, TN MSA Orlando-Kissimmee-Sanford, FL MSA Raleigh-Cary, NC MSA Spartanburg, SC MSA Tampa-St. Petersburg-Clearwater, FL MSA Winston-Salem, NC MSA
Property Type:	Multifamily - Garden Style Apartments (preferred)
Asset Class:	B, C
Location Quality:	A, B, C
Price Range:	\$10,000,000 to \$75,000,000
Property Size:	100 units or larger (single asset preferred)
Property Vintage:	Built in 1978 or later (preferred)
Investment Structure:	All cash to seller; loan assumptions on a case-by-case basis
Desired Hold Time:	2-5 years