

# THREE OAK MANAGEMENT LLC QUETZAL CAPITAL GROUP LLC

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## Acquisitions Track Record



three oaks management



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# Acquisitions Track Record

This is an overview of the Acquisitions Track Record for Three Oaks Management LLC and Quetzal Capital Group LLC

## SECTION ONE



### Ashgrove Apartments

481 Hambrick Road  
Stone Mountain, GA 30083  
Multifamily Asset, 92 Units  
**Year Built:** 1984  
**Date Acquired:** 9/5/2019  
**Purchase Price:** \$4,876,000  
**Equity Raised:** \$2,225,000  
**Financing:** CMBS Debt through Rialto Mortgage Finance, LLC (Principal Amount of \$3,480,000, 4.75% Fixed Interest Rate)  
**Date Sold:** 5/6/2022  
**Sale Price:** \$7,200,000



### Waterforde Place

1070 Jessamine Trail  
Sumter, SC 29150  
Multifamily Asset, 48 Units  
**Year Built:** 1995 and 1999  
**Date Acquired:** 9/21/2020  
**Purchase Price:** \$2,475,000  
**Equity Raised:** \$1,348,400  
**Financing:** Fannie Mae Debt through Arbor Commercial Funding I, LLC (Principal Amount of \$1,900,000, 3.67% Fixed Interest Rate)



### Cambridge Park Townhomes & Dewberry Terrace

1601-1621 Dewberry Terrace and 1655-1669 Dewberry Terrace  
Charlotte, NC 28208  
Multifamily Asset, 64 Units  
**Year Built:** 1970 (Cambridge) and 1966 (Dewberry)  
**Date Acquired:** 2/5/2021  
**Purchase Price:** \$7,400,000  
**Equity Raised:** \$2,695,143  
**Financing:** Fannie Mae Debt through Arbor Commercial Funding I, LLC (Principal Amount of \$6,097,000, 3.81% Fixed Interest Rate)



### Village at Ranking (rebranded as 3237 East Apartment Homes)

3237 Yanceyville Street  
Greensboro, NC 27405  
Multifamily Asset, 130 Units  
**Year Built:** 1988  
**Date Acquired:** 8/25/2021  
**Purchase Price:** \$7,800,000  
**Equity Raised:** \$3,759,776  
**Financing:** CMBS Debt through ReadyCap Commercial, LLC (Principal Amount of \$5,500,000, 3.78% Fixed Interest Rate)

## SECTION TWO



### Ames Manor

5779 Ames Road  
Columbia, SC 29203  
Multifamily Asset, 64 Units  
**Year Built:** 1992  
**Date Acquired:** 11/8/2021  
**Purchase Price:** \$2,900,000  
**Equity Raised:** \$1,150,000 (Est.)  
**Financing:** Private Loans through IWP Capital, LLC (Principal Amount of \$1,000,000, 9.50% Fixed Interest Rate) and Yue Zhang (Principal Amount of \$875,000, 9.50% Fixed Interest Rate)



### Westside Manor

2345 Statesville Boulevard  
Salisbury, NC 28147  
Multifamily Asset, 64 Units  
**Year Built:** 1970  
**Date Acquired:** 3/1/2022  
**Purchase Price:** \$5,125,000  
**Equity Raised:** \$1,705,000  
**Financing:** Bridge Debt through ReadyCap Commercial, LLC (Principal Amount of \$4,400,000, 4.17% Adjustable Interest Rate)



### Kabana Cove

6595 San Juan Avenue  
Jacksonville, FL 32210  
Multifamily Asset, 80 Units  
**Year Built:** 1974  
**Date Acquired:** 3/30/2022  
**Purchase Price:** \$8,600,000  
**Equity Raised:** \$3,508,000  
**Financing:** Bridge Debt through The Bancorp Bank (Principal Amount of \$7,000,000, 4.50% Adjustable Interest Rate)



### Thomas Ridge

2509 Thomas Lane  
Augusta, GA 30906  
Multifamily Asset, 104 Units  
**Year Built:** 1978  
**Date Acquired:** 4/22/2022  
**Purchase Price:** \$8,420,000  
**Equity Raised:** Approximately \$3,800,000 (equity is still being raised after closing)  
**Financing:** Bridge Debt through The Bancorp Bank (Principal Amount of \$6,408,000, 4.50% Adjustable Interest Rate)



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