



FINQUITY
CAPITAL

SPONSOR OF PRIVATE MULTIFAMILY INVESTMENT FUNDS

FIRM OVERVIEW

Sponsor and Manager of the Multifamily Growth Fund I

Finquity Capital LLC is the sponsor and manager of the **Multifamily Growth Fund I**, a closed-end, value-add private real estate fund focused on Class B and B- multifamily assets in select U.S. markets. The firm combines rigorous underwriting with deep construction and operational expertise to provide disciplined oversight, cost control, and long-term value creation for investors.

COMPANY PHILOSOPHY

- **Disciplined investment approach** informed by construction and renovation expertise, where cost control, scope, and execution timelines drive long-term performance.
 - **Rigorous Underwriting** applied to each investment within our private real estate funds, supporting consistency, efficiency, and disciplined investment decisions.
 - **Direct oversight of renovation and operations**, enabling tighter control over execution quality, budgets, and asset performance.
 - **Long-term alignment with investors**, supported by disciplined capital management and a focus on durable cash flow, capital preservation, and value creation.
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2026

Built on Strategy. Driven by Value.

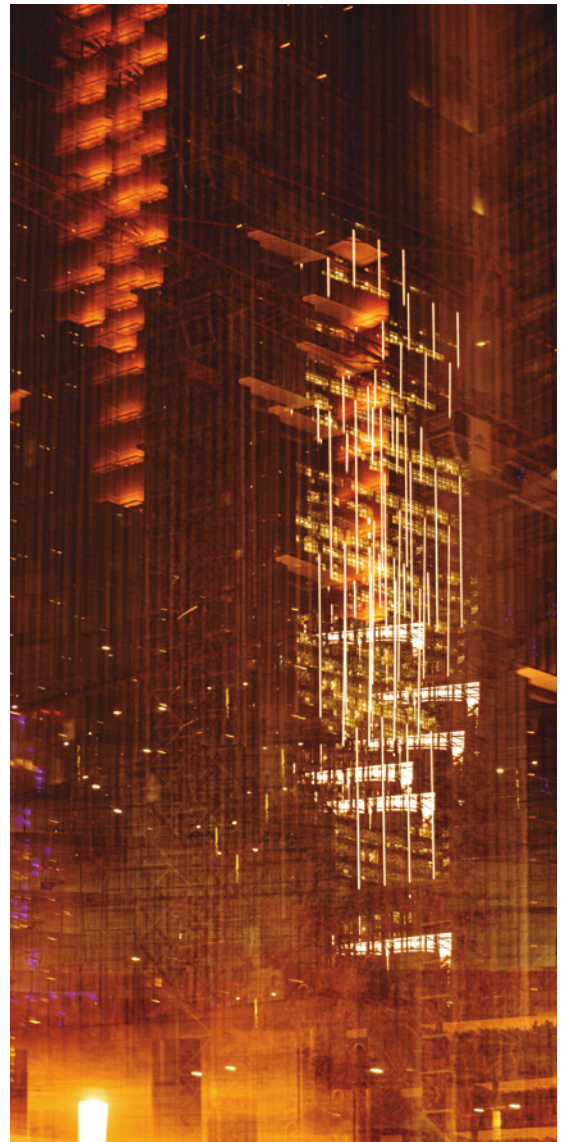


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About Us

A Private Real Estate Investment Firm Focused on Multifamily Assets



Finquity Capital is a private real estate investment firm focused on acquiring, repositioning, and operating multifamily assets through value-driven investment strategies.

The firm was founded with a disciplined investment approach informed by deep operational expertise. Our sponsor brings more than two decades of experience in construction and asset repositioning, including long-standing ownership and operation of a construction business serving commercial, industrial, and multifamily properties.

Finquity Capital is a vertically integrated multifamily investment firm with in-house capabilities across underwriting, acquisitions, renovation and asset management oversight, and investor relations. This integrated structure supports consistency in decision-making and alignment across the full investment lifecycle.

Through disciplined underwriting, we identify underperforming or mispriced multifamily properties where operational improvements and thoughtful repositioning can support durable cash flow and long-term value creation. We analyze every investment to ensure consistent and efficient property evaluation, strengthening our ability to make investments that meet or exceed our expectations.

Founder's Message

Vision, Discipline, and Alignment

Finquity Capital was founded with a clear vision: to acquire, reposition, and operate real estate assets with disciplined execution and long-term alignment with investors.

Before launching Finquity, I founded and led Anchorage Contracting Solutions, a commercial and industrial contracting firm established in 2015. Over nearly a decade, the business built a reputation for quality, reliability, and cost discipline across complex renovation and construction projects, resulting in long-standing client relationships grounded in performance and trust.

As Founder and Managing Partner, I lead investment decisions and directly oversee renovation scope, timelines, and capital allocation, with a focus on disciplined implementation and long-term performance.

Alignment, transparency, and accountability guide every decision we make. Our approach is centered on rigorous underwriting, disciplined execution, and value creation through operational excellence.

Thank you for considering Finquity Capital as your investment partner.



Emanuel Gana
Founder & Managing Partner

Investment Approach

Value created through disciplined underwriting and execution.

Core Plus

The Core Plus strategy focuses on well-located Class B and B- multifamily assets that generate stable in-place cash flow. The approach emphasizes income durability, operational efficiency, and disciplined execution through selective, lower-risk enhancements. Capital is deployed with a focus on stability and consistency.

Value-Add

The Value-Add strategy targets Class B and B- multifamily assets with operational, physical, or positioning inefficiencies. Value is created through active repositioning, capital improvements, and disciplined execution. The strategy emphasizes operational improvement and strengthened cash flow over the investment horizon

Our sponsor brings deep operating experience in construction, renovation, and asset repositioning, shaping a disciplined approach to cost control, timelines, and risk management.



Professional Oversight

Disciplined Oversight Across the Investment Lifecycle

01 Opportunity Sourcing

Identification of multifamily investment opportunities through market research, data-driven analysis, and established industry relationships.

02 Institutional Underwriting

Rigorous evaluation of each opportunity, including asset fundamentals, execution feasibility, risk factors, and return potential.

03 Acquisition & Structuring

Execution of acquisitions, financing coordination, and transaction structuring to support long-term operational and portfolio objectives.

04 Value-Add Execution

Direct oversight of renovation and repositioning initiatives designed to enhance asset performance, income durability, and long-term value.

05 Ongoing Asset Oversight

Active monitoring of property operations, operating partners, and performance metrics to support operational efficiency and risk control.

06 Distributions & Reporting

Direct oversight of renovation and repositioning initiatives designed to enhance asset performance, income durability, and long-term value.

Target Markets

Targeting Class B and B- Multifamily Assets in Strategic U.S. Regions

Sun Belt Allocation

The Fund allocates capital to high-growth Sun Belt markets in **Texas and Florida**, where demographic and economic fundamentals support long-term housing demand. These markets benefit from sustained population inflows, job growth, corporate relocations, and business-friendly environments that support economic expansion.

Midwest Allocation

To complement growth-oriented investments, the Fund allocates capital to select **Ohio** markets. These markets offer attractive entry pricing, predictable demand dynamics, and lower volatility, thereby contributing to portfolio stability.

The Finquity Multifamily Growth Fund I is a closed-end, value-add private real estate fund designed to acquire, reposition, and operate Class B and B- multifamily properties in select U.S. markets, targeting a balanced profile of income generation, capital preservation, and long-term appreciation.

“ The Fund focuses on properties that are performing below their economic potential and creates value through renovation, operational optimization, and disciplined asset management.



Why Multifamily Real Estate?

Core drivers of long-term multifamily performance

Essential Demand

Housing is a non-discretionary need. Across economic cycles, demand for rental housing tends to remain stable, particularly when homeownership becomes less accessible due to affordability or credit conditions.

Recurring Income

Multifamily assets generate recurring income through diversified rental streams while offering potential long-term appreciation driven by rent growth, operational improvements, and market fundamentals.

Risk-Adjusted Returns

Historically, multifamily real estate has delivered competitive returns with lower volatility compared to many other property types, supported by diversified tenancy and shorter lease durations.



Multifamily sits at the intersection of essential demand, durable income, and long-term capital preservation. In a market shaped by affordability pressures and economic uncertainty, rental housing remains one of the most resilient asset classes across cycles.

Supply Imbalance

U.S. housing supply lags behind demand. With high costs stalling new construction, value-add renovations are the most effective way to capture this persistent market gap.

Affordability Gap

Higher interest rates and elevated home prices have widened the gap between renting and owning, reinforcing long-term demand for multifamily housing across income segments.

Tax Efficiency

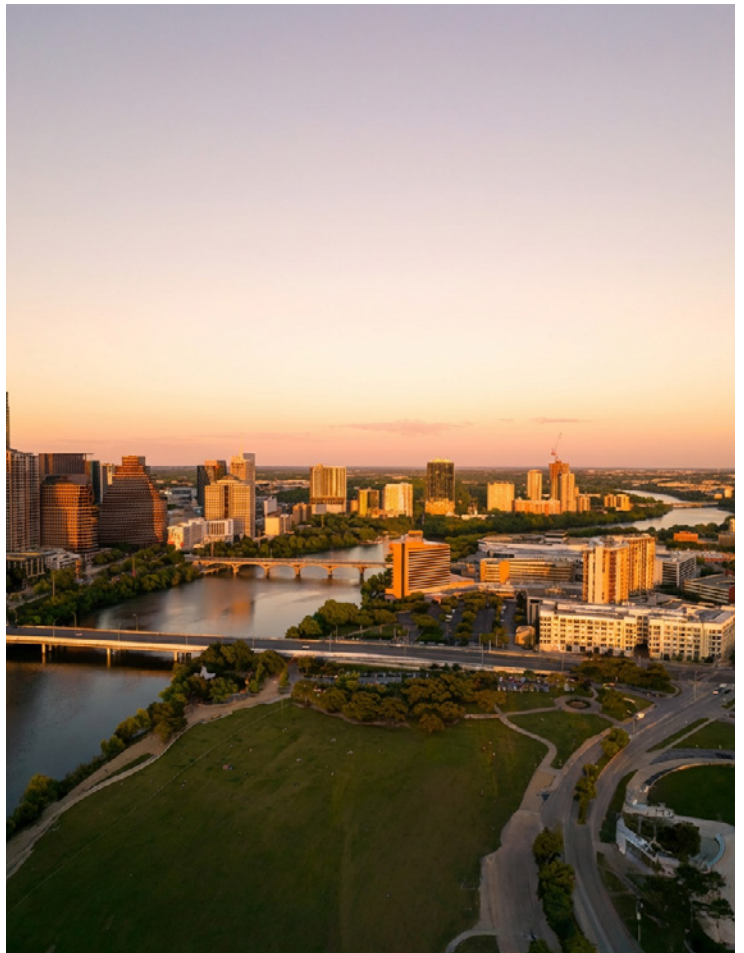
Multifamily investments may offer tax advantages, including depreciation and potential tax deferral strategies, which can enhance after-tax returns depending on investor circumstances.

Market Outlook

Market Outlook 2026: An Execution-Led Cycle

The U.S. multifamily market entering 2026 is shifting into a more selective, fundamentals-driven phase following the expansionary cycle of 2021–2023. According to ULI / PwC Emerging Trends in Real Estate® 2026, performance is increasingly determined by asset selection, operating efficiency, and execution quality, rather than broad rent growth or cap rate compression.

This shift toward a more selective, execution-driven environment directly reinforces Finquity’s strategy, where disciplined renovation delivery and operational control are central to protecting underwriting assumptions and managing downside risk. At the same time, supply–demand fundamentals are improving. Marcus & Millichap’s 2026 National Multifamily Investment Forecast projects national apartment deliveries to decline to approximately 270,000 units in 2026 — the lowest annual level in more than a decade — reinforcing support for existing assets.



Sources: Marcus & Millichap, 2026 National Multifamily Investment Forecast; ULI / PwC — Emerging Trends in Real Estate® 2026

Strategic Positioning

How current market conditions reinforce Finquity's approach

KEY MARKET DYNAMICS

- Sustained rental demand supported by affordability constraints and limited access to homeownership.
- Declining new supply benefiting existing communities, particularly in Midwest markets and select Sun Belt metros.
- Greater dispersion in asset performance as rent growth normalizes and operating costs rise.

WHY THIS ENVIRONMENT FAVORS FINQUITY

- Returns increasingly driven by basis discipline, targeted renovations, and operational execution.
- Downside protection enhanced through in-place cash flow and conservative leverage at acquisition.
- Execution capability and cost control emerge as primary differentiators in preserving capital and achieving target outcomes.



As we enter 2026, the multifamily market has become highly selective and execution-driven. Performance is increasingly determined by asset selection, operating efficiency, and disciplined execution of business plans. This environment directly reinforces Finquity's strategy, where execution capability and downside discipline are central to preserving investor capital and achieving risk-adjusted outcomes.

Our Vision

Principles shaping our culture

Values

Integrity demonstrated through ethical conduct, accountability, and long-term alignment with investor interests.

Transparency through consistent reporting and open communication throughout the investment process.

People & Culture reflected in a culture of professionalism, respect, open communication, and accountability

Excellence reflected in high standards of execution, capital discipline, and operational performance.



FINQUITY
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Our purpose is to create wealth for investors through strategic real estate investing, while revitalizing communities and fostering growth.

Contact Us

Finquity Capital LLC
One World Trade Center, 85th Floor
New York, NY 10007

(212) 543-1100
ir@finquitycapital.com

Visit Our Website:
www.finquitycapital.com

Talk to the Finquity Team

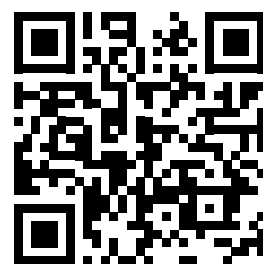
Schedule a conversation about Finquity's multifamily investment strategy.

SCHEDULE A CALL

finquitycapital.com/get-started

EMAIL US

ir@finquitycapital.com



SCAN TO SCHEDULE A CALL

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