

FUND OVERVIEW

Multifamily Growth Fund I

Core Plus & Value-Add Multifamily Private Equity

New York-based | Target Markets: Texas · Florida · Ohio

Finquity Capital launched Multifamily Growth Fund I with a focus on execution-led value creation through disciplined renovation oversight and operational control in select U.S. markets.

Seeks to provide investors with a combination of:

- Conservative capital preservation.
- Current income from in-place cash flow.
- NOI growth through targeted renovation.
- Sponsor-led execution control.

Fund Overview

The Multifamily Growth Fund I is a closed-end private real estate fund focused primarily on acquiring, repositioning, and operating Class B and B- multifamily properties in Texas, Florida, and Ohio. The Fund may also selectively pursue Class C assets where a conservative entry basis, defined renovation scope, and in-place cash flow support downside protection and a clearly defined risk-adjusted outcome.

The Fund targets a balanced profile of capital preservation, current income, and long-term appreciation, driven by disciplined underwriting and execution-led asset management. Investments prioritize underperforming multifamily properties located in markets with durable housing demand, strong demographic fundamentals, and identifiable operational upside.

Institutional Partners & Governance

Verivest provides fund administration, accounting, and valuation support.

InvestNext enables digital onboarding, subscriptions, and investor reporting.

Whitley LLP serves as fund formation and securities counsel.

Institutional property management firms are engaged at the asset level.

Conservative underwriting is supported by third-party diligence and governance.

Summary of Key Terms

Fund Name	Multifamily Growth Fund I
Structure	Closed-end private multifamily real estate fund (Reg D)
Target Fund Size	\$2 million – \$20 million
Strategy	Core Plus / Value-Add Multifamily
Target Assets	Primarily Class B/B-; selective Class C with downside protection
Markets	Texas · Florida · Ohio
Acquisition Profile	50–250 unit communities
Investment Period	Approximately 2–3 years
Fund Term	7 years + two 1-year GP extensions
Preferred Return	8% cumulative to Limited Partners
Target Net IRR	11% – 15%
Net Equity Multiple	1.6x – 1.9x
Stabilized Cash Yield	6% – 8%
Minimum Investment	\$25,000
GP Commitment	2–5% of total commitments (min \$250K)
Fees	1.5% Mgmt / 1.0% Acquisition / 7.0% CapEx Oversight
Property Management	Third-party institutional management

Target Markets

Focus on High-Growth and Resilient U.S. Markets

- Strong job and population growth in select regions
- Attractive entry pricing with steady rental demand
- Balanced exposure across Sun Belt growth and Midwest stability



Portfolio construction balances growth-oriented Sun Belt exposure with income-focused Midwest markets to enhance downside protection.

Texas & Florida — Selective Sun Belt

- Established metros with diversified economies and value-add upside through execution.

Ohio — Income Stability

- Select Midwest markets offering attractive entry pricing, steady demand, and limited new supply.

Why Now: The 2026 Multifamily Entry Point

The multifamily market entering 2026 is shifting into a more selective cycle, driven by asset-level execution and operating efficiency rather than broad rent growth. New supply is expected to decline materially, improving fundamentals across many markets.

Why Now

- Sustained rental demand amid affordability constraints
- Declining new deliveries supporting existing assets
- Greater opportunity for disciplined Core Plus and Value-Add execution

Sources: ULI/PwC Emerging Trends 2026; Marcus & Millichap 2026 Forecast

Asset Sourcing & Acquisition Strategy

1 Institutional Deal Sourcing

- Established broker relationships in target markets.
- Access to off-market and limited-marketing opportunities.

2 Data-Driven Market Screening

- Institutional data tools inform deal sourcing and evaluation
- Focus on conservative basis and identifiable operational upside

3 Execution-Led Acquisitions

- NOI growth driven by renovations and operational improvements
- Sponsor oversight supports CapEx and delivery risk control

4 Underwriting Governance

- Conservative assumptions with downside stress testing.
- Underwriting developed and reviewed internally under sponsor oversight

Risk Management & Mitigation Approach

Finquity prioritizes capital preservation through a disciplined governance framework designed to mitigate operational, financial, and market-cycle risks:

- ✓ **Downside-Protected Entry:** Assets with in-place cash flow, conservative leverage, and stress-tested underwriting.
- ✓ **Execution Oversight & Sponsor Alignment:** GP co-investment and rigorous renovation governance to protect underwriting assumptions.
- ✓ **Liquidity Discipline & Market Selectivity:** Dedicated reserves and market focus on durable demand fundamentals.
- ✓ **Institutional Reporting & Investor Infrastructure:** Secure onboarding and reporting via InvestNext, legal counsel (Whitley LLP), and fund administration through Verivest.

Next Steps

1. Request the investor package.
2. Review the investment structure, strategy, and disclosures.
3. Subscribe through our secure InvestNext investor portal.
4. Access offering documents, onboarding, funding, and ongoing reporting in one platform

For questions or additional information, please contact:
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Disclaimer & Forward-Looking Statements

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