

CRE-Endeavors Equity Program

About CRE-Endeavors:

A commercial real estate Fund Manager and Advisory firm headquartered in Atlanta, GA, **CRE-Endeavors** was founded to provide tailored solutions for small and middle-market multifamily and retail transactions in their efforts to positively impact communities. Our real estate investment solutions include support in acquisitions, capital markets, investment sales, and construction due diligence within the private capital market, specializing in middle-market multifamily and retail transactions up to \$30 million in total capitalization.

Equity Program Overview:

CRE-Endeavors invests in multifamily properties in specific markets within the Southeast, Maryland, and Texas, as Co-GP, LP and JV equity. We manage a discretionary equity fund that is ready to deploy capital for the right multifamily assets and experienced Sponsor/Operator team ([read our Partnership Criteria](#)). **If you have a multifamily investment opportunity that meets our investment criteria below, please [submit your deal](#) to our team.**

GEOGRAPHY:	<ul style="list-style-type: none"> • Georgia: Greater Atlanta (the 11 counties + City of Atlanta), Augusta, Savannah • Tennessee: Chattanooga, Knoxville, Murfreesboro, Clarksville, Brentwood, Franklin • Alabama: Birmingham, Huntsville • South Carolina: Charleston, Columbia, Greenville, Mount Pleasant • Maryland: Greater Baltimore, Baltimore County, Baltimore City • Texas: Dallas, Houston, Austin, San Antonio
PROPERTY TYPE:	Existing Multifamily (Apartments Communities) Market Rate, Workforce Housing, Affordable Housing Core-Plus, Value-Add (Great A/B Locations, vintage is not as important)
INVESTMENT SIZE:	\$1,000,000 to \$7,000,000 per project
RETURN REQUIREMENTS:	Return targets are NET OF FEES . Minimum: 8% preferred return, 15-21%+ IRR, 1.75-2.0x+ Equity Multiple We like deals that offer cash flow, generally 6-10%+ average Cash-on-Cash returns.
TERM:	3 to 5 years
TOTAL CAPITALIZATION:	Small and Middle-Market (Generally, \$8 million to \$30 million)
MAXIMUM LTV:	Generally, projects no more than 75% levered (exceptions may be considered deal by deal)
CLOSING:	21 Days from execution of term sheet.
PARTNERSHIP CRITERIA:	READ OUR PARTNERSHIP CRITERIA

For Originations:



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