

## **Multifamily Acquisition Criteria**

Culver Solutions, LLC is actively seeking to acquire multifamily properties. Our acquisition criteria are as follows:

### **General Criteria**

- Potential High Yield Income Streams.
- Various Cap rates depending on cash requirement, appreciation potential and property
- Price range - generally \$2,000,000 - \$14,000,000 (Prices should average 20% below replacement cost)
- Cash Equity - "All Cash" or "Cash to Existing Debt"
- Value Add Opportunities sought
- Existing subsidies and Affordable Housing projects sought

### **Property Criteria**

- Class "B" and "C"
- Multifamily asset class
- Minimum size – 100 units
- Age - open
- Minimum Occupancy - 75%. Will consider lower occupancy if the property is well located and is a value enhancement opportunity
- Quality property but will consider some deferred maintenance or renovation on properties if well located and are value enhancement opportunities

If you have a property you would like us to consider, please provide the following:

Name and address of property  
Last twenty four months operating statements  
Current Rent Roll  
Pictures  
Proposed price and terms  
COC (based on actual numbers) > 16 %  
CAP (based on actual numbers) > 9  
DCR > 1.26

We look forward to doing business with you.