

FUND OVERVIEW

Fund:	CatalystReal Estate GP Fund
General Partner:	Colony Hills Capital, LLC
Target Strategy:	Value Add and Opportunistic
Target Markets:	Secondary & Tertiary Markets in the Southeast US
Target Property:	B & B+ Class Multifamily
Target Raise:	\$10 Million, Minimum Investment of \$100,000
Target Net IRR:	30%
Priority Return:	8% Compounded Annually
Fund Term:	5 years from final closing (+3 1-year extensions)

UPCOMING TRANSACTIONS

Lakeshire Village Purchased 30% IRR \$22,300,000 Atlanta, GA	Current Pipeline Purchase 20% IRR(avg.) +\$250,000,000 5 States
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SPONSOR OVERVIEW

Experienced team of professionals with a combined 100+ years of experience in multifamily real estate investment management.

- **CEO & Founder:** former CEO of a multi-million-dollar organization with 400+ employees; 30+ years of private equity and real estate investing experience.
- **President:** 25+ years of multifamily, capital markets, and operational experience; previously worked in risk arbitrage for a US based hedge fund
- **Strategic Advisors:** Institutional real estate investment managers with a combined involvement in transactions exceeding \$18 Billion

MARKET OPPORTUNITY

Major MSAs recently experienced significant cap rate compression due to the influx of capital. More recently, investors have begun to search for higher returns in secondary and tertiary MSAs across the southeastern United States.

- **Under capitalized Segment:** As investors rush toward new development in search of higher returns, class B product remains under capitalized resulting in significant opportunity for value add and opportunistic players in this space.
- **Population and Wage Growth:** Workforce rental housing is in higher demand due to the population and wage growth of the working class.
- **Shift in consumer preference:** As home ownership becomes more expensive, there is a shift in consumer behavior of renting vs owning.

INVESTMENT STRATEGY

Colony Hills Capital's value add approach maximizes risk-adjusted returns while remaining focused B class multifamily in secondary and tertiary MSAs.

- **Focused on ROI:** Colony Hills is very selective with each investment, seeking to optimize expected returns to investors.
- **Property Specific Plan:** Deeply experienced in identifying multifamily properties, specifically workforce housing, with value enhancement catalysts and executing customized business plans that lead to profitable investments.
- **Target Markets:** South East states – GA, TN, SC, NC, AL, FL
- **Investment Evaluation:** Detail-oriented due diligence processes to optimize asset selection, enhance operating efficiencies and maximize value creation.

COMPETITIVE ADVANTAGES

Colony Hills Capital's Core Competencies have allowed the firm to significantly outperform its competitors over the past 10 years.

- **Relationship Driven:** Years of developing relationships with local property owners, brokers, and real estate professionals has allowed Colony Hills Capital's off-market deal pipeline to flourish.
- **Expertise:** Executive team with visionary thinking, entrepreneurial drive, creative deal sourcing and disciplined management.
- **Management and Execution:** Provide aggressive hands-on asset management to execute customized business plans.

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