



HAWTHORNE RESIDENTIAL PARTNERS is actively seeking the following apartment investment opportunities:

Apartment Acquisitions

Joint Ventures With Owners In Need Of Capital

Able to quickly provide capital and repositioning expertise to owners facing vacancy, loan default, loan maturity, foreclosure

Loan Sales

Sub-performing and Non-performing preferred

■ ■ INVESTMENT CRITERIA

- Southeastern United States
- Single properties or multiple portfolios
- Minimum size: 200 units
- Investment Size: \$2,000,000 to \$100,000,000+
- Property Types:
 - New construction in lease-up
 - New partially complete
 - Existing class A, B, C
 - Value add renovation opportunities
- Close all cash or assume existing debt

■ ■ THE HAWTHORNE DIFFERENCE

- Experienced acquisition team – completed \$7.5 billion of acquisitions
- Ability to overcome complex issues (vacancy, distressed situations, environmental conditions, tenant lease issues)
- Able to close all cash, no financing
- Flexibility to meet Seller's needs

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