



## Patriot Housing Group's Acquisition Criteria

- General:**
- Multifamily – Stabilized or Near-Stabilized, Class “C” or Better.
  - Located in growth markets where employment and population are trending positively.
  - Located within 30 miles from VA Medical or Outpatient Center.
  - Has stable and sustainable cash flow in place at the time of purchase, or could achieve within a 3 – 6 month period of time.
  - Minimal CAP Ex or rehab needed.

**Property Type:** Multifamily properties only, 200 Units and up, and portfolios with no upper limit.

**Markets:** Prefer Primary or secondary markets nationwide.

**Age of Property(s):** 1970 or newer preferred but not required.

**Transaction Size:** \$5,000,000 to \$50,000,000 for single properties, no upper limit on portfolios.

**Occupancy:** Must be at or near stabilization.

**CAP Rates:** Very competitive pricing and varies with the quality of the income stream and the velocity at which it grows.

**Hold Period:** Long Term. Anticipate 35 years for most properties.

**Purchase Terms:** Our significant Capital Partners provide us with a very sure execution of the transaction. Typical purchase terms are – a) **ALL CASH**; b) **60 Days Due Diligence**; c) **15 Days to Close**; and d) **NO CONTINGENCIES**.

**What to expect:**

- Quick initial underwriting turnaround, typically 30 days or less.
- Certainty to close following Due Diligence approval.
- Experienced and responsive team throughout the acquisition process.