EDEN ELEVATIONS 3

PARTNERSHIPS WITH PURPOSE

edenelevations3.com / 541-905-4909 / bruce@edenelevations3.com

EDEN ELEVATIONS 3: BUY BOX

MULTIFAMILY ACQUISITION BUY BOX | 2026

Direct Acquisitions Contact
Bruce Edwards
✉ **bruce@edenelevations3.com**

INVESTMENT OVERVIEW

Eden Elevations 3 is an active multifamily investment group acquiring **institutional-quality apartment communities** across the U.S. We invest across **value-add, workforce, mid-market and Class A / luxury assets** when pricing, basis, or capital structure creates compelling risk-adjusted returns.

We are **basis-driven, not label-driven**. We move decisively on well-located opportunities.

Beyond stabilized acquisitions, we provide capital solutions and certainty of execution where debt stress, structural complexity, or time pressure create opportunity.

Just as often, we buy well-located multifamily the straightforward way, with conventional agency financing and a normal diligence and closing timeline. Not every deal needs to be complex.

NON-NEGOTIABLE LOCATION STANDARD

GOOD NEIGHBORHOODS ONLY

Safety is a core investment principle and is **not flexible**.

Properties must meet **this standard**:

- Crime rates **at or about the metro average** *(the closest MSA, never a national figure)*
- Crime measured **against the property's own metro** *(police incident data, never a ZIP-code or national average)*

✔ **Average or better crime ratings**
✔ **Class A & B neighborhoods preferred**
✔ **Class C and C+ buildings considered in C neighborhoods and better (never C-minus)**
✖ No high-crime areas
✖ No speculative or “path of progress” locations

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TARGET PROPERTY PROFILE

- **Asset Type:** Multifamily (apartments only)
- **Year Built:**
  - 1981 and newer (1990s and newer preferred)
  - Older only with the systems and asbestos work documented as done
  - New construction and recent deliveries actively pursued
- **Unit Count:**
  - Guide: **100+ units, with no hard minimum on the right deal**
  - Preferred: **300+ units**
- **Deal Size: $5MM and up** (no ceiling for the right asset or portfolio)

Asset Classes Considered

- Workforce
- Mid-market
- Class A / luxury & new construction

Luxury and new builds are pursued when pricing dislocation, debt stress, or structural complexity creates opportunity. We are not trophy buyers.

VALUE CREATION REQUIREMENTS

We stay disciplined on price and rarely overpay.

Every deal needs a real reason to sell: a loan maturing in the next 12 to 24 months, assumable Fannie Mae, Freddie Mac or HUD debt below market, a lender, receiver or REO sale, about 60 days ahead of pre-foreclosure, or an owner under real pressure.

Most opportunities show **clear, executable upside**, including **one or more** of the following:

- In-place rents **below market** *(excluding renovation premiums)*
- **Elevated vacancy** or operational underperformance
- Deferred maintenance or dated interiors
- Expense inefficiencies or management upside
- Assumable or mispriced debt, or a basis below replacement cost
- **Capital-stack or debt stress**, such as:
  - Near-term maturities
  - Expiring or insufficient rate caps
  - Lease-up or absorption challenges
  - Recapitalization needs
  - Note purchases or A/B structures

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CAPITAL SOLUTIONS & STRUCTURED SITUATIONS

With our equity partner Home Invest, we provide certainty of close to owners, lenders and special servicers facing capital-stack or structural pressure, always taking full ownership and control. We move quietly and close on complexity.

- Receivership, REO and post-foreclosure takeouts
- Agency and CMBS loan assumptions, plus rate-cap replacement
- Recapitalizations, note purchases and discounted payoffs where Eden takes full ownership and control
- New construction and lease-up takeouts, including absorption and certificate-of-occupancy bridge situations
- Discounted payoffs, loan modifications and negotiated maturity resolutions
- Performing and non-performing note purchases, including A/B note structures, where Eden takes full ownership and control

MARKET FUNDAMENTALS

- **Population:**
  - Guide: trade area population (city, county and nearby metro) **75,000+**
  - Positive growth required
  - Up to **-0.5% decline** considered only in rare cases
- **Employment:** Flat or positive job growth
- **Political Climate:** Landlord- and business-friendly
- **Demand:** Diverse employment base and durable renter demand

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TARGET STATES

AL, AZ, AR, CO, FL *(south of Orlando preferred)*, GA, ID, IN, IA *(DSM)*, KS, KY, LA *(safe submarkets only)*, MO, NE, NV, NC, OH, OK *(OKC metro preferred)*, SC, SD, TN, TX, UT, WI

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EXECUTION & CERTAINTY

Why brokers, lenders and special servicers work with us:

- Backed by our institutional equity partner, Home Invest
- Closing certainty: no financing contingency
- Straightforward when it should be: many of our deals are conventional acquisitions with agency financing and standard diligence and closing
- Quick, clear feedback on a complete submission
- Principal buyers: decisions are made in-house, not by committee
- Disciplined pricing: we price it right the first time and do not retrade
- We work directly with brokers and principals and always protect the broker fee

PARTNERSHIPS WITH PURPOSE

We buy to make communities measurably better, not only to earn a return. Our equity partner, Home Invest, brings a community-first philosophy, including its Fishers of Men program that mentors fatherless youth. We carry that same approach into the communities we acquire, because a stronger community is also a stronger asset.

- On-site community directors who run events and connect neighbors
- Resume-building and job-readiness clinics for residents
- After-school and youth programs for families

Residents who know their neighbors feel safer and stay longer. When people feel safe and connected, they stay, which is good for them and good for the asset.

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SUBMISSION GUIDELINES

✉ **bruce@edenelevations3.com**

Must include in email body (minimum):

- Property address (with ZIP)
- **T12 NOI or Fully Loaded NOI** *(specify which; no pro forma NOI)*
- Year built
- Unit count

If available: occupancy, rent vs. market, crime rating, pricing guidance, rent roll, OM.

Clear submissions receive **faster feedback and underwriting**.

The more complete the package, ideally T-12, rent roll and OM, the faster we can return a real number.

Off-market and quietly marketed opportunities are especially welcome.

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Disciplined acquisitions. Safe neighborhoods. Long-term value.