

Comprehensive Real Estate Acquisition Strategy

From Property Overview to Financial Underwriting and Exit Planning

Deal Cover — Acquisition Overview



Property Details

Property Name: [Insert Property Name]

Location: [City, State]



Deal Size

Deal Size: [\$X.XM]



Target Investment Returns

Target Returns: [X]% IRR / [X.X]x Equity Multiple



Executive Summary & Opportunity Teaser



Acquisition Highlights

- Strong fundamentals
- In-place demand
- Renovation-ready units



Purchase Price and Underwriting

- \$X.XM
- Underwriting basis: stabilized NOI / comps



Upside Potential

- Rent growth
- Value-add execution
- Operational lift



Property Overview & Gallery



Photo Grid Overview

Photo grid placeholder (exterior, amenity spaces, unit interiors, common areas)



Size and Unit Mix

Size & mix: [XX,XXX] SF | Units: [XX] | Unit mix: [Studio/1BR/2BR/3BR]



Current Performance

Current performance: [X]% occupancy | Current rents: [range or blended \$/SF]



Location & Market Demographics



Map container

subject site, key corridors, transit access, and amenity nodes



Demographic tailwinds

population growth and household formation supporting demand



Economic drivers

median income level and nearby job/education/healthcare anchors



Investment Thesis & Value-Add Strategy



Thesis in One Line

Acquire [class/location] with in-place demand and clear renovation upside



Renovation Plan

Unit turns, finishes refresh, and amenity upgrades to lift market rents



Operational Efficiencies

Utility optimization, staffing/maintenance improvements, and leasing execution

Financial Underwriting & Return Metrics



Pro Forma Table Placeholders

NOI, Cap Rate, IRR, Cash-on-Cash (year-by-year or summary)



Key Drivers

Stabilized NOI growth, expense rationalization, and exit pricing assumption



Return Highlights Callouts

Target IRR and equity multiple with underwriting sensitivity notes



Capital Stack & Debt Structure



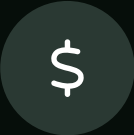
Equity vs. Senior Debt Distribution

Equity vs. Senior Debt pie chart: [X]% equity / [X]% senior debt



Loan Terms Summary

Loan terms summary: interest rate, amortization, term, and maturity (placeholder fields)



Debt Sizing & Coverage

Debt sizing & coverage: leverage rationale and DSCR/coverage targets (underwriting metrics)



Exit Strategy & Sensitivity Analysis



Hold Period Timeline

Acquisition → Value-add execution → Stabilization → Disposition



Exit Strategy

Sell into [cap rate / buyer type] with clear comps and liquidity plan



Sensitivity Analysis

Exit cap rate scenarios and resulting IRR / equity multiple ranges



Sponsor Track Record & Next Steps

Sponsor background

Relevant deal experience
Roles

Alignment & governance

Decision-making process
Reporting cadence

Next steps

Request data room / subscription materials
Wire instructions (placeholder checklist)