

Capabilities

Let Our Experience Work for You

PRIME specializes in capitalizing on proven or unique, emerging markets that experience high barriers to entry, strong job growth, good schools and retail, excellent visibility, or other variables that meet our high standards for investment return. We turn assets in to equitable properties through an array of dependable services for our investors and partners.

Acquisition

PRIME plans to exercise its property acquisition expertise to obtain between 3 to 5 properties per year until it has a portfolio totaling either 20 to 25 properties or 5,000 apartment units at any one given time. The Company will investigate property acquisition opportunities strictly in Texas until the time is right to branch out in to other emerging markets throughout the U.S.

Ideal Property Characteristics:

- Class C & B product w/ B- or better location
- Garden-style, mid-rise, and high-rise rental apartment communities
- Prefer 150 units minimum and post-1980 construction, but will consider vintage and smaller communities based upon geographic location and specific opportunity
- Comprehensive or some type of amenity package, strong unit mix, and potentially attractive grounds

Markets:

- Primary (Austin, Dallas, Houston, San Antonio) and secondary markets (Round Rock, New Braunfels, Sugarland, etc.) and in some instances tertiary markets (Corpus Christi, Boerne, Nacogdoches etc.) located across Texas
- Locations with good visibility, strong employment fundamentals, access to transportation and amenities
- Municipalities with cohesive growth plans

Investment Parameters:

- Minimum investment: \$1MM; maximum size \$10MM
- Preferred size: \$3MM to \$6MM
- Cap rates consistent with suburban market fundamentals
- Equity Amount of \$1MM to \$3MM

Yield Requirements:

- Positive cash flow in-place, with year one cash-on-cash returns in the high single digits at a minimum
- Overall leveraged IRR levels 12-20%

Acquisition & Investment Strategy:

- Acquisition of properties with either a light or heavy value-add component
- Acquisition of under-performing or non-performing assets
- Acquisition of operational deficient assets w/ assumable in-place financing
- Partnership buyout or restructurings

Asset Management

Our property management team strives to maximize each asset's value through absolute attention to our residents, targeted multidimensional marketing strategies, and uncompromising focus on the physical condition of the property.

PRIME Multifamily Investors executes its property management activities through the affiliated firm, PMF Property Management.

PMF is a property management company comprised of a team of talented professionals with significant property and asset management experience. PMFI builds value and maximizes returns through the diligent application of property management fundamentals, and by keeping our eye on costs at all times.

By performing market studies and carefully defining investment strategies with our acquisition goals, PMFI strategically positions each community for optimal stabilization and performance. We are responsive, agile, and devoted to providing an elevated living environment for our

tenants and preserving the best interests of our investors. Through our management company, PRIME continuously strives to shift successful properties into higher profitable categories. Our clients' properties receive close supervision with strict accountability due to our hands-on management approach and commitment to providing the highest standards of service.

Value Add

Renovating and rehabilitating apartment projects, from light, cosmetic related renovation to deep value-add projects.

Construction

In-house General Contracting services. We assess existing physical issues on potential projects, estimate new capital improvements and required deferred maintenance, buy-out jobs, and build our projects.

PRIME Multifamily Investors executes construction activities through the affiliated firm, PMF Construction.

The in-house team can quickly assess the construction costs of potential acquisitions and developments and execute a strategic performance plan that optimizes value for our shareholders.

The construction team specializes in multifamily and commercial construction services and is experienced in all facets of the development and construction process. AHC Construction's mission is to provide competitive and professional construction services to its clients by treating their projects and visions as if they were our own.

Financial Analysis & Deal Structure

We use a number of proven methods to underwrite each of our projects. Our financial models are thorough and sophisticated, providing our investors with a high degree of transparency and usability

Development

**Coming Soon*