

MULTIFAMILY VALUE-ADD AND HOLD

Value creation, refinance, and
hold for cash flows



AT A GLANCE

Benefits

- Improve property to create value
- Refinance for tax-free proceeds to repatriate capital
- Hold to enjoy leveraged cash flows

Rationale

- Difficult to find yield in the current environment
- Real estate has high transaction costs, so active trading is not ideal
- Create investment for long-term cash flow



"We believe the key to our value-add and hold strategy is the enhancement and long-term ownership of quality properties."

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CHALLENGE

Investors seeking income have few options today and are being pushed out the risk spectrum. Most real estate sponsors pursue short-term strategies to maximize their promoted interest. We seek to create value by enhancing undercapitalized or under-managed properties, return capital through periodic refinancing, and produce stable and growing cash flow.

SOLUTION

North Vista Capital will identify, acquire, and improve thoughtfully selected properties in non-commodity locations that can be enhanced through physical and operational repositioning. We design and implement asset-specific strategic capital plans for each investment.

We target infill markets with higher barriers to new supply in established and transforming neighborhoods to increase the potential for material appreciation. We create value through hands-on repositioning with the goal of returning capital (tax-free) through periodic refinancing and providing stable cash flow for the duration of the hold.

WHY INVEST WITH NORTH VISTA CAPITAL

Experienced Principals

Principals have the experience, acumen, and vision to execute all aspects of the investment strategy.

Interests Aligned

Principals co-invest alongside investors to ensure interests are aligned

Risk Mitigation

We employ disciplined, conservative, and thoughtful use of leverage to enhance returns without significantly increasing risk.

Long-Term Focus

Long-term ownership of quality real estate can act as an inflation hedge and provide diversification.