

JOINT VENTURE PRIVATE EQUITY PLATFORM



INVESTMENT CRITERIA

\$10-\$100M

Total Capitalization

8.0%

Target Average CoC

65% LTC

Target Debt

2- 10 Years

Target Hold

*Dependent on asset strategy

15%+

Target Property-Level IRR

*On a 5-year hold

90% MLG /10% Sponsor

Equity Split

*Open to other structures



Multi-Family

- > Value-add, Class A-/B
- > Units: 200+
- > 1980's+
- > Demographic and Market Focused
- > Appetite for Loan Assumptions and Equity Recaps



Industrial & Flex

- > Value-add
- > Multi-tenant
- > SF: 100,000+
- > 1970's+
- > Basis Focused



Office and Retail

- > Merchant Mindset
- > 1970's+
- > Opportunistic with Higher IRR Target (18%+)
- > Shorter Hold Period (2 - 4 Years)

BENEFITS TO PARTNERING WITH MLG CAPITAL

ACCESS TO INSTITUTIONAL-SIZED EQUITY CHECKS

Typical equity investments between \$7-\$25M with the ability to write larger checks

EXPERTISE STRUCTURING COMPLEX TRANSACTIONS

Specific competency in loan assumptions and equity recaps

FLEXIBILITY AND ABILITY TO MOVE QUICKLY

MLG can underwrite and issue a term sheet within 7 days of Receipt of materials, providing Sponsors comfort and Reassurance to fast-track an off-market deal.

TOP-TIER FINANCING RELATIONSHIPS

Extensive agency and bank relationships from MLG's 34+ year history results in a full suite of debt financing options for each acquisition

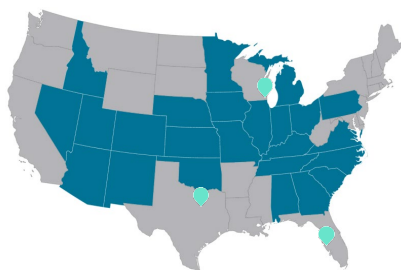
INCREASED CERTAINTY OF CLOSE

MLG has a \$400M discretionary fund and the ability to call capital quickly relieving Sponsors of the hassle and duty of syndicating from numerous investors

CREATE LONG-TERM RELATIONSHIPS

Over half of MLG's 30+ historical JV deals have been completed with existing Sponsor relationships.

TARGET JV MARKETS



Targeted Joint Venture Markets

MLG Corporate Offices

MLG CAPITAL'S JOINT VENTURE PRIVATE EQUITY TEAM



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