

Our Acquisitions

Summit Multicapital, LLC



Ram's Crossing | Fort Collins, CO

www.RamsCrossing.com

VALUE-ADD

Summit acquired The Ram's Crossing Portfolio in December 2014 for \$58 million financed through US Bank. Ram's Crossing consists of 5 properties at 3 locations, 459 units, located next to Colorado State University. The value-add plan has generated \$150 in increases to monthly rents of remodeled units while maintaining near 100% occupancy.



The Fountains | Mooresville, NC

www.FountainsTownSquare.com

CASH FLOW

This 227 unit property features well-appointed 1, 2 and 3 bedroom apartments with high-end finishes and amenities throughout both the apartments and property. Summit acquired this asset in 2013 with a major institutional investor. The property was purchased for \$29,500,000 and maintains high occupancy.



Waterlynn Ridge | Mooresville, NC

www.WaterlynnRidgeApts.com

STABILITY

Summit acquired this asset in November of 2012 for \$34,750,000 to reposition the apartment complex and stabilize returns on cash. Well-appointed 1, 2 and 3 bedroom apartments designed with neo-Craftsman architecture. Waterlynn Ridge is within 20 minutes of Charlotte and within a mile of Lowe's Corporate headquarters.



Stone Creek Apartment Homes | Fort Collins, CO

www.StoneCreekApartmentHomes.com **CASH-OUT REFINANCE**

Summit acquired this asset in December, 2010 for the purchase price of \$13,000,000 and just refinanced with a value of \$26,000,000. Luxury 1 and 2 bedroom garden apartments situated on beautifully landscaped, park-like surroundings.



Riverwalk | Denver, NC

www.RiverwalkLakeNorman.com

VALUE-ADD

This 144 Unit Property, located near Huntersville, NC, offers a lifestyle of luxury and extravagance. Summit acquired this asset in December 2013 for value-add opportunity upgrading units to generate \$150 more per month in rent. Riverwalk has maintained a high occupancy rate since purchase and is located at the Southern end of Lake Norman.



The Arbors at Sweetgrass | Fort Collins, CO

www.TheArborsAtSweetgrass.com

REFINANCE FOR CASH

Summit acquired this asset March, 2012 to reposition the apartment community. The property was purchased for \$30 million. The apartment community features 259 well-appointed, spacious, 1 and 2 bedroom garden apartments situated on twenty-five beautifully landscaped acres. This project was just valued at \$45 million for a refinance due to updates to units and increased rents.



Legends | Hickory, NC

www.RentLegends.com

IMPROVED MANAGEMENT

This 428 unit property features luxurious 1, 2, and 3 bedroom suites. Summit acquired this asset in 2009 to reposition the apartment complex with stabilized management and marketing. Legends has a current 2.9% FHA rate mortgage.



The Estates at Legends | Hickory, NC

www.EstatesAtLegends.com

IMPROVED MANAGEMENT

Summit acquired this asset in 2012, the sister property to The Legends for \$17,900,000 through an FHA loan at the time of purchase. This Upscale 169 Unit Property boasts gracious, luxury living in 1, 2 and 3 bedroom classically-styled apartments. We increased the occupancy rate from 85% to a stable 95% within six months through management expertise and internet marketing.



Landmark | Fort Collins, CO

www.LandmarkApartments.net

VALUE-ADD

Spacious 1, 2, and 3 bedroom apartments in this cozy 120 unit student complex housing featuring luxurious amenities and 100% occupancy. Summit acquired this asset in 2008 and has refinanced it twice. Summit was able to increase the value of the property by 60% (\$18,000,000) through value-added improvements and reposiitoining, driving rents.



For more information contact: Elan Krueger, Vice President, Business Development
ekrueger@smsiliving.com | (301) 970-9276 office

Disclaimer: note past performance is not indicative of future results. Market conditions may effect performance.

Summit Multicapital, LLC | www.summitmulticapital.com | 330.535.2229

