

ACQUISITION CRITERIA

COMPANY INFORMATION Founded in 1992, Carmel Partners (“Carmel”) is a private real estate investment firm specializing in multifamily transactions in the United States. Since 2003, Carmel has closed three fully discretionary real estate investment funds with total equity commitments of \$1.32 billion.

Over the past sixteen years, Carmel has built a reputation as an aggressive, dependable buyer with no financing contingencies and the ability to close all-cash within 40 days or less. In-house development, management, and fundraising capabilities give Carmel the vertically-integrated edge.

Carmel specializes in “value-add” apartment renovations in its target markets and also selectively pursues ground up development opportunities, condo conversions, and joint venture deals. The company currently owns and manages a portfolio of 18,000 units.

Carmel is headquartered in San Francisco and maintains regional offices in Irvine, Denver, Seattle, Honolulu and Washington, D.C.

TARGET MARKETS Carmel is actively pursuing well-located multifamily properties in the following markets:

Denver • Hawaii • Northern California
Southern California • Seattle • Washington, D.C.

DEAL SIZE Carmel will consider opportunities ranging from \$10 million up to large portfolio transactions.

DEAL STRUCTURE Carmel’s typical deal structure is all cash or subject to existing financing. The company will consider partnership interest structures, note purchases, and joint ventures.

RECENT TRANSACTIONS

- 396 unit reposition in Bellevue, WA
- 166 bed student apartment reposition in Westwood, CA
- 325 unit new development in Arvada, CO
- 520 unit reposition in Honolulu, HI
- 205 unit joint venture reposition in San Francisco, CA
- 507 unit reposition in Arlington, VA
- 184 unit reposition in Walnut Creek, CA
- 124 bed student apartment reposition in Seattle, WA
- 174 unit reposition in Santa Monica, CA
- 336 unit reposition in Aurora, CO
- 246 unit reposition in Tustin, CA



SUBMISSIONS

Please submit opportunities to:
Chris Beda
cbeda@carmelpartners.net
p. 415.273.2900 f. 415.273.2901

CARMEL

PARTNERS

1000 Sansome Street, Suite 180
San Francisco, CA 94111
www.carmelpartners.net