



Multi-Family Joint Venture Equity

General Investment and Development (“GID”) forms partnerships with real estate developers in the development of multi-family and mixed-use residential properties to generate strong returns for all parties. The Joint Venture Equity Program provides your organization access to GID’s capital and real estate expertise to drive profitability and grow your business. Your organization will benefit from more than just GID’s capital; it will benefit from GID’s forty-plus years in the real estate development, investment, and property management business. As a long-term investor, GID has the capabilities and motivation to see each investment through to profitability. Benefits of co-investment with GID include:

- ✓ Ability to execute quickly
- ✓ Significant access to capital
- ✓ Possibility to provide additional pre-development investment during entitlement

GID’s focus is on the development of institutional quality assets in strong locations with excellent sponsorship. GID seeks to invest in opportunities that provide strong risk-adjusted returns with a typical structure as follows:

Asset Types	Multi-family residential Mixed-use residential
Deal Size	\$25 MM - \$80 MM; Larger deals considered on a case-by-case basis
Leverage	60% - 80% LTV 3 rd party debt
Equity Investment	70 – 95% of total equity requirement
Structure	Typically pari-pasu to the preferred return Promoted interest Market fees to developer partner
Return (IRR)	Dependant upon risk and leverage
Term	3 to 5 years

For further information, or to discuss a specific project, please contact:

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