



Birgo Heartland Multifamily Fund V LP

The Birgo Heartland Multifamily Fund V LP is strategically designed to capitalize on the robust fundamentals and unique opportunities in America's Heartland markets. The Fund seeks to build a well-diversified portfolio of multifamily properties, targeting both stabilized properties for reliable income and value-add opportunities for enhanced returns.

Investment Characteristics

Targeted Strategy

- Acquire 100-350 unit multifamily properties, consisting of a blend of stabilized and value-add deals for steady cash flow and upside potential
- Focus on acquiring properties in resilient Heartland markets

Financing

- Strategic leverage (50% - 70%) enhances returns and cash flow, and minimizes risk
- Strong lender relationships secure competitive terms

Risk Management

- Investment Committee oversight and rigorous stress testing ensure downside protection and thoughtful asset allocation
- Multiple markets and tenant bases, diversifying risk across markets

Execution

- Vertically integrated management, maintenance, and construction optimize performance
- Proven track record of cost efficiencies, tenant retention, & value creation

Key Terms

Fund Size
\$100M+

Fund Life
7 Years

Sponsor Co-Invest
\$5M

Target Net IRR
13-16%

Target Net MOIC
2.3x-2.9x

Target Annual Cash Yield
5-7%

Preferred Return
8%

Distribution Frequency
Quarterly; expected 12 months after fund launch

Fees and Split
2% AM fee,
20% split to GP

ABOUT BIRGO

Birgo is a vertically-integrated real estate private equity firm based in Pittsburgh, PA.

2012
FOUNDED

\$450M
TRANSACTIONS

3,600
UNITS

22.2%
REALIZED IRR

2.37x
REALIZED MOIC