

INVEST@CAPITAL

Institutional-Grade Real Estate. Built for Accredited Investors.

Access carefully vetted, high-performing real estate opportunities without the operational burden. Invest confidently alongside a partner that prioritizes transparency, diligence, and long-term value.

Key Investment Highlight

This is a rare combination of immediate cash flow and long-term value creation in a core Washington, D.C. market.

4-5%
Cash-on-Cash

New Class A multifamily (2024)

15%
Target Investor IRR

~90% occupied at acquisition

36
Month Investment Horizon

Limited near-term CapEx

Institutional-quality exit



THE OPPORTUNITIES

Income Today. Value Creation Tomorrow.

The Pinnacle presents a stabilized multifamily investment opportunity in a premier Washington, D.C. location, acquired during a transitional lease-up phase. The strategy focuses on completing stabilization, optimizing operational performance, and positioning the asset for a strategic exit to institutional buyers. With strong rental demand, transit-oriented access, and a high-quality new construction asset, the investment is designed to generate stable income while capturing upside from operational efficiencies and rent growth.

THE INVESTMENT STRATEGY

A Clear Path to Value Creation

The business plan is focused on:

- Completing lease-up to full stabilization
- Implementing professional third-party asset management
- Executing strategic lease renewals aligned with market rents
- Optimizing operating expenses and revenue management
- Positioning the asset for sale into the institutional multifamily market

This strategy is designed to generate stable cash flow while enhancing asset value over the hold period.



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Exclusive Real Estate Investments for Accredited Investors

Access selective, institutional-grade opportunities—curated for investors seeking stability, transparency, and long-term performance.

**For U.S. accredited investors
who value:**

- Passive income without operational involvement
- Rigorous, institutional-style underwriting
- Clear reporting and high-touch communication
- Aligned partnerships where founders co-invest

Why Accredited Investors Choose Investo Capital



Selective, High-Quality Investment

We prioritize fundamentals, not volume. Every asset is underwritten using the same rigor expected in institutional private equity.



True Investor Alignment

We invest our own capital in every opportunity, ensuring decisions are guided by long-term stewardship, not short-term gains.



Total Transparency, Every Step

Investors receive clear reporting, frequent updates, and full visibility into performance and operations.



A Relationship-Driven Experience

From onboarding to exit, our team provides high-touch communication and proactive support tailored to accredited investors.

Ready to Explore Performance-Driven Real Estate Investments?

Join our accredited investor network to access upcoming opportunities and receive exclusive investment updates.

Email: info@investo-capital.com
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