

## ***MLK Real Estate Capital*** ***Arranges \$6.326 Million Permanent Financing for a Value-add Multifamily Acquisition In Hattiesburg, Mississippi***

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**NEW YORK, NY, September 26, 2018** — **MLK Real Estate Capital** (“MLK”) is pleased to announce it has successfully arranged a \$6.326 million permanent financing on behalf of its client, **Keystone Equities, LLC** (the “Sponsorship”), for the value-add acquisition of **Villa Trace Apartments**, a 114-unit, 162,000-square-foot garden-style apartment community located in Hattiesburg, Mississippi.

The financing assignment was originated by MLK’s Executive Vice President **Ryan Goldstein**, and execution was led by its Vice President **Ryan Carlson**.

**Solomon Kinraich**, Managing Principal of MLK, commented, “We were able to source the most attractive financing terms possible, in line with the Sponsorship’s objectives, by emphasizing the stability of the Hattiesburg multifamily market, the strong in-place cashflow of the subject property, and the Sponsorship’s attractive basis, compelling value-add plan, and robust team and track record. This assignment exemplifies our firm’s ability to arrange attractive capital on earlier-vintage assets as well as assets located in secondary and tertiary cities.”

The acquisition represented the Sponsorship’s first investment in Mississippi. **Scott Roth**, Director of Acquisitions of Keystone Equities, commented: “Villa Trace Apartments is a well-located, market-rate apartment community with significant potential rent upside. Our business plan for the Property calls for moderate but meaningful capital improvements to the units and common areas, consistent with improving local market conditions. This acquisition is an example of the concerted effort we are making to expand our multifamily presence in the southern U.S., and we are on pace to continue to aggressively expand our multifamily footprint in southern and southeastern markets.”

### **About Keystone Equities**

Keystone Equities, LLC is a New-York-based private real estate owner, investor, and operator focused on the acquisition, redevelopment, and re-positioning of properties across select U.S. markets. The Company seeks value creation through selective acquisitions, hands-on property repositioning, disciplined operating principals, and focused asset management. Its mission is to generate exceptional risk-adjusted returns while providing unparalleled service to their tenants.

### **About MLK Real Estate Capital**

MLK Real Estate Capital is a privately held, boutique commercial real estate banking and advisory firm. MLK provides Structured Finance/Strategic Advisory services to commercial real

estate client sponsors and operators. MLK Real Estate Capital leverages its extensive capital network to facilitate: Equity Placement & Debt Placement on commercial real estate transactions for Joint Venture Acquisitions, Recapitalizations & Ground Up Development Projects on behalf of Real Estate client sponsors.