



## **Special Situation Investment Platform**

**MLK Real Estate Capital (“MLK”)** is a boutique real estate advisory and investment firm. MLK advises its sponsor clients and invests directly in opportunistic commercial real estate opportunities. As a special situations investor, MLK creates value by providing liquidity and capital solutions for the most challenging situations.

MLK invests in Special Situation opportunities across all real estate asset classes in the top-50 markets of the continental United States. MLK seeks opportunities with seasoned sponsors of ground-up development, repositioning, and value-add strategies. MLK structures its investments as either a co-GP or a Preferred Equity partner.

### **Examples of Special Situations**

- Recapitalization of existing investors
- Fractured Partnerships
- Stalled Development Projects
- Debt Maturity Defaults
- New Acquisitions (sponsor is hard deposit with short timeframe to close)
- Note Financing
- Note Acquisition

MLK’s Special Situation Investment Group provides equity capital and either relies on the sponsor to property-manage or partners with a local group to property-manage. MLK’s Equity and Debt Placement platforms procure the balance of capitalization from MLK’s capital partners.

### **Investment Parameters**

<b>Deal Size</b>	\$15 Million to \$200 Million
<b>Targeted Hold Period</b>	Three to 36 Months
<b>Targeted Returns</b>	20% IRR / 2.00x Equity Multiple
<b>Geography</b>	Top-50 markets of the continental U.S.
<b>Asset Class</b>	Multifamily; Office; Industrial; Retail; Hospitality; Student Housing; Senior Housing; Self-Storage
<b>MLK Participation</b>	\$500,000 to 3,000,000 (any additional equity procured from MLK’s capital partners)

### **Immediate Turnaround and Surety of Execution**

MLK’s lean executive team and entrepreneurial approach to deal making gives MLK the ability to quickly complete underwriting and diligence and to provide a term sheet for execution in a timely manner. MLK differentiates itself from its competition through speed and surety of execution, particularly in situations in which a sponsor has a short timeline to close a transaction, and can move more quickly than its institutional peers.