



Joint Venture Equity Nationwide

- Purpose:** To invest in multifamily properties with strong current cash flows in partnership with strong local sponsors.
- Locations:** All national markets. Secondary and tertiary locations will be considered.
- Property Types:** All cash flowing multifamily properties. Reasonable levels of required rehab are acceptable subject to local sponsor's capabilities. Older properties will be considered.

Equity Investment Amounts:

Amount invested to be \$1 to \$15 million. Larger investments will be considered on a case-by-case basis. Newport will provide up to 90% of total equity required with the balance to be provided by the local sponsor.

Financing:

Various forms of leverage are acceptable.

Yield on Total Cost:

6.25%-6.75% current unleveraged yield on total project cost (Purchase Price + Capital Expenditures + Closings Costs & Fees) required.

Preferred Return:

Distributions are pro rata until full return of capital and specified return on capital varying deal by deal. Above that, the sponsor will be entitled to promote in an amount to be determined on each transaction's merits.

Property Management & Other Fees:

Qualified entities related to the sponsor will be allowed to provide property management, construction supervision and other services at fair market rates.

Response Time:

Newport will respond to equity requests supported by a preliminary information package within 48 hours of receipt. Very fast closings possible.

For Further Information or Submission of Potential Investments Please Contact:

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