

CEP FUND II FACT SHEET

Fund Equity Size	\$50M+	\$50M+ FUND EQUITY SIZE
Asset Type	Multifamily	
Investment Strategy	Core Plus	
Category	Suburban Workforce Housing	
Vintage	2000 and newer	
Class	Class B or Better	
Region/Market of Focus	Pacific NorthWest & Mountain West	
Projected # of Assets	4+	
Projected # of Doors	900+	
Total Capitalization <i>(Fund+Co-Invest Equity+Debt)</i>	\$250M	
LP Investment Minimum	\$100,000	\$100K LP INVESTMENT MINIMUM
Funding Timeline	Capital Calls <i>(4+ Over 12-15 Months)</i>	

LP Terms

Preferred Return	10%	
Accrual	Cumulative Noncompounding	
Investor/Sponsor Profit Share	75 / 25	
Targeted IRR <i>(Gross to Fund & Net to Investors)</i>	15% (Gross) 12% (Net)	
Average Annual Cash on Cash	Property Level (Gross) 7.5% Investor Level 6.5%	
Projected Equity Multiple	3.25X (Gross) 2.5X (Net)	5-7 YEARS HOLD PERIOD
Projected Hold Period	5-7 Years (10 Years Max)	
Debt Type	Fixed Rate 5-10 Year Term	
Leverage	60%-70% LTV	
Fund Management Fee	1.5% Annually on Contributed Capital	
Acquisition Fee	2%	
Legal Counsel	Peterson Russell Kelly PLLC	
SEC Regulation	Reg D 506 (c)	
Fund Administration	Juniper Square	
Fund Administration Expense	.01% Annually on Committed Capital	

