

Acquisition Examples

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An aerial photograph of a residential complex in Las Vegas, NV. The complex consists of several multi-story buildings with terracotta-tiled roofs and light-colored facades. A large, irregularly shaped swimming pool with bright blue water is situated in the center of the complex. The pool is surrounded by a concrete deck and several palm trees. In the background, the Las Vegas city skyline is visible under a clear blue sky with some light clouds. The text "Example #1" and "Las Vegas, NV" is overlaid in the top left corner, and "Sold for 39% below peak price in 2022" is overlaid in the bottom right corner.

Example #1

Las Vegas, NV

Sold for 39% below
peak price in 2022

Example Property #1 Profile:

- Building Class: B
- Year Built: 1990
- Units: 168
- Price: \$27,000,000 (\$160,714/unit)
- Pro Forma NOI: \$1,420,909
- Pro Forma Cap Rate: 6.86%
- Employment growth is 2nd in the nation
- Close to major employers
- Motivated seller, upcoming loan maturity

Example #2

Alabaster, AL



17% LP IRR

Partner Operator Pro forma

Example Property #2 Benefits

- Building Class: B
- Year Built: 1998
- Units: 312
- Price: \$45,650,000 (\$146,314 / unit)
- Stabilized occupancy (98%)
- Pro Forma NOI: \$1,293,744
- Pro Forma Cap Rate: 5.79%
- Assumable loan with 6.5 years of term and a fixed rate of 3.78%



Example #3 Orlando, FL



Just closed at a 35%
discount on its 2022
purchase price.

Example Property #3 Benefits

- Building Class: A
- Year Built: 2021
- Units: 250
- Price: \$69,550,000 (\$278,200/unit)
- Pro Forma Cap Rate: 5.63%
- Est. Gross IRR: 20.94%
- Excellent location with high barriers of entry
- 26% below replacement cost
- Purchase price represents a \$30K/unit discount from recently purchased comparable assets in the submarket

Example #4

Irving, TX

Just sold at a 30–35% discount to replacement cost by a fund in order to meet its redemption queue.

Example Property #4

- Building Class: A
- Year Built: 2006
- Units: 341
- Price: \$82,750,000 (\$242,669/unit)
- Est. Gross IRR: 18.36%
- 85% of the units are unrenovated leaving a lot of room for upside in renovation premiums
- Submarket with significant barriers to entry for new development.

Example #5

Indianapolis, IN

LP IRR of 17.4%



Example Property #5

- Building Class: C
- Units: 342
- Price: \$39,250,000
- Target LP IRR: 17.4%
- Strong going in Cap Rate at 7.12%
- Strong Workforce demand
- The property is offered with assumable debt at 5.72% for 7 years
- Recent CapEx, including roofs in '23.

Example #6

Dallas, TX

35% LP IRR



Example Property #6

- Property Class: B
- Units: 656
- Price: \$16,500,000
- Target Investor IRR: 35%
- Significant discount to market and well-below replacement cost
- Attractive leverage with ability to lock at a below-market interest rate
- 1980's Vintage
- Sponsors own and manage 3 other assets in same submarket

Conclusion & Call to Action

- For more information or to invest, go to:
aare.com/reit
- Contact info for further details:

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