

Multifamily Asset Management

About The Firm

The Bluefox team is comprised of seasoned operations, corporate strategy and multi-family investment professionals.

Bluefox investment process and strategy embraces the value-add commercial real estate model.

The model is characterized by a focus on operating efficiencies and revenue growth as a primary driver of returns.

Our philosophy is based off a long history of understanding the need for capital preservation and its role in long term wealth creation. Ultimately, we seek to hit single and doubles not home runs. We believe it aligns with our risk profile and that of those who partner with us.

About The Asset

We invest in businesses where our ability to efficiently operate the business has a direct impact to our return on investment.

We purchase garden-style apartment units that are in markets with strong population growth, established employers in Healthcare, Education and Local Governments, and a significant cohort of rent paying individuals (e.g. ages 24-44).

When people choose to partner with us, they are becoming a part owner in the business with very strong fundamentals and a proven track record of success. **As a Limited Partner in each business (property) we purchase, you benefit from everything we do to maximize the performance of that property.**

Service Partners | List Not Exhaustive

37th Parallel

Asset Management

Berkadia

Financing

First Bank

Banking Services

Goodman | Allen | Donnelly

Legal

Investment Focus

Class

Class B properties typically constructed between 1980 and 2010

Apartment Style

Garden-style apartments with standard amenities (e.g. pool, playground)

Unit Count

70-150

Correlations

	Real Estate	Stocks	Bonds
Real Estate	1.000	0.101	-0.205
Stocks		1.000	0.125
US Bonds			1.000

Sources: Real Estate Values: NCREIF Property Index, Stocks Values: S&P 500 Index, Bonds Values: Bloomberg Barclays US Aggregate Bond Index

Investment Guidance

Investment Objective	Capital preservation, cashflow and long-term capital appreciation
Investor Qualifications	Accredited and Sophisticated Investors
Minimum Investment	\$50,000. Subject To Deal Increases
Holding Period	5-10 years
Cash on Cash Target	4% - 7%
Annualized Total Return Target	10%-15%
Registration	Regulation D private placement
Taxation	Pass-through partnership for tax purposes. K1s are prepared for investors.

*We love discussing this with others. Please contact Liliana Delgado at
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