

# Investing in Multifamily Communities Across High-Growth Markets

Motiv8 Capital acquires, repositions, and operates multifamily communities by combining disciplined underwriting, experienced operating partners, and long-term value creation across the Sun Belt.

## — WHY MOTIV8 CAPITAL

### A principal-led team built to close

- Experienced operating partners across acquisitions, construction & operations
- Institutional-grade underwriting on every opportunity
- Fast, direct decision-making — no committee delays
- Flexible transaction structures: cash, JV, seller-finance, portfolio
- Confidential, relationship-driven process from first call to close

## — WHY SELLERS WORK WITH US

### Certainty, discretion, and speed

- Direct access to principals — no layers, no runaround
- Confidential discussions that protect tenants and staff
- Preliminary read on fit within days, LOI as fast as 10–15 business days
- Reliable communication through diligence and closing
- A long-term relationship, not a one-time transaction

UNIT COUNT  
**50–500+**

DEAL SIZE  
**\$3M–\$60M+**

TARGET STATES  
**TX · OK · AR · LA · GA**

DEAL TYPES  
**Value-Add · Off-Market · Portfolio · JV**

## — OUR PROCESS

- |                                      |                                     |                           |                  |                            |                      |                                  |
|--------------------------------------|-------------------------------------|---------------------------|------------------|----------------------------|----------------------|----------------------------------|
| <b>01</b><br>Initial<br>Conversation | <b>02</b><br>Confidential<br>Review | <b>03</b><br>Underwriting | <b>04</b><br>LOI | <b>05</b><br>Due Diligence | <b>06</b><br>Closing | <b>07</b><br>Asset<br>Management |
|--------------------------------------|-------------------------------------|---------------------------|------------------|----------------------------|----------------------|----------------------------------|

### Motiv8 Capital

hello@motiv8capital.com · (214) 301-1981 · motiv8capital.com  
6060 N Central Expy, Dallas, TX 75206

For informational purposes only. Does not constitute an offer to sell or a solicitation of an offer to buy any security. Criteria describe our general buy box and are not a binding commitment to purchase any specific property.