Our family run firm, along with our investment partners, have directly transacted on over $500mm of real estate, providing investors with strong returns and unique downside protection by utilizing capital structures specifically designed for quality middle market assets.

Fund Offering

- Multifamily anchored investments
- Performance based fees only
- Preferred return to investors: 10%
- Target IRR (net): 13-14%
- Cash Flow: 6%+ Annualized
- Duration: 3-5 years
- Close ended fund

Strategic Advantage

- Investor friendly fee structures
- Operational experience as owner operators
- Organic deal flow from our expansive network
- Hands on management approach
- Efficient operations
- In house capital markets brokerage
- Capitalizing on a mostly untapped market

Experience

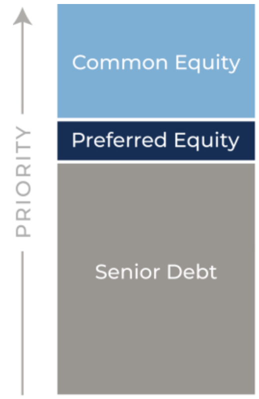
- Total transactions > $500mm
- 25 assets with 14 successful exits
- Equity Multiple >2X , Avg Hold <5yr
- Strong financial, operational and compliance background
- More than $50mm equity raised
- 250+ valued investment partners

Investment Strategy

Velocity and our Partners invest in commercial real estate together through close ended private funds. Velocity originates 'Hybrid Equity' investments, a niche form of preferred equity.

Preferred Equity: a class of shares that sits ahead of common equity in the capital stack and has enhanced rights. Preferred Equity offers a balance between the security of debt and the yield of equity, however, unlike Hybrid Equity, it falls short of traditional common equity returns.

Capital Stack

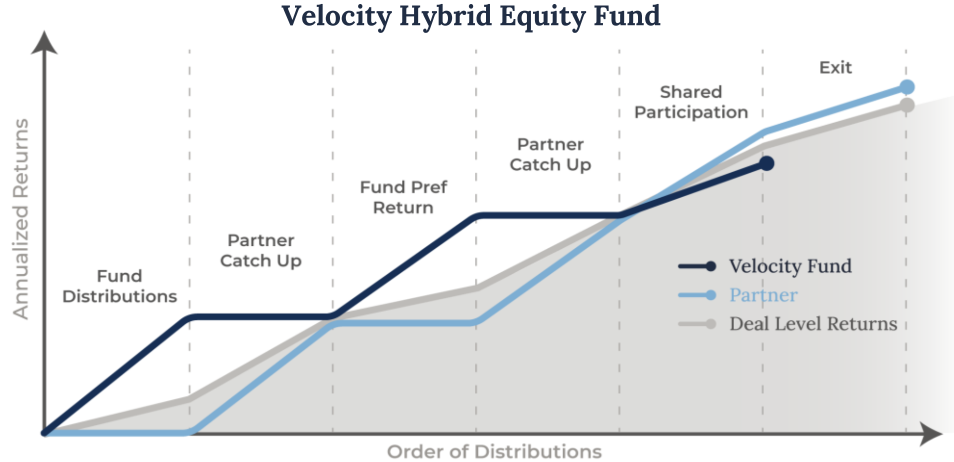


Velocity's Hybrid Equity vs. Preferred Equity

With Velocity's Hybrid Equity structure, investors get their current-pay distributions and return of equity before the property's common equity investors receive their return of equity. Additional profits are shared based on predetermined splits.

By blending features of debt and common equity, our fund achieves returns typically found in the common equity space while keeping our principal and profit distributions in a preferential position.

Velocity Hybrid Equity Fund



Why Mid-Market Multifamily?

- Multifamily continues to be among the most stable and fundamentally strong real estate asset class.
- Private Equity Middle Market CRE investments have much higher yields than publicly traded REITs or institutional assets
- It is a mostly untapped market with virtually no direct competition in our niche, and lots of demand from sponsors who would like to avoid traditional preferred equity

VELOCITY

CAPITAL PARTNERS

Steeve Breton
steeve@velocitycap.com
508-259-4060

Steeve has invested in over 3,500 apartment units and has diverse real estate experience. His conservative approach and analytical skills enable him to clearly assess risk and invest wisely to maximize investor returns while preserving their principal.

Steeve has an MBA from Babson College's Olin School of Business where he now guest lectures in the Real Estate Transactions course at the undergrad and graduate level.

Drew Breton
drew@velocitycap.com
508-686-0740

Drew joined Velocity Capital Partners as Director of Debt and Acquisitions in 2022. He has prior experience as a multifamily syndication analyst and has brokered $75mm of multifamily debt for clients since graduating from University of Connecticut with a degree in Real Estate Finance.

In his current role Drew is responsible for underwriting investment opportunities, finding appropriate debt options, and coordinating acquisitions from loan application to closing. He also serves as an analyst and advisor throughout the due diligence and acquisition process.