



BROOKSIDE EQUITIES

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Brookside Equities Preferred Equity

Brookside Equities is an experienced owner of multifamily value-add in the US, with approximately 1,000 units under management nationwide.

The Small-Balance Preferred Equity program is intended to provide reliable capital for sponsors looking to move beyond traditional friends and family capital raises, so they can focus on closing and operations. The program is geared towards short term transactions, where sponsors will benefit from keeping a larger share of the profit participation compared to a capital structure that is all common equity.

All brokers are protected.

Program Details

Investment Amounts: \$1 million to \$5 million. Can be split as part of a portfolio
Maximum 90% LTV (up to 95% in special circumstances).

Investment Horizon: 2-3 years. Up to 5 years in certain circumstances.

Investment Term: Flexible to fit deal parameters
0-10% current pay
Yield to a 10-15% preferred return
20-50% profit share (proportionate to Brookside's investment)
Can be structured to pay off via new or supplemental loan enabling borrower to retain up to 100% of the equity in the project

Fees: 1% at closing

Investment Type: New acquisition
Existing assets for capital improvements or partnership recapitalizations

Target Asset Types: Value-add multifamily (ground up on a case-by-case basis)
Value-add industrial
Non-performing loans

Prepayment: Flexible subject to minimum multiple and IRR

Investment Term: Preference given to experienced and local sponsors
Will consider select tertiary markets

Most Recent Transaction



The Molino Apartments

\$3 Million Preferred Equity Investment
\$15 Million Transaction Size
Phoenix, AZ
Hotel Conversion