

50-100

UNIT COUNT

1980-2010

VINTAGE

Class B / C

ASSET CLASS

DFW

GEOGRAPHY

\$65K-\$85K

MEDIAN HHI

Value-Add

PROPERTY TYPE

TARGET MARKETS — DFW

FRONTIER

South Dallas · Kaufman County · Red Oak · Waxahachie · Denton Outskirts

EMERGING

N. Fort Worth / Alliance · Forney · Princeton · Melissa · Midlothian · Benbrook · Burleson · Murphy · Keller

INFILL

Garland · Irving · Grand Prairie · HEB Corridor · Mesquite

PRIORITY OVERLAY Datacenter-adjacent & job-growth corridors within 15 miles of major employers

ASSET PROFILE

Property type: Value-add and distressed multifamily

Preferred subtypes: Garden-style · Mid-rise · Wrap · Townhome

SELLER SITUATIONS WE WORK WITH

Motivated sellers — underwater, need to exit, or seeking liquidity.

Structures we accept: assumption loans · direct purchases · note sales · distressed exits · recapitalizations · off-market assignments.

WHY BROKERS WORK WITH US

- > Clear buy box — no wasted LOIs, no chasing qualification
- > Direct decision-makers — principals answer the phone
- > Relationship-first — we protect your client and your commission

NOT A FIT — PLEASE DON'T SEND

- X Student housing

X Rent-restricted / subsidy (LIHTC · \$8)

X Ground-up / SFR / non-multifamily
- X Flat roofs (pitched only)

X Cast-iron plumbing

X Anything outside DFW

WE MOVE QUICKLY ON

- ✓ Under-renovated 1980-2010

✓ Bridge-loan maturities

✓ Frontier / emerging submarkets

✓ Off-market / lightly marketed
- ✓ Poor management / owner burnout

✓ Underwater / need-to-exit

✓ Datacenter corridors

✓ Recaps / note-to-own

Have a deal that fits? Let's talk.

contact@greenpeakscapital.com · greenpeakscapital.com · Dallas, TX · Active in DFW