



Direct submittals to:
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ACQUISITION CRITERIA

Multifamily Properties

UNITS:	200 units or greater
CAP RATES:	Minimum 5.75% cap rate (Year 1 projection)
PURCHASE PRICE:	Minimum purchase price of \$20,000,000
LOCATIONS:	<p>MSA's with a population of at least 500,000 with a focus on the following markets:</p> <ul style="list-style-type: none"> • Denver • Chicago • Dallas / Fort Worth • Austin • Lexington • Atlanta • Nashville • Carolinas • Louisville • Birmingham • Kansas City • Columbus • Cincinnati • Indianapolis <p>We are not looking at markets on either the West Coast, North East or Florida</p>
OTHER CHARACTERISTICS:	<ul style="list-style-type: none"> • Value Add Focus • Properties built in 1980 or newer preferred • Markets with job and population growth • Garden and Mid-Rise • Assets that are rated a 'B' or better in sub-markets that are 'B' or better • We are not looking at markets on either the West Coast, North East or Florida • We are not considering Student Housing • We are not doing development for Multifamily
PURCHASE TYPES:	<ul style="list-style-type: none"> • Single Assets or Portfolios; No joint ventures