

The logo features the text "Livingston St" in a large, dark red serif font. Below it, the word "CAPITAL" is written in a smaller, dark red, all-caps sans-serif font. A horizontal line is positioned between the two text elements. The background of the entire page is a photograph of a city skyline at sunset, with a red color overlay at the bottom.

Livingston St CAPITAL

MULTIFAMILY INVESTMENT OVERVIEW

OUR FIRM

Livingston Street Capital, LLC is a boutique private equity firm with institutional capital partners focused on commercial real estate investments throughout the United States.

We are based in Radnor, PA and New York City and actively make investments across several investment strategies.

These strategies include: Multifamily, Office, Industrial, 55+ Active Adult, Independent Living and Healthcare.

Our company was founded by Peter Scola and Joseph Fox who have successfully led more than the \$20 billion of real estate transactions throughout their careers. Most recently, they have acquired more than \$1.1 billion of commercial real estate throughout the United States.

We have acquired a broad national portfolio of assets across all of our investment strategies.

OUR PHILOSOPHY

Our investment philosophy can best be described as focusing on the “needs” of corporations and individuals versus discretionary “wants.” As such, we focus on investments that we believe serve an essential need for tenants or residents, as applicable. While our approach is considered to be defensive in nature, we look for investments, especially in the Multifamily space, that we believe can achieve consistent and moderate growth potential over the long term.

We believe this helps us preserve our invested capital throughout multiple economic cycles. As a result, we are generally long-term investors of our core and core plus assets.

OUR MULTIFAMILY INVESTMENT PROGRAM

Livingston Street Capital invests in conventional multifamily properties across the continental United States. Our focus is centered on core, core plus, and light value-add opportunities in Class A and B apartment communities located in strong and stable markets. We have a strong preference for Southeast and Southwest locations as well as Pacific Northwest and Mid-Atlantic markets.

OUR CAPITAL

Livingston Street Capital, LLC has dedicated capital commitments that give us the ability to respond to situations quickly. We maintain full control of the due diligence process which allows us to deliver continuity and certainty of execution.

GUIDELINES FOR PROGRAMS

MULTIFAMILY (CORE, CORE PLUS PROGRAM)

Location:	Southeast, Southwest, Pacific Northwest, Mid-Atlantic
Total Transaction Size⁽¹⁾:	\$25-\$50 million
Portfolio Size:	\$50-\$125 million
Markets Considered	
Primary:	Yes
Secondary:	Yes
Tertiary:	Demographics Dependent
Return Profile:	Core Core Plus Light Value Add
Property Class:	A, B
Unit Count Range (Per Property)	
Minimum:	100-120
Average:	150-200
Maximum:	250-300
Occupancy Range:	90%+
Pre-Stabilization Purchases:	Positive Cash Flow Required
Expected Hold Period:	3-10 Years
Key Underwriting Considerations:	Cash Flow Growth Location (Demographics)
Age:	New Construction, 2000's, 1990's preferred but all ages considered based on condition
Portfolios Considered:	Yes

⁽¹⁾ We can consider larger investments and encourage their submission.

We encourage the submission of opportunities if you believe it does, or could meet, our criteria. We endeavor to provide timely responses on our interest in potential opportunities.

REPRESENTATIVE TRANSACTIONS

Olea at Nocatee | Multifamily | Ponte Vedra Beach, FL (Jacksonville MSA)



Versailles Apartments | Multifamily | Towson, MD (Baltimore-Columbia-Towson MSA)



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