

C-PORT MICRO FUND STRATEGY

A Series of Private Equity Funds Focused on Investing In Distressed , Off-Market Multifamily Opportunities

About C-Port Equity



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Founded by Ryan Duff, C-Port Equity is a platform that accelerates capital appreciation by investing in opportunistic apartment deals through a series of micro funds.

Each fund is fully committed and 'closed' prior to deploying capital. We co-Invest our funds and raise SPVs with non-fund investors producing scale to command greater economics.

The goal is to generate above market Cash Yield and Appreciation quickly by capitalizing on distressed scenarios driven by interest rate volatility, undercapitalized syndicators, and debt maturities.

Benefits To Multifamily Investing

C-Port Equity Fund II

C-Port offers direct preferred investments with best-in class operators and proven results.

- **Acquisition Acquire:** recap or lease-up well located multifamily assets consisting of at least 150+ units.
- **Mis-Management:** Target properties in which former ownership's inexperience has resulted in distress.
- **Geographical Synergy:** Experience and focus in certain MSA's, which we have a well-established footprint. We leverage relationships to efficiently locate and close on opportunities quickly.
- **Value-Add:** Acquire properties to reposition via capital improvement and operational efficiencies.
- **Capital Constraints:** Take advantage of under-capitalized syndications by acquiring assets at a significant discount to market.
- **Debt Maturities:** Acquire properties directly from Financial Institutions and distressed owners who have defaulted on mortgage obligations.
- **Multiple Exits:** Our strategy will allow us to remain nimble and exit each deal opportunity.
- **Loan Assumptions:** Acquire assets with below market interest rate loan assumptions creating Day 1 positive leverage of 300+ bps.

FUND II	
5 Years	Initial Term (Each deal exits opportunistically)
\$10M	Target Raise
\$100K	Min Investment (Called over Deployment period)
10%	Sponsor Funded
6-12 Months Deployed	
1%	AM Fee on Deployed Capital Only
TARGET RETURNS	
8%	Preferred Return
22%+	Projected IRR
2x+	Projected EM

TARGET
MARKET



 An Inherent Need for Shelter

 Tax Free Cash Flow

 Declining Homeownership and Single Family for Rent Starts

 Tax Advantages

 Capital Appreciation

 Supply & Demand Imbalance

 Hard Assets/Land

 Selective Demographic Trends

 Capital Market Dislocation

Fund 1 Highlights

35%
Deployed in
45 Days in
Q4 '24

25
Investors

6M
Raised

4 Off Market
Acquisitions totaling
662 units. Balance to
be called/deployed
in Q1/Q2 '25



The Flats @ LeLland Value Add / Recap

- 126 units off market, Wilmington MSA, NC
- Closed all cash in 27 days
- \$21.2M
- Negotiated stepped up
- 'Class B' Preferred position
- 35% Discount to previous trade price from June '22
- 8% Pref w/ ~60% return of equity inside 14 months
- ~10% cash yield thereafter
- Operated by URS Capital



The Park @ Milazzo Value Add/Cash Flow

- 200-unit Recap in Jacksonville, FL
- 3.25% FNMA loan assumption
- 6.6% going in cap-rate
- 250-400\$ per unit below market rents; 5k per door capital improvements
- 4% Cash Yield Day 1 (10%+ stabilized)
- Operated by Morrison Avenue



The Park @ Matera Value Add/Cash Flow

- 154-unit Recap in Orange Park, FL (Jacksonville)
- 3.35% Freddie loan assumption
- ~6.5% going in cap rate
- 93% Occupied
- 1988 build
- 7k Per unit cap ex ~25% Yr 3 IRR



The Park @ Santa Maria Value Add/Cash Flow

- 184-unit Recap in Ormond Beach, FL (Daytona)
- 95% occupied
- 7.5%+ going in cap rate
- \$15k per unit cap ex
- 2.93% Freddie loan assumption
- 5yrs remaining on term
- 65% Loan to cost

Geographic Diversity, Expanded Network and Balance Returns

Target Asset Characteristics

150+ Unit Communities

Distressed Assets, Distressed Syndications, Distressed Debt (Value-Add)

Capitalization \$20 - \$75 million

Under institutional threshold

Leverage

Max LTV 65%
"Conservative leverage and
opportunistic financing"

Average 70% loan-to-value
ratio/65% loan to cost

Current Portfolio

18
Assets

Currently Sponsor has LP/GP
interests in 18 Assets totaling
~3000 units with a capitalization
of over \$500,000,000



MARKET PRESENCE
Southeast / Northeast

8

Full Cycle Deals

35%+

Average IRR

2.3X

Average



Established industry relationships
within target markets.



Proven ability to source off-market
deal flow pushing Day 1 cash flow and
positive leverage.



Disciplined approach to market
selection, acquisitions and operations.



Optimize performance for investors &
co-sponsors.