

# C-PORT MICRO FUND STRATEGY

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

## About C-Port Equity



Ryan L. Duff  
Managing Partner/Founder

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.

## 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

TN

NC

GA

SC

FL

## Benefits To Multifamily Investing



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  
@ LeLand**  
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.