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Ultimate Capital Partners (UCP) focuses on value-add properties in growing markets across the United States. We help investors achieve steady passive income, strong asset appreciation, and tax benefits with reduced risk.

#### WHY INVEST IN MULTIFAMILY REAL ESTATE

- **Higher Risk-Adjusted Returns** – Multifamily real estate has typically returned higher risk-adjusted returns (12–18%) compared with the S&P 500 (8–9%), while being a less volatile asset.
- **Passive Income** – Investors enjoy quarterly cash flow without the stress and hassle of handling the property. Investors receive monthly reports and financial statements on asset's performance.
- **Rising Demand** – Housing is a need-driven asset; every person needs a home. With today's rising interest rates, more people are dropping out of purchasing homes and shifting towards rent.
- **Stable Wealth Generation** – Investors benefit from consistent cash flow; forced capital appreciation from upgrades and improved operational efficiencies; and significant tax advantages. Value-add multifamily assets have been a proven strategy for creating and protecting wealth.
- **Portfolio Diversification** – Multifamily real estate is a great complement to those heavily invested in the market, as real estate has a low correlation with stocks. Additionally, multifamily offers greater safety and diversification versus single family homes/rentals.
- **Significant Tax Benefits** – Real estate investments receive specialized tax treatments, such as depreciation and cost-segregation. 2022 is the final year for 100% bonus depreciation, which allows investors to claim depreciation against passive investment gains, resulting in significant tax savings.

#### INVESTMENT PHILOSOPHY

- We acquire Class B and C multifamily assets in stable, landlord-friendly markets with strong job and population growth. We target properties with between 100 to 300 units, produce cash flow, and offer value-add potential. We typically invest \$7,500 to \$15,000 per unit.
- We look for opportunities to increase net operating income (NOI) by renovating our properties and improving operational efficiency. We partner with experienced property managers and construction teams to increase the value of the properties throughout the lifecycle of the investment.
- Each deal is underwritten extensively to ensure they meet our stringent requirements and can weather worse-case scenarios. We target opportunities that offer a minimum projected return of close to 100% over a 5–6 year hold period, annual cash-on-cash return of 8%+, and 15–20% IRR.

*\* Note: we anticipate most deals to be in the 5-6 year hold period and an equity multiple of 1.9-2.0x*