

CORNUM CAPITAL



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A modern glass skyscraper with a blue-tinted facade and balconies, set against a clear blue sky. The building's architecture features a grid of windows and dark frames, with some balconies visible on the upper floors.

1,800+

Multifamily Units

\$350M

Assets Under Management

8

U.S. Markets



ABOUT CORNUM CAPITAL

Cornum Capital is a private investment firm headquartered in Dallas, Texas focused on strategic real estate investments in major U.S. markets, including Texas, New York, and Florida. We specialize in providing investors access to carefully vetted opportunities through our many partnerships with experienced operators who collectively manage billions in assets.

With a portfolio of over 1,800 units and \$350MM AUM, Cornum Capital focuses on the acquisition and development of multifamily properties. Our principals bring over a decade of experience in investment advisory, private equity, and real estate.

OUR OPPORTUNITIES

Cornum Capital invests in high-quality assets that offer attractive risk-adjusted returns, backed by data and market trends:

- Acquisitions of Class A multifamily properties in post-construction phase offer strong value-add opportunities with steady cash flow
- Real estate development in markets with outsized growth potential provides short duration investments with higher return
- Strategic credit investments through debt and preferred equity provide strong capital protection and consistent income
- Unique opportunities with high return potential, including student housing, 55+ active living, and multifamily conversions





WHY CORNUM

DEEP SPONSOR RELATIONSHIPS



We have access to a vast network of experienced developers, operators, and sponsors to select the best opportunities from an active pipeline of deal flow.

THOROUGH DUE DILLIGENCE



We spend significant time identifying and mitigating risk; as former financial professionals, we take a data-driven approach when underwriting each opportunity.

INVESTOR-FIRST FOCUS



We support investors throughout the investment life cycle, from initial investment to exit; investors have access to our full due diligence and communications.

ALIGNMENT OF INTERESTS



We are investors first and participate in most opportunities alongside our investors; we focus heavily on capital preservation and downside protection on our deals.

EXAMPLE INVESTMENTS



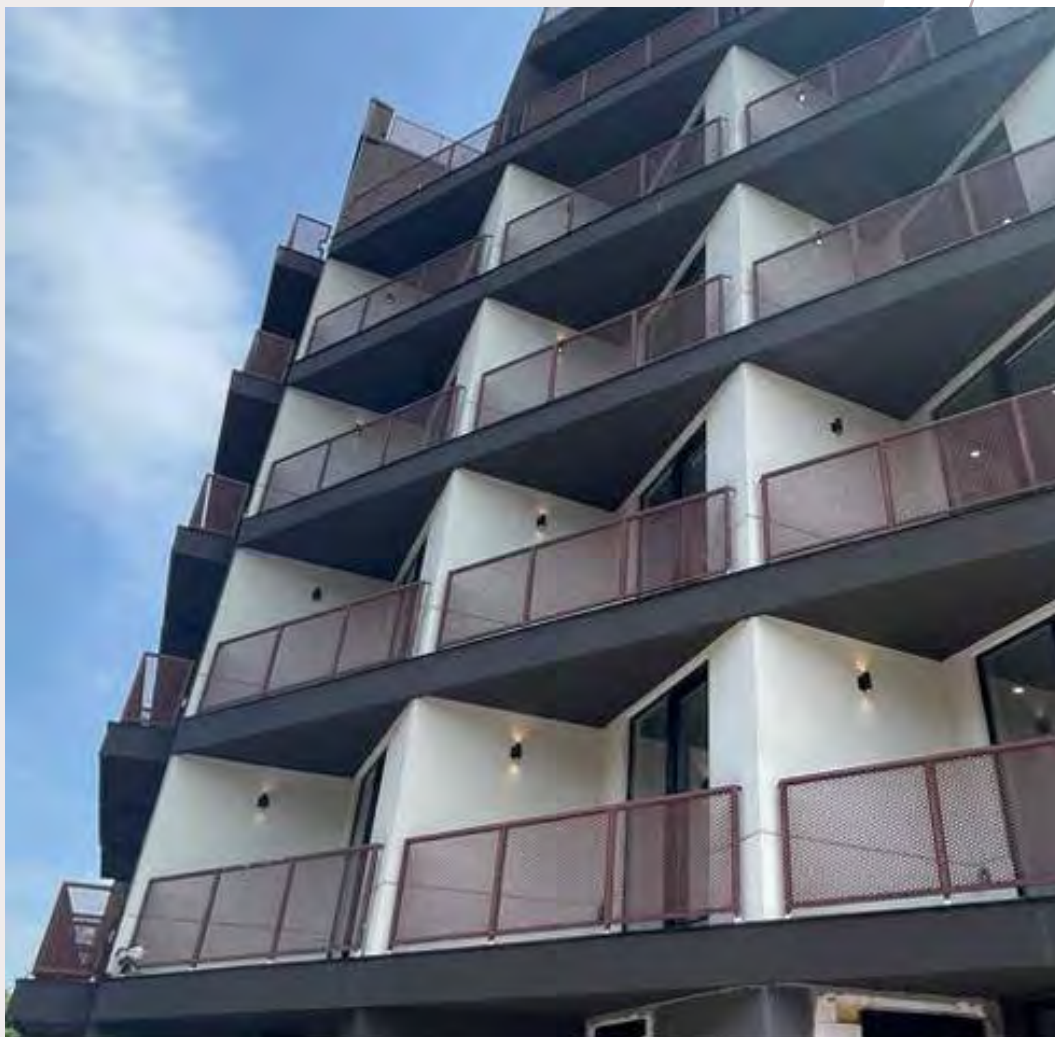


CULEBRA COMMONS

SAN ANTONIO, TX

327-unit Class A multifamily located in northwest San Antonio and within miles of SeaWorld San Antonio. Acquired with 40-year fixed rate HUD financing (3.25%) and 100% property tax exemption as part of the Texas Public Facilities Corporation (PFC) program.

Investment Type:	LP Equity
Closed:	Q4 2023
Projected Investor Return:	17-18% IRR
Operating Partner:	Lynd Acquisitions Group



352 MEEKER AVE.

WILLIAMSBURG, BROOKLYN NEW YORK

Newly constructed 27-unit residential rental in North Side section of Brooklyn, New York. Strategic 36 - 42 months preferred equity investment under a rollover structure with principal backed by a personal guarantee.

Investment Type: Preferred Equity

Closed: Q3 2023

Projected Investor Return: 21.4% IRR

Operating Partner: Astor Realty Capital



ASHLAND GREENE VALUE ADD FUND V

DALLAS, TX

Two property portfolio consisting of a newly built 120-unit, 55+ active adult living community (The Preserve at Gateway) and 200-unit Class B garden-style property (Esencia Apartment Homes). Unique combination of value-add and core plus assets.

Investment Type:	LP Equity
Closed:	Q4 2022
Projected Investor Return:	16-17% IRR
Operating Partner:	Ashland Greene

A photograph of a modern skyscraper with a glass facade, viewed from a low angle looking up. The building features multiple levels with balconies and large windows. The sky is a clear, light blue. A semi-transparent white banner is overlaid across the middle of the image, containing contact information.

For More Information, Contact:
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