

Bristol Bridge Investment Summary

Targeting 20%
Average Annual Return
and 2.0X Equity Multiple



IronCrest and Fisher Bay are pleased to present an exclusive opportunity to invest in Bristol Bridge, a 197-unit multifamily portfolio in Tennessee's high-growth Tri-Cities region. This stabilized asset, which consists of two properties - Bristol Square Apartments and Bridgewater Retreat Apartments, features 96% occupancy with nearly \$2 million in capital improvements already completed.



Property Information

Year Built:	1970-1971	# of Residential Buildings:	14
# of Units:	197	Average Unit Square Feet:	765
Acreage:	17.9	Total Rentable Square Feet:	150,610
Occupancy:	95.43%	Average In-Place Rent:	\$1,049

Purchase Details

Purchase Price: \$21,125,000

Metric	Bristol	Bridge
Purchase Cap Rate	~7.49%	~7.45%
Loan to Value (LTV)	75%	75%
Debt Service Ratio	1.97	1.95

Property Summary

- Located in Tennessee's Tri-Cities region, the properties benefit from diverse employment drivers and a powerful local catalyst—the newly opened Hard Rock Hotel & Casino Bristol, situated blocks away from Bristol Square. Together, Bristol Square and Bridgewater Retreat offer investors a compelling combination of cash flow, appreciation potential, and regional economic momentum.
- Over three-quarters of the 197 total units feature spacious two- and three-bedroom layouts, catering to today's strongest renter demand. Bristol Square comprises 89 two- and three-bedroom units out of 97 total, while Bridgewater Retreat offers 60 of these desirable floor plans across its 100 units.
- This stabilized, cash-flowing 197-unit portfolio is being acquired at an attractive basis after planned capital improvements (~15% below comparable properties).
- Rents in the region are rising as inventory fails to keep pace: 1-bed units in Kingsport were averaging ~\$965 (up ~29% year-over-year); 2-beds ~\$1,175 (up ~11%). The area is ripe for asset appreciation.

Investments in private securities entail significant risk, including potential loss of capital. Consult your attorney and financial advisor before investing.



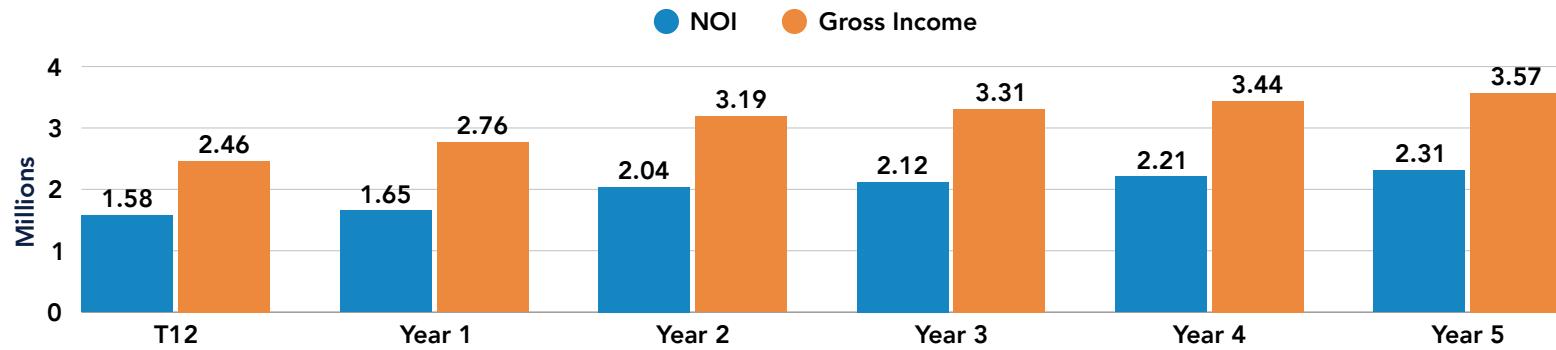
Investment Overview

This Investment will provide a 7.5% annual preferred distribution, a recoupable liquidation preference, and 70% of any profit gain upon monetization. Management targets the investment to provide ~17.6% cash-on-cash return and a targeted IRR of ~18% and a multiple of 2.0X with a projected hold time of 5 years.

Deal Points

Total Equity Raise	\$6,642,888
Projected Project Hold	5 Years
Investment Minimum	\$50,000
Target Average Annual Return	20%+
Target Internal Rate of Return	18%+
Target Equity Multiple	2.0+
Cash on Cash Return	17.6%

5 Year Projections



Bristol Bridge Team



Shawn Sullivan
919-730-4318



Brett Tweedie
615-319-6291



Bo Ferger
423-339-7450



Dan LeVan
615-337-0821



Matt Weaver
574-575-3374



Bridge Baker
561-440-9520



Brett Layser
801-920-7276

Investments in private securities entail significant risk, including potential loss of capital. Consult your attorney and financial advisor before investing.