

Timberland Partners Launches New Multi-Asset Apartment Investment Fund

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Real estate investment, management and development firm Timberland Partners Investments has announced the launch of its seventh – and most significant – real estate fund.

Through Timberland Partners Apartment Fund VII (TPAF VII), the firm plans to raise \$100 million to acquire and manage quality multifamily rental properties in the Midwest and Southeast markets of the United States, significantly growing its portfolio.

In keeping with past practice, Timberland Partners' principals have pledged to invest a combined \$10 million of their own funds in the initiative. Timberland has already identified properties in Birmingham, Ala.; Tulsa, Okla.; Rogers, Ark.; and St. Charles, Mo. for acquisition, with plans to add dozens more.

The TPAF VII fund will focus on properties that produce cash flow, as well as those that can be enhanced through renovation and strong management. The strategy includes aggressive investment in properties in secondary and tertiary markets that are primed to cashflow and value increases in the short- and long-term. By drawing on readily available capital, Timberland Partners Investments is able to act quickly when favorable acquisition opportunities are identified.

The Timberland team has identified several factors that indicate continued growth in the apartment market, and overall success for the new fund. Demand for apartments remains strong as job growth continues an upward trend. Also, interest in home ownership among targeted renters has declined significantly to just 36 percent last year. These and other market factors bode well for the timing of such strategic investments.

"We are pleased to offer investors the opportunity to participate in our newly created Timberland Partners Apartment Fund VII," said Robert Fransen, President of Timberland Partners.

"Due to market and economic conditions we feel strongly that the apartment market is primed for continued growth. We have had significant success in previous investment opportunities, and we will continue that performance with this fund through a straightforward and effective plan. By finding the right properties and managing them well, we deliver value and opportunity to our partners, team members and residents."

With each new fund, Timberland Partners employs strategies developed from the extensive industry knowledge of its experienced team, and established relationships with sellers and the real estate brokerage community. As a result, the firm capitalizes on opportunities that other companies may not uncover to yield high returns for its clients. Timberland targets apartment properties in markets with changing conditions and expanding employment, and those with favorable organizational changes and well-timed renovations. This proven approach provides investors with a combination of annual cash flow and long-term capital appreciation.

Timberland Partners owns and manages a portfolio of 16,000 units and offers a boutique investment firm experience rooted in the values of integrity, transparency and honesty.

