

Timberland Heartland 3 LLC Investment Opportunity

TIMBERLAND
PARTNERS

Three-Property Multifamily Portfolio

Investment Overview

Timberland Heartland 3 LLC offers a 701-unit Midwest multifamily portfolio priced below replacement cost, with strong submarket fundamentals positioning the assets for sustained demand and long-term appreciation.

\$45.3M

Equity
Raise

12-13%

Target
Net IRR

2.2-2.4x

Target
MOIC Range

6%

Going-in Cash-
on-Cash

Investment Highlights

- All 3 assets identified and under contract, no blind pool risk
- Acquisition opportunities priced below replacement cost
- Assets primarily located in submarkets with limited new construction pipeline
- Vertically integrated management drives operational efficiencies

Market Backdrop

- Multifamily values approximately 20% below 2022 peak pricing, creating a compelling entry point
- New deliveries down 24% with another 20% decline projected
- Mortgage payments run 37% above average rents, sustaining rental demand
- 87.7% of 2025 supply absorbed, the tightest gap since 2021

701

Total Units

\$132.1M

Portfolio Purchase Price

7-10

Target Hold Period (Years)

100%

Within Existing Footprint

92.3%

Portfolio Occupancy

Identified Portfolio

Three identified, under-contract assets in Timberland's existing Midwest operational footprint, each priced below replacement cost



Legends on The Park

224 units | Built in 2003

Eureka, MO

\$46.2M | 14.3% IRR

No conventional multifamily within a 15-minute radius, in Missouri's #4 ranked school district, acquired at a loan maturity-driven price.



Hayden Park

192 units | Built in 2023

Huber Heights, OH

\$39.2M | 15.2% IRR

Newly constructed asset featuring a 100% tax abatement through 2038, walkable retail access, and proximity to one of the region's most active employment corridors.



Atria

285 units | Built in 2015

Tulsa, OK

\$46.7M | 13.2% IRR

Class A garden-style community in South Tulsa's medical corridor with 94% occupancy and only 60 new units projected through 2027.

Three Decades of Multifamily Investment Excellence

Timberland Partners is a vertically integrated multifamily investment and management firm headquartered in Minneapolis. Founded in 1992, it has grown from a single 46-unit property into a national platform owning and managing 21,453 units across 94 apartment communities in 18 states.

34 Years

Operating
History

\$3.9B

Portfolio
Market Value

\$2.1B

Acquisition Value (Past
10 Years)

Competitive Advantages

- Institutional Execution With Local Market Expertise
- Family-run Discipline With Partner Alignment
- Vertical Integration Drives Operational Alpha
- Conservative Underwriting In Supply-constrained Markets