



**MIDFIELD  
INVESTMENTS**  
REAL ESTATE

# Disclaimer

## CAUTIONARY STATEMENT

This presentation is for information only and shall not constitute an offer to buy, sell, issue or subscribe for, or the solicitation of an offer to buy, sell or issue, or subscribe for any securities in any jurisdiction in which such offer, solicitation or sale would be unlawful. This presentation is not, and under no circumstances is it to be construed as, a prospectus, advertisement or public offering of the securities referred to herein. None of the information or analyses presented is intended to form the basis for any investment decision, and no specific recommendations are intended. No securities commission or similar regulatory authority has passed on the merits of the securities offered nor has it reviewed this presentation and any representation to the contrary is an offence.

The information presented does not take into account the particular investment objectives or financial circumstances of any specific person who may receive it. The information contained herein is subject to change without notice and is based on publicly available information, internally developed. Where any opinion or belief is expressed in this presentation, it is based on the assumptions and limitations mentioned herein and is an expression of present opinion or belief only. No warranties or representations can be made as to the origin, validity, accuracy, completeness, currency or reliability of the information or the future performance of the Partnership. The Partnership expressly disclaims and excludes all any and all liability and responsibility for any direct or consequential loss or damage of any kind whatsoever arising directly or indirectly from: (i) reliance on any information contained herein, (ii) any error, omission or inaccuracy in any such information, or (iii) any action resulting therefrom. All financial references are to United States Dollars (USD \$) unless otherwise indicated. This presentation should not be construed as legal, financial, suitability or tax advice to any individual, as everyone's circumstances are different. Readers should consult with their own financial, legal, investment and tax advisors to determine whether an investment is suitable for them in their circumstances.

## FORWARD LOOKING INFORMATION

Certain information contained in this presentation is "forward looking information", including "future oriented financial information" and "financial outlook, within the meaning of applicable securities laws. Forward looking information is frequently characterized by words such as "plan", "expect", "project", "intend", "believe", "anticipate", "estimate", "forecast", "target", "likely", "possible", "probable", "scheduled", "positioned", "goal", "objective" or other similar words, or statements that certain events or conditions "may" or "will" occur. Forward looking information involves significant known and unknown risks and uncertainties. A number of factors, many of which are beyond the control of the Partnership, could cause actual results to differ materially from the results discussed in the forward-looking information. Although the forward-looking information contained in this presentation is based upon assumptions which management of the Partnership believes to be reasonable, the Partnership cannot assure investors that actual results will be consistent with this forward-looking information and, in some instances to differ materially from those anticipated by the Partnership. Because of the risks, uncertainties and assumptions inherent in forward looking information, undue reliance should not be placed on this forward-looking information.



# Table of Contents

**Strategy & Approach** 4-5

---

**Current Market Advantages** 6-8

---

**Team & Track Record** 9-11

---

**Market Insights** 12-20

---

**Asset Criteria/Case Studies** 21-25

---

**Investor Experience** 26

---

**Investor Timelines** 27

---



# Strategic Focus

## Residential Multifamily across the USA

At Midfield, our expertise in acquisitions sets us apart from the competition, strategically acquiring and maximizing the value of residential multifamily properties.

We provide two distinct acquisition strategies enhancing investors flexibility and diversification, optimizing returns while managing risk.

### Value-add/Opportunistic

**Risk:** Moderate/High

**Typical Return:** 12%-18%

Midfield increases property value by acquiring distressed or undermanaged properties in prime locations. We leverage our expertise to revitalize each property through targeted renovations and effective management practices, ensuring maximum potential is realized.

---

### Core-Plus/Stable Growth

**Risk:** Low/Moderate

**Typical Returns:** 9%-15%

Midfield targets higher-quality, stable properties in prime locations, often available at discounted prices. Our approach involves securing moderate, long-term financing for extended investment periods. We unlock additional value through attentive asset management and by optimizing operational efficiency.

# Approach

## Value-add/Oppportunistic Model

**Objective:** Acquire distressed, undermanaged, well-located assets with substantial rent upside potential.

### **Key Components:**

- Refined Renovation Program: Develop a detailed and well-thought-out renovation program to enhance the asset and increase rent.
- Management Focus: Unlock potential of the asset in terms of raising income and lowering expense burden through focused asset management and overall operational efficiency.

## Core-Plus/Stable Growth Model

**Objective:** Focuses on higher-grade, Class A or B, stabilized assets at a potential discount.

### **Key Components:**

- Financing: Utilizes moderate, permanent financing to secure the investment for the long term. Seek financing structures that align with the stable and predictable cash flows generated by stabilized assets.
- Asset Management: Emphasizes focused asset management to enhance the performance of the properties. Looks for opportunities to optimize operational efficiencies, potentially increasing net operating income (NOI) and overall property value.

## **Operational Excellence**

Streamlined management processes and cost-saving measures, ability to maximize efficiency and profitability over our competitors.

## **Value-centric Focus**

Midfield prioritizes investments showcasing value-add and long-term cash flow growth potential. Their approach involves meticulous analysis of financial statements, market trends, and competitive landscapes.

## **Agility**

Addressing the current market demand as well as being highly responsive to market trends, Midfield focuses on outsized growth potential in nuanced target markets by keeping a pulse on ever-evolving market conditions and dynamics.



# Rental Housing Shortage

Limited new construction supports pricing power for existing assets as well as future acquisitions

**Higher material and labor costs:** Cost to build rental housing is generally 30-50% more expensive to build.

**Higher financing costs and less availability:** high interest rate environment and treasuries at 20-year highs combined with muted deal activity (52% year-over) make development even less feasible, bank lending historically supported roughly 30% of their financing programs via construction loans.

**Structural demand drivers outpace elevated near-term supply:**

- Rental housing undersupply of 4 million homes since the Global Financial Crisis; with greatest concentration in the southeast, which has experienced 8x growth vs. the greater U.S.
- Homeownership Affordability: owning a home is at its greatest premium, on history and ownership is even more out of reach to a cohort of a population that more closely aligns with renting as a lifestyle preference.

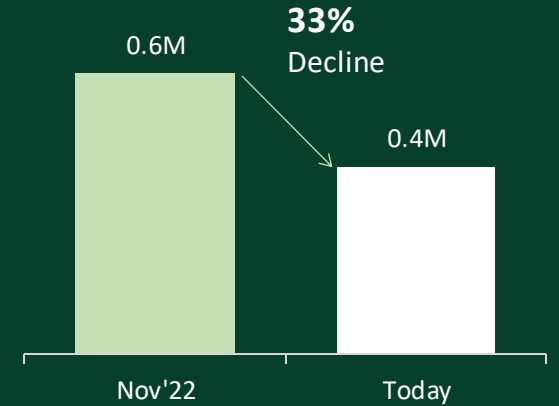


## Rental Housing

95% US occupancy levels

## U.S. Multifamily Starts, Decline from '22 Peak

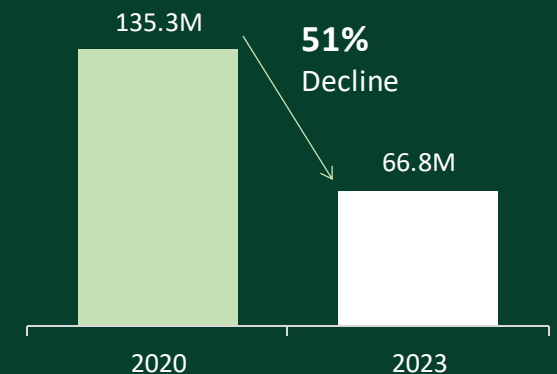
Units, Trailing 3-Month Average, Annualized



## Affordability Index

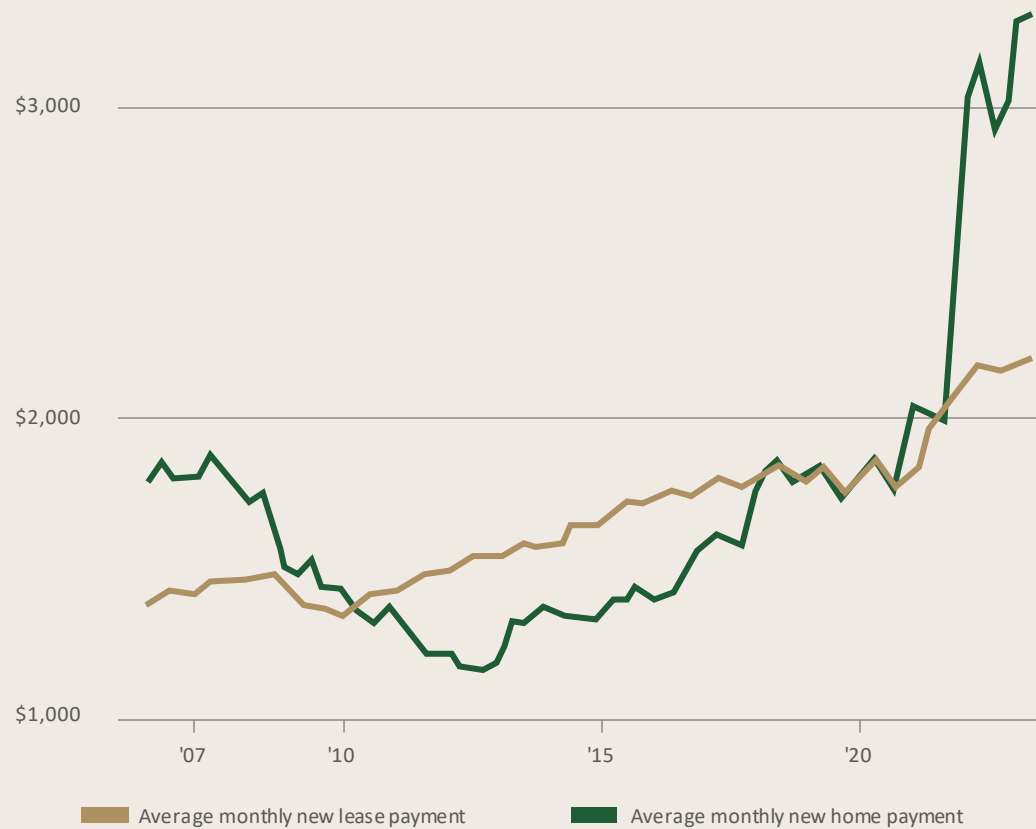
Goldman barometer reaches record lows

## Premium/ discount to buy a U.S. home vs. renting



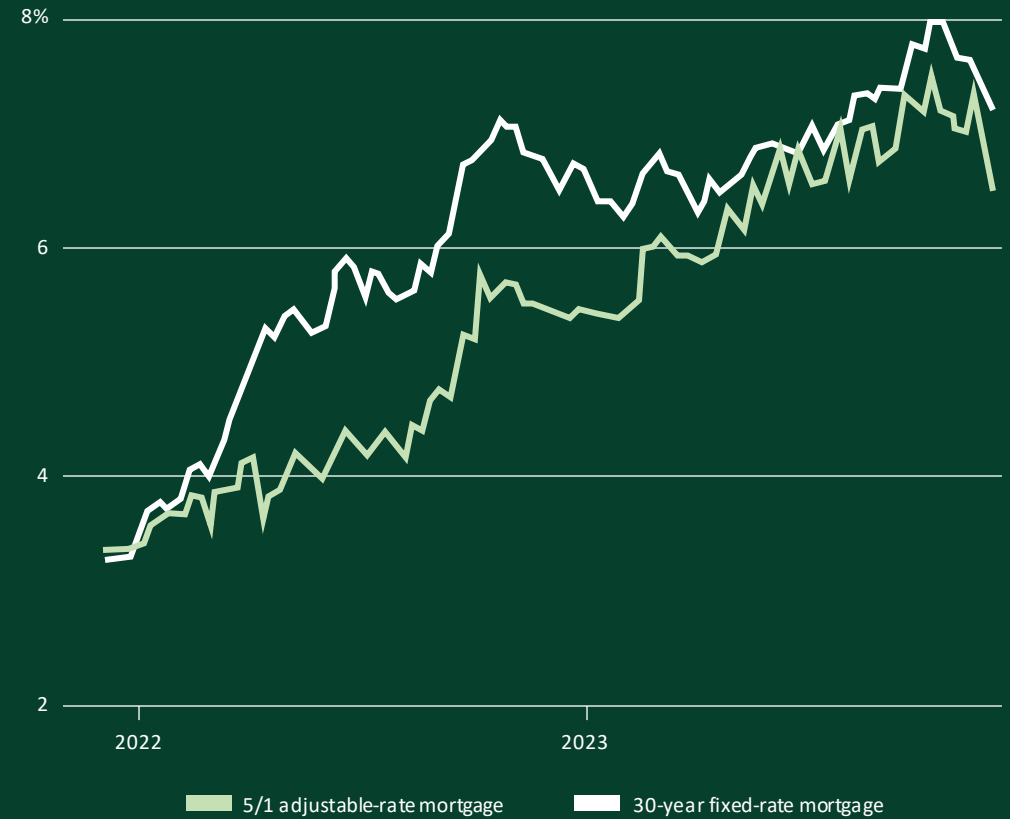
# Affordability Crisis

The premium to own is 52% higher than the premium to rent, the highest on record.



Note: The data assumes a 10% down payment and includes private mortgage insurance.  
Source: CBRE Research, CBRE Econometric Advisors, Freddie Mac, U.S. Census Bureau, Realtor.com, FHFA

Average interest rates, to include adjustable-rates, have risen sharply, further widening affordability gap.

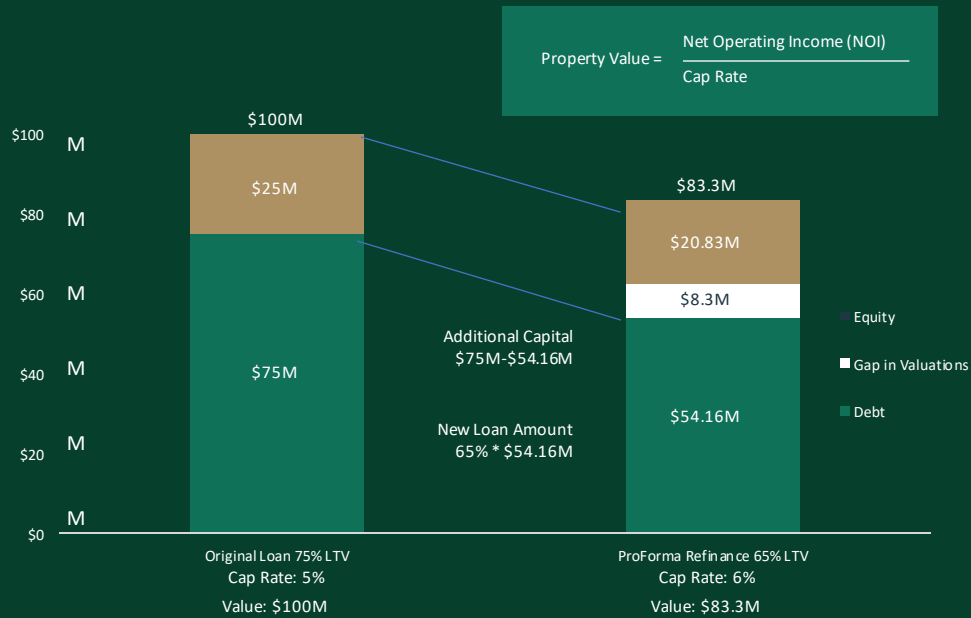


Source: Bankrate.com



# Opportune Timing

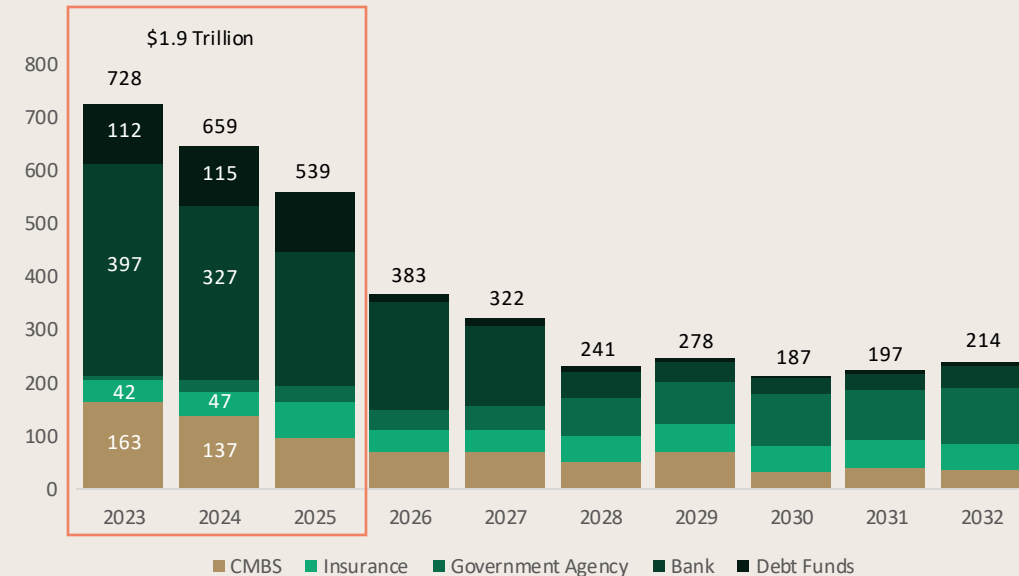
## Higher Capitalization and Interest Rates Create Opportune Scenarios in Commercial Real Estate



Even when net operating income remains constant, higher cap rates erode property values. Based on a disjointed equity and debt market, an opportunity lies herein to reposition at a below "market" basis, with a strategic capital stack.

## Wall of Maturities

Bank, CMBS/CRE CLO and Debt Fund Maturities Are Particularly Heavily Front-Loaded Over the Next 18 Months



\$626B of the loans maturing 2025 and before are "potentially troubled". In a scarcer credit environment, debt originations are down 52% in 1H 2023, compared to the prior year and 31% compared to before the pandemic.



# About

Proactive stance proving pivotal in managing transactions globally, showcasing adept project management and a forward-thinking vision

**\$200M**

Maxcon Construction Revenue  
(5 Year)

**\$150M**

Construction Budgets Overseen

**\$15M**

Largest Project Overseen

Proven track record of extensive expertise in strategic planning, project management, and construction oversight



## Evan McLeish

Acquisitions / Operations

- Versatile skill set spanning market research, capital markets, deal negotiations, construction management, lead generation, debt allocation, and crafting strategic game plans for value-add potential success.
- Evan has played a pivotal role in overseeing all facets of transactions, from initiating small deals to completing large projects. With over a decade of industry immersion, he has evaluated a multitude of opportunities across various countries.



## Pavel Portelles Rivas

Construction Management / Capital Sourcing

- Pavel navigates profitable transactions with a focus on innovation and market analysis. Expertise spans strategic planning, project management, team leadership, conflict resolution, and extensive construction management.
- Owner of Maxcon Construction Company, overseeing 150 employees with a proven track record in cash and contract management.

# Construction Track Record



## Atria Development

**Location:** 80 Bond st Oshawa Ontario

**Completion:** 2020

**Number of Stories:** 20

**Units:** 370

**Development Budget:** 52 Million GC, 7 Million Maxcon



## Peel Condominiums

**Location:** 180 Mississauga Vly Blvd, Mississauga, Ontario

**Completion:** Current

**Number of Stories:** 2

**Units:** 214

**Development Budget:** 6.8 Million GC



## The Shipman at St Catherines

**Location:** 32 Towering Heights Blvd St Catherines

**Completion:** 2021

**Number of Stories:** 40

**Units:** 435

**Development Budget:** 23 Million GC, 11 Million Maxcon

# Property Investment Results



## Birchmount

**Location:** 129 Birchmount Dr, Moncton, NB E1C 8E6

**Completion:** Sold 2022

**Number of Stories:** 3

**Units:** 6

**Type:** Value-Add

**Project Level ROI:** 52%



## McSweeney

**Location:** 157 McSweeney Ave, Moncton, NB E1C 7E1

**Completion:** Sold 2022

**Number of Stories:** 3

**Units:** 7

**Type:** Value-Add

**Project Level ROI :** 60%



## 30 First

**Location:** 30 First Ave, Moncton, NB E1C 7X1

**Completion:** Sold 2023

**Number of Stories:** 3

**Units:** 12

**Type:** Value-Add

**Project Level ROI:** 28%

# Texas Triangle

## Combined Metropolitan Areas

**18M**

Total Residents

**66%**

Of State Population

**77%**

State GDP Contribution

## The top 10 fastest-growing large metro areas by 2028 are:

**#1**

Austin-Round Rock-Georgetown

**#2**

Houston-The Woodlands-Sugar Land

**#3**

Nashville-Davidson-Murfreesboro-Franklin, Tennessee

**#4**

Raleigh-Durham, North Carolina

**#5**

Dallas-Fort Worth-Arlington

**#6**

Orlando-Kissimmee-Sanford, Florida

**#7**

Salt Lake City, Utah

**#8**

Charlotte-Concord-Castonia, North Carolina-South Carolina

**#9**

Jacksonville, Florida

**#10**

Seattle-Tacoma-Bellevue, Washington

**Bloomberg**

“A \$100 Billion Wealth Migration Tilts US Economy’s Center of Gravity South”

## DFW & Austin

**#1 & #2**

CBRE Investor Survey (2023)  
Most Sought-After Markets

## Texas Triangle

**#5**

Strongest Regional  
Economy in the US (2)

Source: CBRE, Richard Florida, Bloomberg

## Houston

Acknowledged energy capital of the world with its complex of energy headquarters, financing institutions, research centers, and petroleum processing and transportation facilities. Its medical center houses more clinical institutions and life sciences research facilities than any other medical complex in the world.

## Dallas / Fort Worth

An established financial center, telecommunications pioneer, and its two airports are the hubs of flights connecting the Southwestern U.S. to the nation and to the world. It has become a favored location for corporate expansions and relocations for both domestic and foreign companies.

## Austin

Connected by 75 miles of continuous urbanization, including the vital region around San Marcos and a string of the fastest growing small cities in the nation. Austin is home to world-class companies, particularly in technology, the University of Texas, and also is home to the government of the nation’s second largest state.

## San Antonio

Home to the nation’s second largest concentration of cybersecurity companies, to three major Armed Forces commands, to an international automotive manufacturing hub centered on Toyota, and to the most visited destinations in the state, the Alamo and the Riverwalk.

Source: Praxis Group, Culture Map, Austin Capital Advisors



# Why Texas?

**#9**

Largest Economy in the World

**#1**

US Energy Producer  
(Crude, Nat. Gas, Electricity, Wind, Solar)

**5.5%**

Annualized GDP Growth  
(Real Estate, 2018-2023)

**#1**

State Exporter  
(20<sup>th</sup> year in a row)

**#3 & #4**

World Producer  
(Nat. Gas, Crude)

**2.9%**

Job Growth (2023)

**\$375B**

Texas Exports (2021)

**\$50B**

High-Tech Exports  
(Leads US 9th year in a row)

**\$1.9T**

2023 GDP  
(28.6% YoY Increase)



# San Antonio

3<sup>rd</sup>

Fastest Growing City in US  
2021-2022

1<sup>st</sup>

Fastest Growing City in US  
March 2020-June 2022

3.5%

Job Growth  
2022-2023

59.6%

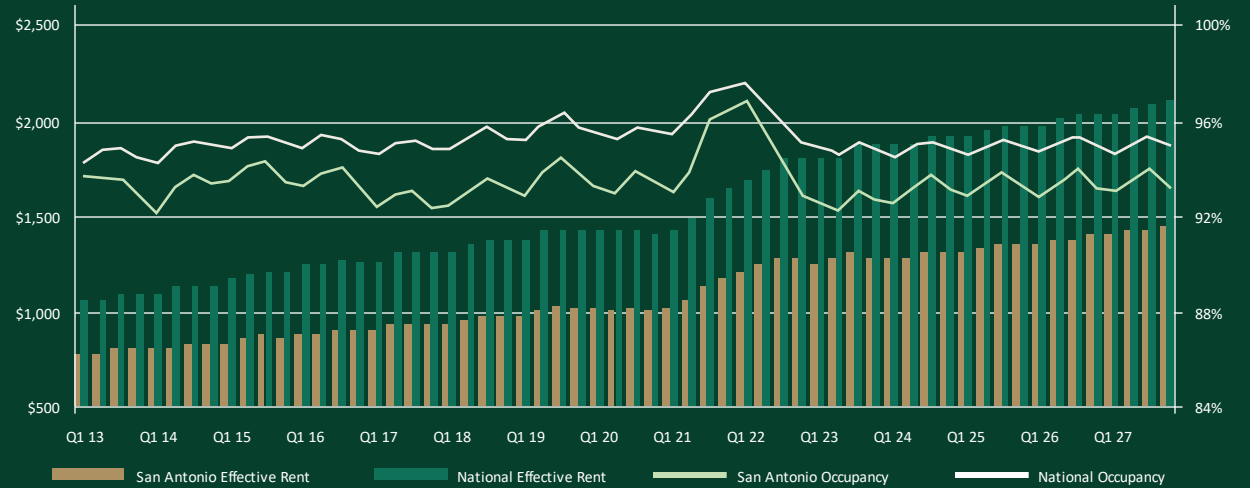
Projected Growth  
2023-2050

San Antonio has a diverse economy with key sectors related to healthcare, military, logistics, and hospitality. San Antonio's leisure and hospitality sector both recovered from pandemic job losses and expanded during this time, at 2x pace in comparison to any other sector.

Top contributors to sector growth include Methodist Healthcare, the largest private health employer, who is building a new's West Side hospital that will create 280 jobs and Baptist Health System, who is also expanding into the Northwest San Antonio with a hospital that is estimated to create 500 jobs. The need for hospitals in the northwest part of the region was exacerbated by pandemic population growth.

Source: Berkadia, Culture Map, TPR, Texas Tribune

## San Antonio vs. National Effective Rent & Occupancy



## Submarket Performance

Submarket Name	Q2 2023 Occupancy	Q2 2023 Effective Rent	YoY
Airport Area	91.9%	\$1,120	1.2%
Alamo Heights	92.4%	\$1,493	2.6%
Central San Antonio	93.5%	\$1,518	1.2%
Far North Central San Antonio	93.6%	\$1,487	1.1%
Far Northwest San Antonio	92.6%	\$1,485	-1.2%
Far West San Antonio	92.5%	\$1,306	-0.5%
Medical Center	91.4%	\$1,165	1.7%
New Braunfels/Schertz/Universal City	92.7%	\$1,347	1.4%
North Central San Antonio	92.9%	\$1,289	1.3%
Northeast San Antonio	92.2%	\$1,141	5.9%
Northwest San Antonio	92.1%	\$1,182	0.1%
South San Antonio	91.5%	\$1,107	4.1%
Southwest San Antonio	90.5%	\$1,107	2.6%
West San Antonio	92.0%	\$1,030	4.0%



# Austin

**4.5%**

Projected Annual GDP  
2023-2030

**70.3%**

Population Increase  
2000-2020

A new economic analysis by the Ludwig Institute for Shared Economic Prosperity (LISEP) has revealed that Austin-Round Rock has the second most prosperous local economy in the nation.

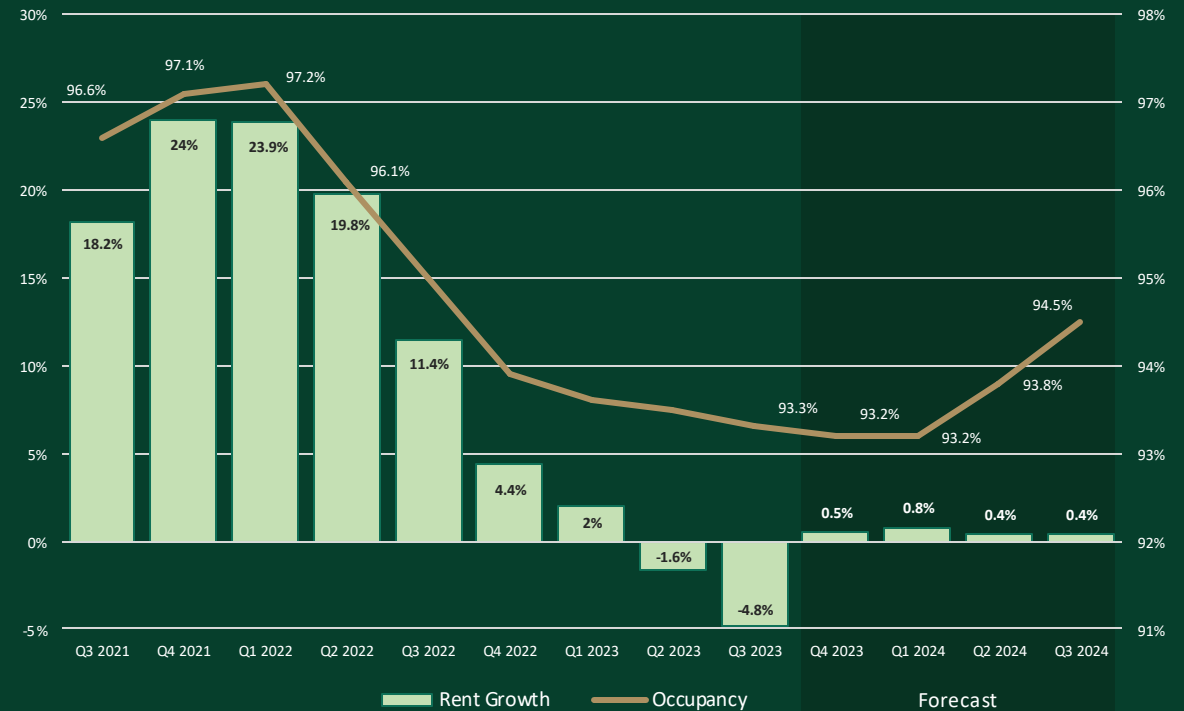
## Highlights:

- The supply-demand imbalance will be more drastic for owners of higher-end products due to the fact that 29,000 Class A units are underway.
- The two largest suburban counties saw population growths of 4.0% and 5.0%, respectively, between 2021 and 2022.
- Annual net absorption has outpaced the 10-year average, currently standing at 9,700 units.

Austin's unemployment rate of 3.5% in October, lower than the state's other major cities, has risen from below 3% in mid-2022 amid a hiring slowdown in sectors such as information and professional and technical services. Still, manufacturing hiring is still strong, particularly in energy production and construction, and education and healthcare have also seen modest increases due to population growth.

Source: LISEP, Culture Map, Kenan Institute, Wells Fargo Research

## Rent vs Occupancy



**\$1,650**

Avg. Rent

**93.3%**

Avg. Occupancy

**-4.8%**

YoY Change

**\$1.8B**

YTD Sales Volume



# Dallas / Fort Worth (DFW)

**+205k**

**Jobs**

12-months (Ending 6/23)

**5%**

**Annual Growth Rate**

Outpacing TX & US at 4.1% and 2.5%, respectively

This trajectory has paralleled strong population growth in North Texas, with DFW adding the most residents of any other U.S. metro area between 2021 and 2022, at 170,396.

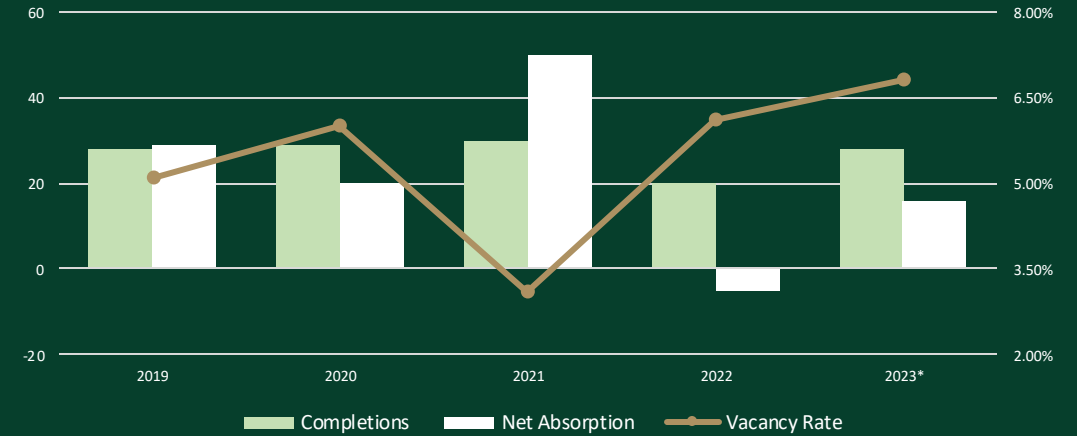
The City of Fort Worth led the country with the largest numeric increase in population for the 12 months ending July 2022 (+19,170), with Frisco at #15 on that list (+8,506). The city of Little Elm was the fifth fastest-growing large city in the country across the same time period, with an annual growth rate of 8.0%.

## Highlights

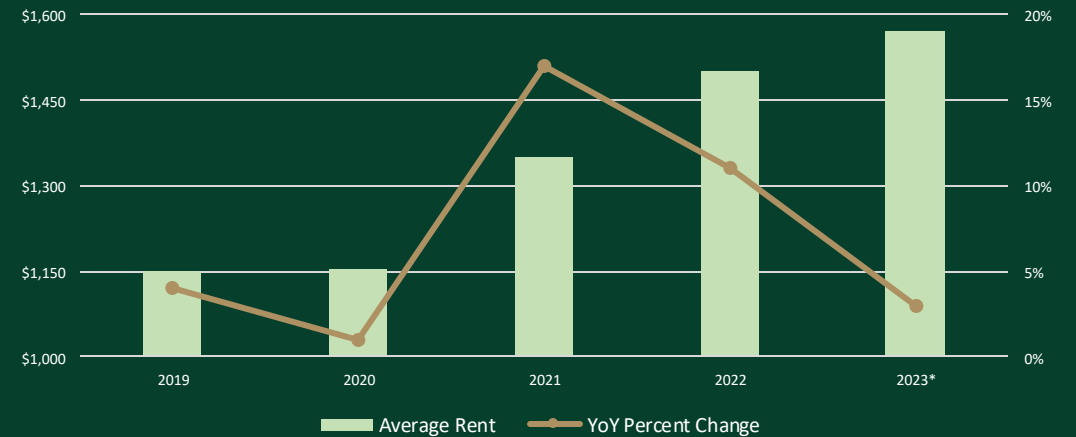
- DFW led the country in multifamily investment volume over the previous rolling four quarters with \$12.1 billion in sales, which accounted for 6.6% of the national total.
- Rents unchanged over the quarter and have stabilized at a 2.4% annual growth rate, down from 5.1% annual rent growth the year prior.

Source: U.S. Census Bureau, Marcus & Millichap Q3 2023

## Supply and Demand



## Rent Trends





# Houston

**+1.4M**

**Population (10'-23')**  
Second only to DFW

**23.4%**

**Growth Rate**  
2010-2023

The multifamily sector has benefitted from Houston's tremendous population and job growth. Despite economic headwinds, the Houston labor market remains relatively strong. The market has added 124,000 nonfarm jobs through June, year-over-year, at a rate greater than the U.S.

**Oxford Economics projects Houston to rank #1 in percent population growth for large markets and #2 of all metros in net migration over the next five years.**

**7.3M**

**2023 Population**

**8M**

**2028 Projected Population**

**9.62%**

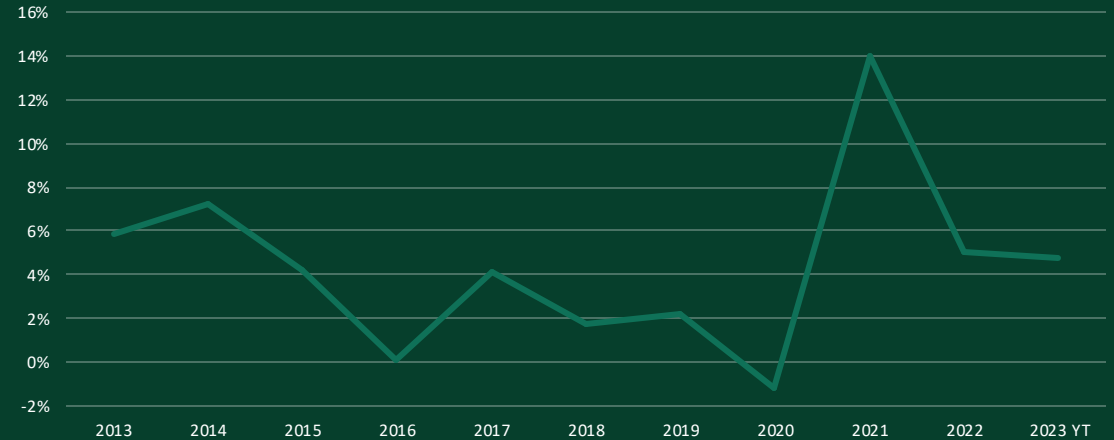
**Projected Increase**

## Population Drivers

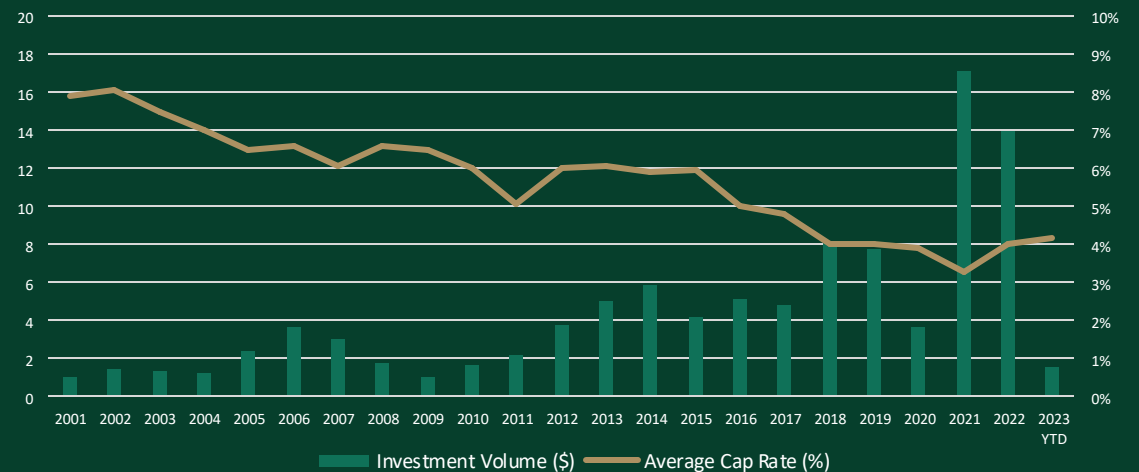
- Favorable cost of living
- Quality universities
- No state income tax
- Warm climate
- World-class hospitals
- Diverse population

Source: U.S. Census Bureau, Marcus & Millichap Q3 2023

## Historical Average Annual Rent



## Investment Sales Volume and Average Cap Rate



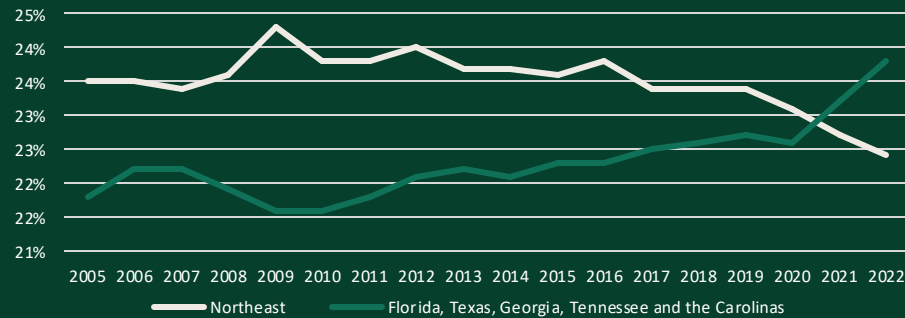
# Southeastern Growth Spurt

## The US's Four Dominant High-Growth Regions are in the South



Source: Economic Innovation Group Analysis of US Census Bureau data. Note: Change from April 2020 to July 2022; Southern Triangle is area anchored by Atlanta, Nashville, and the Research Triangle of North Carolina. South Atlantic extends from Wilmington, NC, to Jacksonville, FL

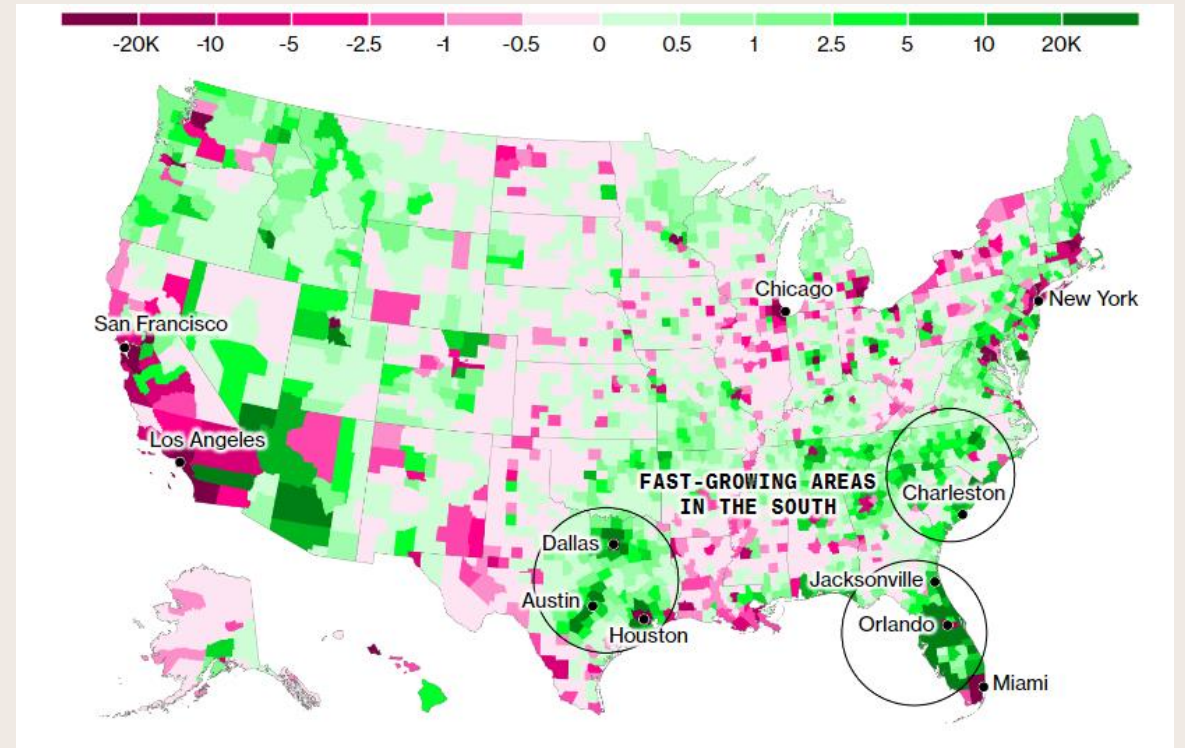
## US South Economic Power on the Rise



Source: US Bureau of Economic Analysis Note: GDP as a share of US total; data as of fourth quarters of each year. Northeast includes: Connecticut, Massachusetts, Rhode Island, New Hampshire, Vermont, Maine, D.C., Maryland, Delaware, Pennsylvania, New Jersey and New York

## Sun Belt Leads Largest Population Growth In US

Net Domestic Migration, cumulative change from April 1, 2020 to July 1, 2022



# Infrastructure

Texas is the gateway to global trade for the nation. Texas' central location and state-of-the-art transportation networks provide timely access to domestic and global markets via air, land and sea. With more miles of public roadways, state highways, freight railways, airports and Foreign Trade Zones than any other state, it's no surprise that Texas has led the nation in exports for the last two decades.

## #1 Ranked State (2022)

Global Groundwork Index  
Infrastructure & Corporate Indicators

**31**

Ports of Entry

**34**

Foreign Trade Zones

**\$83B**

State of TX

**10-Year Plan**

Infrastructure Commitment

# Texas is Built for Global Trade



Air

**380+ airports throughout Texas**

including six heliports, 26 commercial airports and two intermodal facilities)

Texas is home to six of the busiest airports in the country, the corporate headquarters for two international airlines and a major hub for a third.



Land

**314,600 miles of public roads**

**10,500 miles of freight rail** more than any other state.

Texas is also home to the #1 inland port along the U.S.-Mexico border—the Port of Laredo.



Sea

**With 19 seaports**

**11 deepwater ports**

The largest Gulf Coast container port, the Port of Houston, has led the nation in waterborne foreign trade, allowing the Lone Star State to continue leading the nation in shipment value.

Source: Texas Economic Development, Site Selection



# Major Relocations

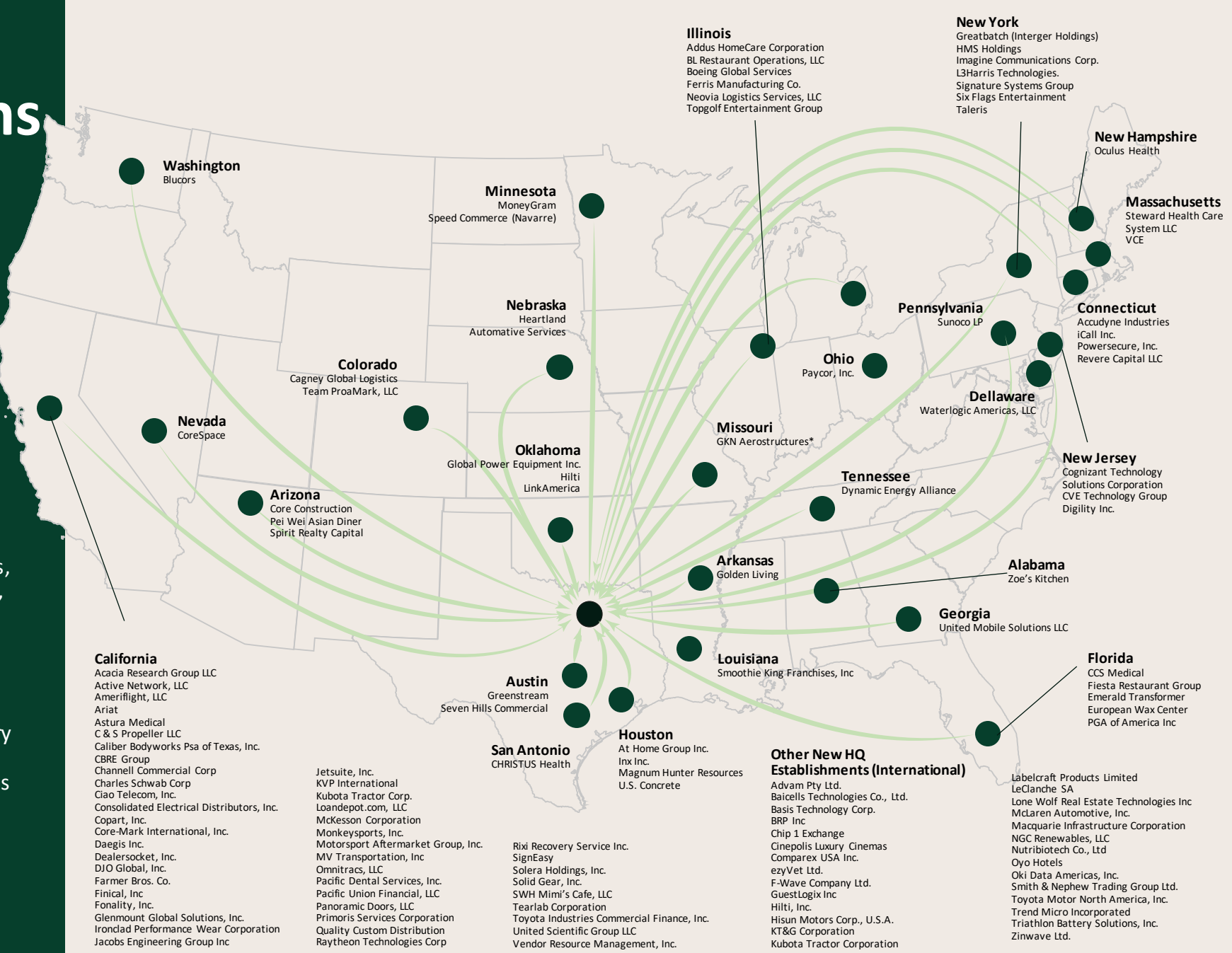
The Dallas-Fort Worth region is regularly identified as one of the nation's top markets for new and expanded corporate facilities.

Past relocations to the region include headquarters moves for Fortune 500 and Forbes Top Private companies such as AT&T, Comerica, Fluor, and Toyota.

Other major companies have expanded into DFW distribution, logistics, and manufacturing centers, including Amazon, BMW, DHL, Galderma, General Motors, Molson Coors, and Pratt Industries. Meanwhile, corporations including 7-Eleven, American Airlines, Liberty Mutual, State Farm, FedEx, and Pioneer Natural Resources have expanded into new corporate office space.

More recent moves include well-known industry leaders like AECOM, Caterpillar, CBRE, Charles Schwab, Jacobs, and McKesson. Goldman Sachs and Wells Fargo have announced new office construction for thousands of employees.

Source: Dallas Chamber of Commerce



# Asset Criteria

<b>Purchase Price</b>	\$5,000,000+
<b>Hold Period</b>	3-5 Years (Based on Market Conditions)
<b>Targeted Returns</b>	7% Preferred Return Annually; 70% Profit Participation (up to 15% IRR); 50% Profit Participation Thereafter; Project-level Hurdle of 2x Equity Multiple
<b>Units</b>	100 and up
<b>Risk Class</b>	Value-add; Light to Moderate Renovation Scope; Core-Plus
<b>Vintage</b>	1975 and up
<b>Construction Type</b>	Low-rise, Walk-up and Garden
<b>Occupancy</b>	90%+





**Built in 1984**

**144 Units**



**Underwriting**

- Investor IRR, 20+%
- Risk: Moderate
- Construction Budget: \$1,300,000

# Value-add/Oppportunistic

## Ashwood Park \*Recent Acquisition

**3520 Burke RD, Pasadena, Houston TX**

Ashwood Park is a partial renovated 144-unit multifamily community located in the Pasadena submarket of Houston, TX. The property was originally built in 1984. Current owner has spent over 700k on interior and exterior renovation leaving 93 units to upgrade and achieve 150+ rent premiums. Ashwood is comprised of 9 two-story apartment buildings and a Clubhouse. Amenities vary by unit and include fully equipped kitchens with tile backsplashes, hardwood-style flooring, and washer and dryer connections. The grounds are span 5.26 acres. Common areas include one resort-style swimming pools, a fitness center, dog park and laundry facilities.

### Investment Plan/Top Reasons to invest

- Bring renovated units up to market rents, renovate classic units and increase rent \$150 average premium
- RUBS Implementation
- Leveraging the ample parking lot to add storage and amenities, enabling premium parking options at a competitive cost.
- Equity on the buy: Purchased 30% below asking price
- Pasadena: Desirable working-class family neighbourhood, close proximity to favorable shopping and high paying jobs along the coastline.
- Prior ownership has spent over \$700,000 in interior/exterior upgrades

### Unit Mix

**112**  
1 BR Units  
611 square feet

**32**  
2 BR Units  
884 square feet

**672 SF**  
Average unit size





**Built in 1977**

**411 Units**

**Investment Plan**

Midfield is considering acquiring the asset at a purchase price of \$32,797,338 which reflects a 6.50% capitalization rate, based on trailing financials. Upon acquisition, the group intends on commencing on an 18-month renovation program, which totals over \$2.85M in improvements which will be based in completing the \$8M renovation completed by the seller, with premiums in-place and supported by the surrounding submarket.

**Underwriting**

- Investor IRR: 15%+
- Risk: Low/Moderate

# Core-Plus/Stable Growth

## The Grove at Pinemont

**7200 Pinemont Drive, Houston TX**

The Grove at Pinemont is a partial renovated 411-unit multifamily community located in the Fairbanks-Northwest Crossing submarket of Houston, TX. The property was originally built in 2 phases, 1977 and 1978. It was renovated in 2018 and is comprised of 39 two-story apartment buildings of wood frame construction with hardie plank siding. Spacious one- and two-bedroom floor plans are offered that range from 550 to 1217 square feet. Amenities vary by unit and include fully equipped kitchens with tile backsplashes, hardwood-style flooring, and washer and dryer connections. The grounds are well-manicured and span 20.9 acres. Common areas include two resort-style swimming pools, a fitness center, and laundry facilities.

### Top 5 Reasons To Invest

1. Favorable market timing, purchase price 27% below peak of market.
2. Prime location, proximity to major amenities, and convenient access to key employment centers.
3. Attractive Rent Comparable: Current Rent: \$1.28 sqft , Average comp achievable \$1.52
4. Large cap ex injected (8MM) minimizing deferred maintenance costs with substantial upside potential in rents through continued interior upgrades.
5. Best in Class Community Culture: Community of the Year -2022- Houston Apartment Association

### Unit Mix

**267**  
1 BR Units  
676 square feet

**144**  
2 BR Units  
961 square feet

**776 SF**  
Average unit size



# Value Creation

## Upstream

### 1. Deal Sourcing

Deep and narrow approach to investing that focuses on gaining a deep knowledge of a select number of target markets.

### 2. Structuring

A core breadth of transactional experience and understanding of market parameters anchor a strategic capital stack.

### 3. Business Plan

Leverage proprietary performance data to identify opportunistic trends, prior to identification by the general market.

## Downstream

### 4. Renovations

Experience based in construction value-engineers a higher quality product for less.

### 5. Asset Management

Partnering with most qualified third-parties and driving property-level performance from a detailed level.

### 6. Disposition

Patiently positioning maximizes investment outcomes and allows for an effective disposition when timing is right.



# Team

## Principals



### Evan McLeish

Acquisitions / Operations

Evan possesses a versatile skill set in market research, capital markets, deal negotiations, construction management, lead generation, debt allocation, and strategic planning. With over a decade of industry experience, he has overseen transactions of all sizes across multiple countries.



### Pavel Portelles Rivas

Construction Management / Capital Sourcing

Pavel excels in innovative and profitable transactions, with expertise in strategic planning, project management, team leadership, conflict resolution, and construction management. As the owner of Maxcon Construction Company, he manages 150 employees and has a proven track record in cash and contract management.



### Arlett Tygesen

Capital Sourcing / Operations

Arlett has nearly 20 years of experience in private equity on Bay Street and Wall Street, including co-managing a \$2.5 billion fund of funds portfolio for a \$100 billion Canadian pension fund, raising capital for a major Wall Street asset manager, and co-founding a benchmarking and analytics company for institutional limited partner portfolio performance.

## Sponsors



### Raymond Lord

Sponsor

Raymond, a Commercial Broker at SVN OAK Realty Advisors, specializes in investment and multi-family properties across Oklahoma, Kansas, and Arkansas. With a vast background in asset disposition for FNMA, FDIC, RTC, and institutional investors, he has successfully transacted over \$3.5 billion in deals throughout the Midwest and Southwest regions.



### Mike Desrosiers

Sponsor

Mike, founder and CEO of the Growth Capital Group. He is a general partner in sixteen multifamily properties totaling over 2,000 units and 140 million in assets under management. His portfolio is in Texas, Kansas City, Las Vegas, and the San Francisco Bay Area. He has over 30 years of experience as a CEO of a successful promotions and marketing agency.

Property Management



Legal



Accounting



# Investor Experience

Midfield strives to provide investment opportunities that create lasting value and above average returns for our investors. Midfield is driven by total transparency and continue to invest time and money to optimize the investor experience as much as possible.



## Deal-by-Deal Optionality

Investors are given the opportunity to invest on a deal-by-deal basis.



## Monthly Updates

Monthly updates throughout the ownership cycle.



## Best-in-Class Investor Management

Skool is our hosted platform and acts as our investment management interface. Once you've created an account and are enrolled to updates, an investor can subscribe to a deal in a matter of minutes.



## Quarterly Reporting

Investor distributions on a quarterly basis, subject to asset performance and waterfall metric.



## Investor Portal

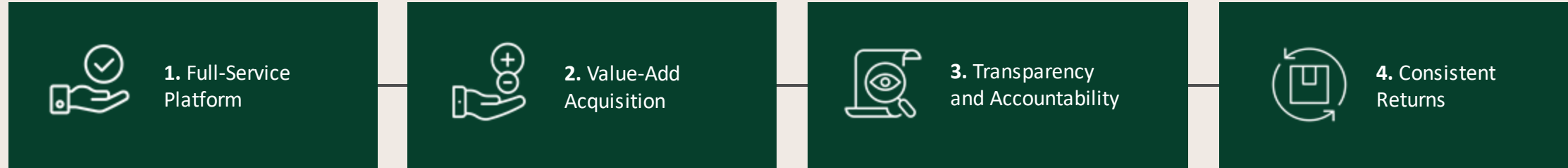
Subscribing investors can execute applicable Operating, Subscription Agreements through a secure portal and upon Midfield's acquiring of the asset, can be updated regularly on accounting, tax, distribution records through accessing and downloading applicable files.



## Annual Reconciliations

Each property is assessed by a CPA on an annual basis, prior to K-1/T5013 circulations to all subscribed investors. Additionally, all investor level returns, based on preferred or split structures will be reconciled and an annual performance and accounting report will be distributed at each property level.

# Investor Timeline



	YEAR 1	YEAR 3	YEAR 5
Provide an operating entity that delivers a full-service platform and operational expertise to the investor, offering a rich history on the acquisition, repositioning, and disposition of multifamily assets.	●		
Acquire properties that allow partners to enhance value through strategic operational creativity, physical enhancement, financial restructuring, and repositioning of the asset.	○	●	
Operate in a transparent and accountable method with quarterly distributions (subject to performance) and monthly reporting to our investment partners.	○		●
Provide IRR returns ranging from 15% to 25%, with a 1.5x to 2x equity multiple.		○	●



**Evan McLeish**

Acquisitions / Operations  
Phone: 250 981 8397

**Pavel Portelles Rivas**

Construction Management / Capital Sourcing  
Email: [pavel@investmidfield.com](mailto:pavel@investmidfield.com)  
Phone: 647 895 0939