

Investment Guidelines

Founded in 1976, Bell Partners Inc. (“Bell Partners” or “Bell”) is a private real estate company focused primarily on the acquisition and management of high quality apartment communities located in the Northeast, Mid-Atlantic, Southeast and Southwest United States. Per the National Multi-Housing Council, Bell Partners is the 10th largest apartment operator in the United States, with a management portfolio of more than 65,000 homes. The company is headquartered in Greensboro, NC, and has 8 other regional offices.

Investment Criteria

Geographic Area: Northeast, Mid-Atlantic, Southeast, and Southwest regions of the United States

Product Type: Garden, mid-rise or high-rise apartment communities

Investment Size: Greater than \$10 million and communities containing at least 100 apartments

Deal Structure: Cash, assumed debt (conventional, bonds, other) or joint ventures

Acquisition Interests:

- (i) Older communities that are in strong, in-fill locations and are candidates for a renovation
- (ii) Newer, institutional quality properties
- (iii) Pre-sale or development opportunities

Track Record

Since 2002, Bell Partners has completed nearly \$7 billion of apartment transactions. The company has a strong track record of performing efficient due diligence reviews and completing smooth closings. We encourage you to check our references.

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