



# Exclusive high growth investment opportunity



[www.k7capitalpartners.com/invest](http://www.k7capitalpartners.com/invest)

## K7 Multifamily Fund IV Opportunity

For the last 9 years, our partners have pioneered a unique success model with proven annualized returns of 20-40% from ground-up multifamily real estate. Now, we have incorporated this high-growth strategy into an exciting new opportunity – K7 Multifamily Fund IV. Combining the stability of real estate investments with the growth potential of brand new residential communities, this investment is a harbinger of superior financial growth. We invite accredited investors to join us in this exclusive opportunity and begin building sustainable generational wealth.

## Why K7 Investment Is Attractive

**Strategic Location:** Our properties are strategically located in high-demand area with strong job growth, family friendly neighborhoods, and shopping centers making it an attractive destination for renters.

**Experienced Team:** We have assembled a highly motivated team of seasoned professionals with a proven track record in real estate development and management to deliver:

- Capital conservation
- High inflation hedging
- Risk diversification
- Strong growth
- Double digit returns
- Tax advantages

<b>Property Type</b> New Multifamily	<b>Location Metro</b> Austin, San Antonio
<b>Targeted Units</b> 500 Keys	<b>Investment Model</b> Build-to-Rent for sale
<b>Investor Type</b> Accredited	<b>Minimum Investment</b> \$100,000
<b>Investment Type</b> Equity Investment	<b>Size and Security Type</b> \$30MM, 506(c) Reg D
<b>Eligible for 401K</b> 401K/ IRA Accepted	<b>Fund Life</b> 5 years, 3 years holding
<b>Tax Document</b> Schedule K1	<b>Targeted AUM</b> \$250 Million

## General Partners



**Murari Appan - Managing Director, K7 Real Estate Group**

- Overseen 470,000 sq ft of new investment properties
- Founder, Investment New Properties, Licensed realtor
- MBA, Michigan State University



**Venkat Gopi - Managing Director, K7 Capital Partners**

- Founder, K7 Capital Partners, K7 Real Estate Group, Fund Manager
- Entrepreneur, Investor, Technologist
- Vision, Strategy, & Governance
- MBA, Columbia Business School

## Distribution

<b>Annually</b> Years 4 and 5	<b>Pref Returns</b> 7%	<b>Fee</b> 2% Annual
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### Carried Interest Split

Diamond (\$5MM+):	70% LP - 30% GP
Gold (\$1MM - \$4,9MM):	60% LP - 40% GP
Silver (\$100,000 - \$999,999):	50% LP - 50% GP

## Partnerships



# Impact investing in real estate combines profits with purpose



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## K7 Green Wellness Village Model

The **K7 Green Wellness Village** is more than just a residential complex; it represents a harmonious integration of environmental consciousness, community engagement, and wellness-centric amenities. Designed to cater to the growing demand for healthier living spaces that nurture both physical and mental well-being, these visionary developments are poised to become a beacon of sustainable living.



**Sustainable building practices:** The construction of buildings adheres to eco-friendly practices, utilizing energy-efficient materials and technologies. This may involve incorporating renewable energy sources, such as solar panels and wind turbines, to minimize the environmental impact.



**Wellness Amenities:** Green Wellness Villages are equipped with a range of wellness amenities to support residents' physical and mental health. This includes fitness centers, yoga studios, meditation gardens, outdoor exercise stations, and wellness-focused programs.



**Active Transportation:** The design of the village encourages walking, cycling, and other forms of eco-friendly transportation. Pedestrian-friendly pathways and bike lanes make it convenient for residents to get around without relying heavily on cars.



**Social Interaction and Connection:** Green Wellness Villages often focus on building a sense of community among residents, fostering social interaction, and promoting a support network.



## Why Net Zero Communities?

As the global community intensifies its efforts to combat climate change, a remarkable trend is taking center stage in the world of real estate investment – the rise of net zero carbon footprint properties. In recent years, investors have been increasingly drawn to this eco-conscious approach, recognizing that sustainability and profitability are no longer mutually exclusive concepts. With a focus on environmental responsibility, net zero carbon footprint real estate investments have emerged as a lucrative opportunity for those seeking long-term financial gains while making a positive impact on the planet.

## Net zero carbon footprint real estate investments pave the way for a sustainable future

- **Sustainable and resilient investments:** Eco-friendly net zero assets are well positioned to outperform traditional properties in the long run.
- **Reduced operating costs:** Net-zero assets lead to significantly lower utility expenses, reduced operating costs, and higher income and profitability.
- **Growing demand:** Climate-conscious tenants, corporations, and investors increasingly seek out net zero asset buildings.
- **Enhanced property value:** Net zero assets command premium value due to their attractive features, lower operating costs, and long-term resilience.

## Best in Class - Build to Rent Smart Homes



## Smart Home IoT Integration

