

## Closing Notice – Cypress & Willow – Greensboro, NC



Cypress

- **CCL Capital**, As exclusive equity & capital markets advisor to ESGKullen, successfully facilitated a \$16.1MM equity investment & \$51.1MM in floating rate acquisition financing
- **Project Overview** – 380-unit two-property multifamily portfolio, 1986/1988 vintage
- **Acquisition** – Direct from broker acquisition in April 2022 for \$59.2MM. Total capitalization of \$68.2MM
- **Value Add Business Plan** – \$6.3MM (\$16.6K/Door) of unit & property upgrades resulting in rent premiums in excess of \$100 per unit
- **Sponsor** – ESGKullen is a seasoned multifamily Owner/Operator with a 10+ year track record. Over \$929MM in acquisitions across 7,400 units



Willow



**380-Unit**  
Portfolio Acquisition



**\$51.1MM**  
Debt Financing



**\$16.1MM**  
Private Equity



Boutique Quality Service  
Institutional Caliber Results