



STRATA EQUITY GROUP, INC.

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STRATA EQUITY GROUP ACQUIRES A 1,731-UNIT MULTI-FAMILY PORTFOLIO IN MARYLAND

(San Diego, CA) (April 4, 2018) – San Diego-based real estate investment firm Strata Equity Group has acquired an 11-property multi-family portfolio in St. Charles, Maryland, from FCP for \$302,000,000. This marks the firm's first investment into the mid-Atlantic region of the country, although the company has been active recently on the East Coast, including an \$85,000,000 purchase in February of a three-property portfolio in the Carolinas.

The Maryland portfolio is comprised of 1,731 conventional apartment units located 13 miles outside the Washington, D.C., Beltway. According to David Michan, Strata's President, "These acquisitions have expanded Strata's national presence in line with our long-term investment strategy of delivering attractive risk-adjusted cash yields in strong growth markets to our investors." The acquisition was funded in partnership with the same internal Mexican private investor groups that capitalized Strata's prior portfolio acquisitions totaling more than 15,000 units over the last four years.

All 11 apartment properties are located within the award-winning master-planned community of St. Charles, with an acclaimed school system. Strata's Director of Investments, Scott Wittman stated "This was an incredibly rare and unique opportunity to secure a sizable presence at the doorstep of our nation's capital. The diversification of product within our portfolio is even more appealing and affords us the opportunity to capture a much wider and deeper segment of the market." Strata plans to invest additional capital into unit renovations and amenity-driven attributes of the communities to complement Strata's long-term vision.

Financing for this acquisition was funded by Fannie Mae via the CBRE Capital Markets team.

Strata was represented by the law firm of Procopio, Cory, Hargreaves & Savitch LLP, led by Partner Robert Brown. Procopio (procopio.com) is an AmLaw 200 full-service business and litigation law firm with more than 170 attorneys in downtown San Diego, Del Mar Heights, Silicon Valley, Las Vegas and Phoenix. Real estate law has been a cornerstone of Procopio's practice since the firm's inception in 1946. It has one of the largest real estate practices in the southwestern United States, and is active in transactional and litigation real estate practice work across the United States and abroad.

About Strata Equity Group, Inc.

Founded in 1983 by Carlos D. Michan, Strata Equity Group is a privately held real estate investment and development firm with \$2.5 billion of assets under management. Strata currently owns and operates approximately 18,000 apartment units across the United States, 16,000 acres of land in Southern California that are in various stages of entitlement and development and 300,000 square feet of commercial properties. For further information on Strata, please visit www.strataequity.com.

Real Estate Investments