



CELEBRATING  
**100** YEARS  
EST. 1922

# Sherman Residential

## PLATFORM OVERVIEW

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## SPONSOR BACKGROUND

Sherman Residential is an innovative, privately-held, real estate investment firm. Our focus is on providing superior living environments, exceptional customer service and outstanding returns on multifamily investments across the United States. We purchase existing assets and renovate interior units, improve amenities, update buildings and systems, and evaluate rent repositioning opportunities. Year over year, our corporate team grows to better support our diverse portfolio of communities and staff.

The General Partner has full discretionary authority to identify, structure, execute and liquidate investments made on behalf of the Fund.

*Acquisitions based on*

**40:60**  
*equity to debt*

*Closed-end Funds 13 & 14  
are fully discretionary*

*Funds 13 and 14 have  
approximately **\$250M**  
of equity to deploy at the  
principal's full discretion.*

*Over*

**\$1.2B**  
**raised**

*for previous multifamily  
acquisitions*

**1922**

Founded by  
Benjamin Sherman

**1986**

David Sherman Joins  
the Firm as the  
Third-Generation

**2019**

Asset Purchases  
Exceed **\$2B**

**2022**

Sherman Residential  
Celebrates its Centennial

**1948**

Expansion to  
Commercial Real Estate  
& Condo Development  
by Leonard Sherman

**1990**

Pivot from "Buildings"  
to "Communities"  
and the Multifamily  
Apartment Business

**2021**

Unit Acquisition  
Surpasses **25K**

# CURRENT PORTFOLIO



*San Antonio*

## AXIS HAMILTON

Built 2016 | 248 Units | Fund XII/XIII/XIV  
[axishamilton.com](http://axishamilton.com)

## THE STANDARD AT LEGACY

Built 2020 | 323 Units | Fund XIII/XIV  
[thestandardatlegacy.com](http://thestandardatlegacy.com)



*Dallas*

## AXIS 3700

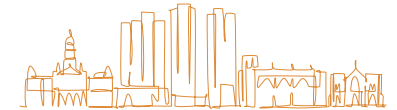
Built 2016 | 300 Units | Fund XI/XII  
[axis3700.com](http://axis3700.com)

## AXIS KESSLER PARK

Built 2017 | 299 Units | Fund XII/XIII  
[axiskesslerpark.com](http://axiskesslerpark.com)

## AXIS GRAND CROSSING

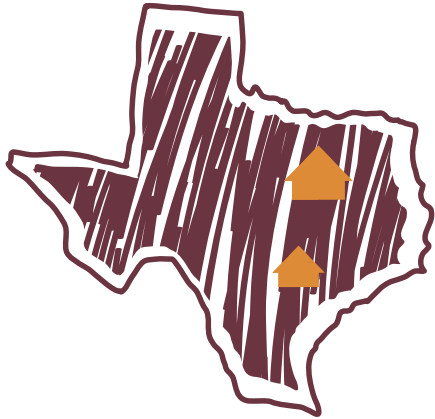
Built 2022 | 322 units | Fund XIII/XIV  
[axisgrandcrossing.com](http://axisgrandcrossing.com)



*Fort Worth*

## 26 AT CITY POINT

Built 2020 | 270 Units | Fund XII/XIII/XIV  
[26citypoint.com](http://26citypoint.com)



*Kansas City*

## ALTITUDE 970

Built 2018 | 291 Units | Fund XII/XIII  
[altitude970.com](http://altitude970.com)

## SOVEREIGN AT OVERLAND PARK

Built 2013 | 250 Units | Fund XII/XIII  
[sovereignoverlandpark.com](http://sovereignoverlandpark.com)

## KINSLEY FOREST

Built 2018 | 328 units | Fund XIII/XIV  
[kinsleyforestapartments.com](http://kinsleyforestapartments.com)



*Charlotte*

## AXIS BEREWICK

Built 2017 | 266 Units | Fund XI/XII  
[axisberewick.com](http://axisberewick.com)

# RECENT TRANSACTIONS & REFERENCES | SELLER & INTERMEDIARY

## Seller References

### 26 at Citypoint

**Seller:** A.G Spanos Companies

**Nick Faklis**

*Vice President – Dispositions*

### 511 Queens

**Seller:** Faison

**Kris Fetter**

*President & CEO*

### Avenues Creekside

**Seller:** Preferred Apartment Communities- PAC

**Stuart Coleman**

*Vice President, Acquisitions*

## Broker References

### Sean Wood

*Vice Chairman*

Newmark Knight Frank

### Charles Cirar

*Vice Chairman*

Investment Properties | Multifamily

CBRE | Capital Markets

### Danny Baker

*Vice Chairman*

CBRE

Contact information available upon request.



# MULTIFAMILY ACQUISITION CRITERIA | 2023

Sherman Residential is a real estate, private equity fund located outside of Chicago, IL. We acquire existing multifamily apartment communities in designated markets throughout the United States that meet the following criteria:

## PROPERTY DESCRIPTION

- Garden-style or mid-rise apartment complexes
- Built after 2010
- Attractive grounds, comprehensive amenity package & good unit mix
- Strong locations in highly sought-after markets

## PRICING

- At or below comparative replacement cost
- Anticipated return in the first year of 6% or greater

## DESIRED MARKETS





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## CONTACT

Garrett Salk and Scott Gould

400 Skokie Blvd., Suite 200, Northbrook, Illinois 60062

(847) 374-2730 | [garretts@bes.com](mailto:garretts@bes.com) | [scottg@bes.com](mailto:scottg@bes.com)