

October 5, 2020

Equus Capital Partners, Ltd. Acquires 245-Unit Multi-Family Community in McKinney, Texas



Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading real estate investment managers, announced today that an affiliate has acquired McKinney Village, a 245-unit class A village-style multi-family community located in McKinney, Texas, a city north of Dallas. The acquisition was made on behalf of Equus Investment Partnership XI, L.P. (“Fund XI”), a fully discretionary \$387.8 million equity fund managed by Equus. Madison Apartment Group, L.P. (“Madison”), the multi-family operating arm of Equus, will manage the community.

“Re-establishing a multi-family presence in Texas alongside our successful office investments has been a long-stated goal of the firm,” commented Andrew Peabody, Acquisitions Manager of Equus, who, along with Peter Naccarato, Acquisitions Manager, and Nicoletta DeSimone, Acquisitions Manager, oversaw the acquisition for the firm. “The opportunity to acquire new construction in the burgeoning McKinney submarket was very compelling. The job and population expansion occurring throughout the Dallas-Fort

Worth metroplex is remarkable and the property’s proximity to plural employment centers makes it a likely beneficiary of this rapid growth.”

McKinney Village is situated on a 9.8-acre site at the intersection of Highways 121, 75, and 5, connecting residents to a variety of commercial, recreational, and retail destinations. Legacy and Granite Business Parks are to the west, Richardson’s “Telecomm Corridor” and CityLine development are to the south, Medical City McKinney and Collin College are immediately adjacent to the property, and the historic McKinney town square with restaurants and small shops are to the north. Surrounding destination retail includes Fairview Town Center (Whole Foods, Dillard’s, The Container Store) and McKinney Marketplace (Trader Joe’s, Panera, Bed Bath & Beyond).

The village-style apartment community includes a mixture of one and two-bedroom apartment units. A brick veneer and prominent wood trim give the property a timeless and

functional appearance. Amenities include a community clubhouse, well-equipped fitness center, dog park, swimming pool, and community garden/greenspace. Equus expects to invest additional capital as part of an effort to refine certain features of the property, including landscaping, corridors/lighting, and exterior painting.

Brian O'Boyle Jr. of Newmark Knight Frank's Dallas office represented Catalyst Urban Development, the seller, in the transaction. Additionally, Steve Comly and Eric DeStefano from Newmark's Philadelphia office secured acquisition financing on behalf of the buyer.

About Equus Capital Partners, Ltd.

Equus Capital Partners is one of the nation's leading real estate investment managers. Equus' diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Atlanta, and Raleigh-Durham. For additional information, please visit the company's website at www.equuspartners.com.

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