

Acquisition Criteria

Hawthorne Residential Partners currently has a portfolio of over 55,000 apartments located in 100+ cities through the Sun Belt and is currently pursuing investment opportunities that meet the following criteria:

Target Markets

Primary & Secondary Markets in the Sun Belt

Product Type

Garden or Mid-Rise

Investment Size

- 150+ units
- Single properties or portfolios
- All cash or assume existing debt

Asset Class

Garden or Mid-Rise

Investment Strategy

- Value Add, Opportunistic, Core, Core-Plus
- Properties in lease-up or pre-stabilized
- Value-add renovation and redevelopment opportunities
- Class A properties in core locations
- Distressed assets (loan purchases & REO)



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Data as of April 2024

