



949.852.0700



18100 Von Karman Avenue, Suite 500
Irvine, CA 92612



[SteadfastCompanies.com](https://www.SteadfastCompanies.com)



Dear Investor,

I am excited to share that Steadfast Companies is re-entering the multifamily market and inviting you to partner with us once again.

Nearly four years ago, following the merger of Steadfast Apartment REIT, we paused our property acquisitions, believing that cap rates were too low and property prices were simply too high. Today, we see significant opportunities emerging in the multifamily sector due to widespread market distress caused by overbuilding, oversupply, decreasing rents and poorly financed transactions. These conditions present a unique environment for long-term investment, and we're eager to seize this moment.

In late 2024, Steadfast Companies resumed buying multifamily properties, focusing on markets we know well and where we already operate. This strategy not only enables operational efficiencies but also ensures that we are investing in areas where we have a proven track record. Our approach is opportunistic: acquiring market-rate, affordable, and mixed-income properties below replacement cost, with a targeted hold period of 5 to 7 years. Flexibility and predictable cash flow are at the core of our strategy.

We are now ready to introduce a new Investment Program and we invite you, as a valued Steadfast investor, to join us in this opportunity.

Before presenting any investment opportunity to outside investors, an affiliate of Steadfast Companies will acquire the property, secure favorable fixed-rate debt, and address major challenges, such as deferred maintenance, capital improvements, high vacancy rates, or collection issues. Once the majority of this repositioning work is complete—minimizing acquisition risk to you—we will open the opportunity to outside investors.

Our commitment to alignment with our investors is unwavering. Steadfast Companies and its principals will retain at least 20% of the required equity in every project. Furthermore, our initial costs and fees will be kept minimal; we succeed when you succeed. Our performance incentives for management and operations will only activate after investors begin receiving the projected quarterly distributions.

Our first investment opportunity under this program—**Estraya Boerne**—is now exclusively available to prior Steadfast investors and those who have a relationship with Steadfast and its partners. Located in the heart of Texas Hill Country, this stunning 288-unit property blends modern luxury with timeless charm. We encourage you to explore this opportunity further and consider joining us in this promising venture.

Your continued support means everything to us, and I look forward to partnering with you once again on this exciting journey.

Sincerely,

Rod Emery

CEO, Steadfast Companies