

Multifamily Investing with the Highest Standards



Since 2001, Hamilton Zanze has made multifamily real estate investments that deliver results and stand the test of time. Through the sponsored acquisition and hands-on management of apartment communities in strategic growth markets across the United States, we help investors achieve tax-efficient distributions and long-term appreciation to build generational wealth.

Our principals, partners, and employees invest alongside our community of investors in every asset we sponsor.

Investment Approach

Our sponsored acquisition strategy is focused on a proven set of investment criteria we have honed over the years:

- Class B or better, 1990s vintage or newer (average: 1998), garden-style communities in primarily suburban infill locations
- Institutional-quality assets with opportunity for operational and economic improvements
- Located in markets with sustainable, long-term employment and population growth trends
- Targeting long-term, fixed-rate financing with moderate leverage. HZ's debt service coverage ratio as of Q3 2025 is 2.09x



Ironwood at Happy Valley (Phoenix, AZ)

Portfolio Snapshot

Transaction Volume Since Inception	Equity Under Management ¹	Debt Coverage Ratio ²	Equity Multiple ³
\$12.9^B	\$2.12^B	2.09^x	1.92^x
Total Sold Properties	Total Sale Price of All Sold Properties	Average Gross Project IRR ⁴	Average Hold Period in Years
164 34,087 total units	\$4.93^B	13.12%	6

This document is confidential and for the intended recipients only. It should not be redistributed without the permission of HZ. Past or targeted performance is not indicative of future results, and there can be no assurance of future performance. All data current as of Q3 2025.

¹Equity under management is based on the original equity of the assets that HZ currently manages.

²Average portfolio DCR based on a rolling 12-month period.

³Equity-weighted average gross multiple on invested capital (sold deals only).

⁴Equity-weighted average realized project IRR (sold deals only).

Nationwide Footprint



As of Q3 2025, we have sponsored the acquisition of over \$12.9 billion in multifamily assets alongside private clients, 1031 exchange and cash investors, and institutional partners. By investing with Hamilton Zanze, our investors are able to make a positive impact in communities across the U.S. through enhanced housing and sustainability initiatives, while also generating the strong returns they expect.

Total Units
22.3^K

Total Properties
123

States
16

Markets
28



Adding Value at Every Level

Working closely with Mission Rock Residential, our property management partner, we actively manage our investments, reducing controllable expenses and maximizing distributable income.

Our dedicated in-house construction and project management team efficiently executes capital improvement projects, updating properties to increase resident retention and property value.



Bluebird Row, Chattanooga, TN

Contact Us

investorrelations@hamiltonzanze.com | 415.561.6800 | hamiltonzanze.com

The information contained herein is prepared for general informational purposes only and is not intended as market, legal, tax, accounting, or financial advice or an offer, solicitation, or recommendation to buy or sell real estate or securities or to engage in any specific transaction. Individuals should consult their own professional advisers before making any investment decision. An investment in real estate involves a high degree of risk and should be considered only by highly sophisticated persons who can bear the economic risk of loss and illiquidity. HZ II, LLC, Hamilton Zanze & Company, and their affiliates (together, "HZ") make no warranties or representations as to the accuracy or completeness of the information, assumptions, analyses, or conclusions presented herein. Additionally, HZ cannot be held responsible for any errors, misrepresentations, or omissions on the part of any third-party sources. Any reliance upon the information contained herein is solely and exclusively at your own risk. Any views expressed herein are subject to change without notice due to market conditions and other variables. In considering any performance data contained herein, past or targeted performance is not indicative of future results, and there can be no assurance of future performance.

© 2026 Hamilton Zanze & Company and HZ II, LLC. All rights reserved.

