

5 Steps to BUILDING WEALTH THROUGH MULTIFAMILY INVESTING

Lion Park Capital Investor Resources

Step 1: Define What Wealth Means to You

Wealth looks different for everyone — for some, it's replacing a W-2 income, for others it's building generational wealth. Before investing, clarify:

- **Cash Flow Goals:** How much passive income per month do you need? (e.g., \$5,000/month in 10 years requires ~\$1.5–2M invested in quality multifamily assets).
- **Time Horizon:** Are you investing for early retirement in 10–15 years, or for legacy wealth to pass down?
- **Risk Appetite:** Are you comfortable with value-add projects (higher risk/higher reward) or do you prefer stabilized assets (steady cash flow, lower upside)?

👉 At LPC, we help investors map these goals to the right type of multifamily opportunities.



Step 2: Understand Why Multifamily is Different

Multifamily is not just “bigger rentals.” It’s an institutional-grade asset class with advantages that make it one of the most resilient wealth vehicles:

- **Economies of Scale:** One roof, many units — reduces per-unit costs and management headaches.
- **Income Stability:** Even with 10% vacancy, a 100-unit property still generates 90 paying tenants — far more resilient than a single rental.
- **Market-Driven Appreciation:** Unlike single-family, value is based on income (NOI). Every \$1 increase in NOI can add **\$12–\$15 in property value** depending on market cap rates.
- **Tax Efficiency:** Accelerated depreciation can offset other income; many investors legally pay little to no taxes on cash flow.

Step 3: Select the Right Strategy for You

There are two main paths to multifamily wealth:

Active Investor (high involvement):

- You source, finance, and manage properties yourself.
- Requires significant capital, expertise, and time.
- Higher upside, but higher risk and stress.

Passive Investor (low involvement):

- You partner with experienced operators through syndications or funds.
- Contribute capital, share in cash flow + equity growth, but the operator handles execution.
- Ideal for busy professionals (doctors, business owners, executives) who want exposure without operational burdens.

👉 *LPC specializes in passive partnerships, allowing investors to own large-scale properties while focusing on their careers and families.*



Step 4: Leverage Experienced Operators & Market Insights

Multifamily success depends on execution:

- **Deal Sourcing:** Operators with broker relationships get first access to off-market and distressed deals.
- **Underwriting Discipline:** Conservative assumptions on rent growth, exit cap rates, and expenses protect investors.
- **Value-Add Execution:** Strategic renovations (e.g., \$7k per unit in upgrades) can increase rents by \$100–\$200, dramatically boosting property value.
- **Market Selection:** Focus on high-growth metros with population influx, diversified job drivers, and landlord-friendly laws.

👉 *Lion Park Capital currently controls **2,172 units and \$316M in assets** across these types of markets. Our investors benefit from institutional-level access with hands-off involvement.*

Step 5: Scale & Compound Your Wealth

Wealth creation isn't about one deal — it's about compounding across many:

- **Cash Flow Recycling:** Reinvest quarterly distributions into future deals.
- **Equity Events:** Refinances and sales return chunks of your principal + profits, while you continue earning on the remaining investment.
- **Portfolio Diversification:** Spread investments across multiple properties, markets, and business plans for stability.
- **Generational Impact:** Over 10–20 years, consistent multifamily investing can build a portfolio that supports your retirement, funds your children's education, and creates a lasting legacy.

Key Takeaway

Multifamily investing offers a **repeatable, scalable system** for creating lasting wealth — and with the right partners, you can achieve it without the stress of being a landlord.

Your Next Step

Join the **Lion Park Capital Investor Network** to access future opportunities.

👉 Join 500+ investors already building passive wealth with us.

