THE FUND

Private Equity Real Estate Investment Fund

Northpoint Investment Fund acquires and operates core residential real estate assets through the platform of its US national real estate management affiliate. As a private equity endeavor, the fund is not traded on any public equities exchanges which removes the correlation to market volatility that drives the fluctuations of public traded securities such as REITs and other real estate-related equities. Northpoint Capital Management and its affiliates are not registered investment advisors. While the fund is a subject to IRS tax laws and accounting standards, it will not be required to undergo the costly and time-consuming process of SEC filings and registration.

Funding

Northpoint Investment Fund intends to raise a maximum of $250 million and a minimum of $50 million for a fund life of 8 years.

Joint Ventures

Unlike other Funds, the Fund generally expects to own and operate all of its investments without entrusting into joint ventures with operating partners by using services provided by the General Partner, the Manager and their Affiliates. As a result, the Fund expects to avoid the “double promoting” inherent in funds that do not own and operate their own investments. Joint venture opportunities will be considered only in certain circumstances.

Investment Focus

Northpoint Investment Fund invests in multi-family communities with a focus on locations where Northpoint Asset Management (the Affiliate) already has a management presence or in previously under-served US cities. Northpoint Investment Fund targets properties with an acquisition price from $25 to $25 million and a quality and location class of B or greater.

General Partner

Northpoint Capital Management functions as the General Partner of the fund. Northpoint Capital Management is led by the founders of Northpoint Asset Management, a real estate management company with a nationwide presence focused on multi-family communities. Northpoint Asset Management's principals collectively have decades of experience in various markets and in all aspects of the real estate ownership cycle. From managing and repositioning properties, to brokering purchases and sales, to syndicating private real estate investment funds, Northpoint Asset Management's professionals have broad experience in the multi-family property sector.

EXCLUSIVITY: The General Partner will offer each Fund affiliated with its Affiliates to entities from marketing a new Fund or any investment vehicle with an investment objective that substantially duplicates the name of the Fund, and, if the terms consist of the General Committee, until the earlier of the end of the Investment Period or 3) each time as necessary for, the Fund’s purpose of investment objectives have been invested, committed for investment or invested in different entities, instruments, subsequent phases of construction or expansion (the "Pendleton Investment Date").

Until the earlier of 1) the end of the Investment Period or 2) each time an incurred provision (10%) of the General Committee has been invested, committed for investment or invested in different entities, instruments, subsequent phases of construction or expansion and 3) each time as necessary for, the General Committee’s purpose of investment objectives have been invested, committed for investment or invested in different entities, instruments, subsequent phases of construction or expansion (the "Pendleton Investment Date").

Under the earlier of 1) the end of the Investment Period or 2) each time a provision (10%) of the General Committee has been invested in a Fund affiliated with its Affiliates, and 3) each time a provision (10%) of the General Committee's purpose of investment objectives have been invested, committed for investment or invested in different entities, instruments, subsequent phases of construction or expansion (the "Pendleton Investment Date"), each time as necessary for, the General Committee’s purpose of investment objectives have been invested, committed for investment or invested in different entities, instruments, subsequent phases of construction or expansion (the "Pendleton Investment Date").

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