

EIGHTEEN CAPITAL GROUP

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EIGHTEEN CAPITAL GROUP ACQUIRES SPRINGTREE APARTMENTS

Transaction Represents 30th Addition to ECG Portfolio

Columbia, SC, March 23, 2016— *Eighteen Capital Group*, formerly known as SBV Acquisitions, LLC is pleased to announce the purchase of Springtree Apartments in Columbia, South Carolina. Will Mathews and Wood Moore of Colliers International represented the Seller. ECG completed due diligence in seven business days and closed the transaction for cash.

Constructed in 1982, Springtree is located near the intersection of Highway 277 and Interstate 20 in Columbia, providing exceptional access to area retail and employment centers. From a top-down standpoint, Columbia is a very attractive secondary market - serving as the Capitol of a major state and home to a major Division 1 University as well as over 49,000 individual employers. Within a 3-mile radius of the Property, only a very small number of units have been added to the apartment inventory since 2010. With a growing population and restrained new supply, the market is well-positioned to perform well over the long term. ECG also expects to realize operating synergies from adding this property to an existing 332-unit holding in the market. The value-add components of the business plan include completing implementation of a utility reimbursement plan, green retrofit including LED lighting and low flow water devices and bridging the rent gap between the Property and neighboring properties through moderate upgrades while still maintaining a pricing advantage.

Isaac Gortenburg, President, ECG: "Columbia, South Carolina is a sneaky good market that for some reason has not seen the cap rate compression of some of the other markets in the Carolinas. We are very excited about the potential of the Springtree acquisition and look forward to purchasing additional properties in the area."

With its headquarters situated in the "Country Club Plaza" district of Kansas City, Eighteen Capital Group (formerly known as SBV Acquisitions, LLC) has a current investment mandate that specifies value-add, multifamily properties in primary and secondary markets throughout the United States. To date, we have acquired 6,622 units in twenty markets nationwide.

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If you would like more information about this topic, please contact Christopher Thomson at 816-437-966 or via email at Christopher.thomson@18cg.com .