

INVESTOR OVERVIEW

Privately held firm. Five decades. One discipline.

VDB Asset Management is a privately held commercial real estate investment and asset management firm that identifies, acquires, and operates institutional grade multifamily communities across the United States in partnership with institutional investors and established family offices.

AT A GLANCE

Firm Metrics

1983	\$4.5B+	30,000+	21	3.19x	6
Founded	Transactions	Units	States	Equity Multiple	Global Offices

As of July 2026. Includes investments made by VDB principals while working together prior to VDB Asset Management.

PARTNERSHIPS PERFORMANCE

Realized Returns

15.9%	3.19x	\$4.5B+
Average Internal Rate of Return (IRR)	Equity Multiple	Total Transaction Volume

VDB's partnerships have realized average internal rate of returns (IRR) of 15.9% and a 3.19x equity multiple. Since 1983, the principals have successfully acquired, developed, and operated more than \$4.5 billion in multifamily investments and transactions in partnership with a wide range of both institutional and private investors.

Performance shown is on a portfolio basis and reflects realized returns across the principals' partnerships. Past performance is not indicative of future results.

Discipline built over five decades

To date, VDB's principals have owned, developed, and managed over 110 properties, including 30,000-plus multifamily residential and condominium units. Additionally, they have third-party managed over 20,000 multifamily units.

VDB designs bespoke investment solutions on behalf of its capital partners, based on their return targets and investment objectives.

Leveraging VDB's principal-level relationships and deep broker and industry network, we gain consistent access to both on- and off-market deal flow. This enables us to efficiently source attractive off-market and special-situation opportunities tailored to specific capital strategies, return targets, and allocation requirements.

A core component of our investment strategy is identifying opportunities where high-quality assets can be acquired at a meaningful discount to replacement cost due to distress within the capital stack rather than deficiencies in the underlying real estate. We pursue situations involving maturing debt, refinancing challenges, liquidity constraints, partnership restructurings, or other capital market dislocations that create compelling acquisition opportunities for well-capitalized buyers.

CONTACT

Investor Relations

For inquiries regarding capital partnerships, programmatic mandates, or specific investment opportunities, please visit **vdb-am.com/contact**.