1. LEM Capital (real‑estate private equity – Philadelphia, PA)

- **Focus & fit:** LEM Capital is a real‑estate private‑equity firm that specializes in value‑add multifamily investments. They typically invest **$3–10 M in equity per property** and can co‑invest larger sums (for example, LEM contributed **$19.3 M** to a 200+‑unit property in partnership with Benedict Canyon Equities). Recent deals include a **200‑unit Harbor City (Los Angeles) complex** and a portfolio of 23 value‑add acquisitions.

- **Contact:** 215‑557‑9600; info@lemcapital.com. LinkedIn: LEM Capital.

- **Intro email draft:**
“**Subject:** Value‑add multifamily opportunity in Los Angeles
Hello LEM Capital team, I'm raising $20 M of equity for a value‑add multifamily project in Los Angeles. Given your history of investing $3–10 M per property and co‑investing on larger deals, I believe this opportunity aligns well with your strategy. The property offers significant renovation upside similar to your Harbor City acquisition. I would love to share the deck and discuss how we might partner on this project.”

2. Benedict Canyon Equities (private real‑estate investor – Los Angeles, CA)

- **Focus & fit:** BCE concentrates on **value‑add multifamily and workforce housing** in high‑growth Western U.S. markets including Los Angeles. They typically invest **$5–10 M** in equity per transaction (they co‑invested **$4.7 M** with LEM Capital for a 200+‑unit property).

- **Contact:** 310‑431‑5690; contact form on the BCE website; LinkedIn: Benedict Canyon Equities. Headquarters: 10100 Santa Monica Blvd., Suite 420, Los Angeles, CA 90067.

- **Intro email draft:**
“**Subject:** Los Angeles value‑add multifamily investment – potential partnership
Hello Benedict Canyon team, I'm reaching out with a 200+‑unit value‑add multifamily deal in Los Angeles. Your focus on underperforming multifamily and workforce housing in high‑growth Western markets makes you an ideal partner. We're raising $20 M of equity and anticipate a $5–10 M commitment from a co‑GP. I'd welcome the chance to discuss how this deal might fit your criteria.”

3. MG Properties Group (multifamily investment & management – San Diego, CA)

- **Focus & fit:** MGPG targets **value‑add or core‑plus multifamily properties near major metropolitan areas** in the Western U.S.. They manage and acquire large portfolios (over **$560 M of acquisitions across 12 properties** in 2016). Their investment team contact for Los Angeles deals is Robert Larsen.

- **Contact:** Robert Larsen – rlarsen@mgproperties.com, 858‑366‑6538. LinkedIn: MG Properties Group.

- **Intro email draft:**
“**Subject:** Los Angeles value‑add multifamily project – potential fit for MGPG
Hi Robert – My team is raising $20 M for a value‑add multifamily acquisition in Los Angeles. MGPG’s track record of buying and repositioning value‑add properties near major Western metros suggests this opportunity may align with your current acquisition strategy. The project involves a well‑located asset with strong upside through capital improvements and professional management. I’d love to share more details and explore whether it fits your pipeline.”

4. Arc Capital Partners (institutional real‑estate manager – Los Angeles, CA)

- **Focus & fit:** Arc Capital Partners is a privately held institutional real‑estate investment manager targeting **middle‑market investments across the capital stack**. They partner with local operators in **high‑barrier Sunbelt markets** such as Los Angeles. Middle‑market deals typically range from $10–50 M in equity.

- **Contact:** info@arccapitalpartners.com; 310‑954‑9060. LinkedIn: Arc Capital Partners. Address: 445 S Figueroa St., Suite 2160, Los Angeles.

- **Intro email draft:**
“**Subject:** Middle‑market value‑add multifamily investment in LA
Dear Arc Capital Partners, We are seeking an equity partner for a $20 M raise on a value‑add multifamily project in Downtown Los Angeles. Your focus on middle‑market investments in high‑barrier urban Sunbelt markets aligns perfectly. I’d appreciate the opportunity to discuss this deal and how we can collaborate.”

5. TruAmerica Multifamily (institutional multifamily investor – Los Angeles, CA)

- **Focus & fit:** TruAmerica is an LA‑based firm specializing in the **acquisition and repositioning of value‑add multifamily properties**. A recent example is their acquisition of the **252‑unit Vida property**, where they planned renovations on 92 % of unrenovated units. Typical investment sizes range from $20–50 M+.

- **Contact:** General inquiries via website; phone 424‑325‑2750; LinkedIn: TruAmerica Multifamily. Address: 10100 Santa Monica Blvd., Suite 400, Los Angeles, CA 90067.

- **Intro email draft:**
“**Subject:** Value‑add multifamily opportunity – Los Angeles

Hello TruAmerica team, I'm raising $20 M of equity for a Los Angeles multifamily property that requires a comprehensive renovation program. Your expertise in acquiring and repositioning value-add properties, as demonstrated by your 252-unit Vida project, makes TruAmerica an ideal partner. I'd love to share our business plan and explore potential collaboration."

6. Passco Companies (real-estate investment company – Irvine, CA)

- **Focus & fit:** Passco specializes in the **acquisition, development and management of multifamily and commercial properties**. The firm has completed **over $8 B in acquisitions and has $4 B under management**. They have both corporate and southeast headquarters.

- **Contact:** Corporate HQ: 2050 Main St., Suite 650, Irvine, CA 92614; phone 949-442-1000; contact form on website; LinkedIn: Passco Companies.

- **Intro email draft:**
  "**Subject:** Los Angeles value-add multifamily partnership opportunity
  Hello Passco team, We are raising $20 M of equity for a value-add multifamily acquisition in Los Angeles. Passco's track record of acquiring and managing multifamily assets across the U.S. totaling over $8 B suggests a strong alignment. I'd appreciate the chance to present the deal and discuss whether it fits your investment objectives."

7. Brasa Capital Management (real-estate private equity – Los Angeles, CA)

- **Focus & fit:** Brasa Capital targets **middle-market real estate opportunities** across the Western U.S. and Texas, investing **$5–35 M in equity**. The firm's portfolio includes multifamily and industrial assets.

- **Contact:** 2029 Century Park East, Suite 1040, Los Angeles, CA 90067; phone 310-620-2890; info@brasacap.com. LinkedIn: Brasa Capital Management.

- **Intro email draft:**
  "**Subject:** $20 M value-add multifamily raise in Los Angeles
  Dear Brasa Capital team, I'm leading a $20 M equity raise for a multifamily value-add project in Los Angeles. Given Brasa's focus on middle-market investments and $5–35 M equity checks, this opportunity should align with your investment parameters. I look forward to sharing details and exploring a partnership."

8. Argosy Real Estate Partners (lower-middle-market private equity – Wayne, PA)

- **Focus & fit:** Argosy invests in controlling equity and preferred equity deals ranging from **$5–25 M**. They target lower‑middle‑market opportunities across the top 35 U.S. metropolitan areas.

- **Contact:** 900 West Valley Rd., Suite 1000, Wayne, PA 19087; phone 610‑971‑9685; info@argosyrep.com. LinkedIn: Argosy Real Estate Partners.

- **Intro email draft:**
  "**Subject:** Potential $20 M equity partnership for LA multifamily deal
  Hello Argosy team, We are pursuing a value‑add multifamily acquisition in Los Angeles and are raising $20 M of equity. Your lower‑middle‑market focus and typical equity investments of $5–25 M make this project an excellent fit. I would welcome the opportunity to discuss our business plan and see if there is mutual interest."

9. Tova Capital (real‑estate investment company – Los Angeles, CA)

- **Focus & fit:** Tova Capital is a Los Angeles‑based investment company that targets **value‑add acquisitions between $5 M and $30 M** and will consider larger purchases up to **$50 M**. They focus on prime Southern California markets (Westside, Hollywood, South Bay, Downtown and the Valley).

- **Contact:** 10456 Lindbrook Dr., Los Angeles, CA 90024; phone 310‑341‑0876; info@tovacapital.com. LinkedIn: Tova Capital.

- **Intro email draft:**
  "**Subject:** Prime LA value‑add multifamily opportunity
  Hi Tova Capital team, We're raising $20 M for a value‑add multifamily asset in Los Angeles. With your stated focus on $5–30 M value‑add acquisitions in prime Southern California markets, I believe this project is a great fit. I'd appreciate the chance to provide more details and discuss potential collaboration."

10. Summit Equity Investments (value‑add multifamily investor – Los Angeles, CA)

- **Focus & fit:** Summit Equity Investments targets **50‑200+ unit apartment communities priced $10–100 M**. They pursue value‑add strategies using management and rehabilitation to enhance properties. Contact info includes main office and investor inquiry numbers and email.

- **Contact:** inquiry@summitei.com; main office 310‑598‑7073, investor inquiries 310‑910‑1960. Form D lists 13063 Ventura Blvd., Suite 200, Studio City, CA 91604 as principal address. LinkedIn: Summit Equity Investments.

- **Intro email draft:**
  "**Subject:** Value-add multifamily project – potential collaboration
  Hello Summit team, I'm seeking an equity partner for a 200-unit value-add multifamily asset in Los Angeles. Summit's focus on 50-200+ unit communities priced $10–100 M and your renovation and repositioning expertise make this opportunity a natural fit. I'd like to share our offering memorandum and discuss how we might work together."

11. Vista Investment Group (private real-estate firm – Santa Monica, CA)

- **Focus & fit:** Vista owns roughly **2,000 apartment units and over 2 million square feet of commercial property** and focuses on **value-add and opportunistic strategies** across multifamily, mixed-use and office assets. The firm's president recently stated they plan to invest **$50–100 M** in new multifamily and office assets.

- **Contact:** 1847 Centinela Ave, Santa Monica, CA 90404; phone (424) 268-4953; admin@vistainvestmentgroup.com. LinkedIn: Vista Investment Group.

- **Intro email draft:**
  "**Subject:** Los Angeles multifamily value-add investment opportunity
  Hi Vista Investment Group, We're raising $20 M for a value-add multifamily project in Los Angeles. Your firm's track record of investing in value-add and opportunistic multifamily assets and your announced plan to deploy $50–100 M into new acquisitions suggest this deal could fit your strategy. I'd love to share details and explore a partnership."

12. The Bascom Group (private equity real-estate investor – Irvine, CA)

- **Focus & fit:** Bascom acquires **underperforming real estate (multifamily, office, retail, industrial, self-storage)** with **purchase sizes from $10 M to $200 M**. Since 1996 they have completed **over $15.5 B in value-added transactions**.

- **Contact:** James D'Argenio, Senior Principal – jdargenio@bascomgroup.com, phone 949-955-0888 ext. 19; corporate address: 42 Corporate Park, Irvine, CA 92606. LinkedIn: The Bascom Group.

- **Intro email draft:**
  "**Subject:** Underperforming multifamily opportunity in Los Angeles
  Hello Bascom Group, I'm reaching out about a value-add multifamily acquisition in Los Angeles requiring $20 M of equity. Your history of acquiring underperforming real estate with purchase sizes between $10 M and $200 M and completing more than $15.5 B in value-added transactions makes Bascom an excellent partner. I'd appreciate the opportunity to discuss further."