

Monument Equity | Metro Atlanta Multifamily Buy Box

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Background

I previously built, scaled, and in 2024 sold Posto Property Management, a Massachusetts-based residential property management firm. Monument Equity is my new platform: value-add multifamily acquisition is the active sleeve, with hospitality-to-multifamily conversion and townhome infill as near-term extensions, and next-generation 55+ communities as the long-term thesis. I'm NYC-based, and I'll be in metro Atlanta on 10-15 multi-day trips per year working this portfolio personally. Atlanta is Monument Equity's first primary acquisition metro for 2026-2027, targeting 2-3 closings and \$1.5-3M of capital deployed over the next 18 months.

Investment Thesis | Three Horizons

NOW	Value-add multifamily acquisition. 8-24 units per building or contiguous block; in-place cash flow plus a clear path to \$150-300/unit rent lift through operations, light cosmetic, and RUBS.
NEAR	Hospitality-to-multifamily conversions and townhome infill development (South Fulton, East Point, Hapeville).
NEXT	Purpose-built, next-generation 55+ independent-living communities—long-term thesis, open to early-stage land or conversion conversations.

Buy Box		Target Submarkets & ZIPs	
Unit count	8-24 / building (sweet spot 10-16)	Tier 1 <i>send everything</i>	30337 College Park · 30344 East Point · 30354 Hapeville / airport
All-in budget	\$1.0-1.5M (acq + closing + reserves)	Tier 2 <i>selective, displacement-aware</i>	30310 West End / Oakland City · 30311 Cascade / Adair Park · 30315 South Atlanta / Lakewood
Per-door basis	\$60K-\$125K / door	Tier 3 <i>case-by-case</i>	30312 Grant Park · 30314 Vine City / English Ave · 30317 Edgewood / Kirkwood
Asset class	B- / C+ multifamily	Hard passes <i>for now</i>	Structural / foundation, active environmental, occupancy <60%, owner-occupied, condo conversions, properties needing rezoning for current use.
Vintage	1960-2000 preferred		
In-place cap	5.5-7.0% on actual collections		
Rent gap	\$150-300 / unit below market		
Occupancy	75%+ at acquisition		
Hold	24-36 mo stabilize, then hold / refi / 1031		

Examples From Our Tracker | Directional Anchors, Potential Targets from the MLS

Three current Atlanta listings sitting close to the buy box.

#	Property	ZIP / Submarket	Units / Vintage	Ask / \$ per door	Note
1	615 Boulevard SE	30312 Grant Park (T3)	16 / -	Unpriced	Stabilized + light value-add. T-12 NOI ~\$180K; rents \$1,471 → \$1,853 proforma. OM in hand. Lacy & Assoc.
2	3627 Forrest Park Rd SE	30354 South ATL (T1)	25 / 1973	\$2.35M / \$94K	Tier 1 ZIP, slightly over on units. 2-acre site. Bull Realty (Lundsberg).
3	2099 ML King Dr NW	30310 Westside (T2)	24 / 1954	\$2.16M / \$90K	BeltLine-adjacent. Older vintage—careful diligence on systems. Bull Realty.

How I See Us Working Together

This is a true collaboration, not me hiring a buyer's agent and waiting on a feed. I'll be doing the hunt with you: sourcing, underwriting, traveling, and bringing deals as much as you bring them to me. **Two-way deal flow:** I'll send you Crexi pulls, off-market signals, and properties from elsewhere. I want to be the first person you call on anything in my buy box, or anything that you think may interest me. I **underwrite, you partner:** modeling and diligence sit on my side; you don't need to build pro formas. I rely on you for local read—pricing, comps, owner context, and what's quietly being shopped before market. **Speed when it matters:** I fly to Atlanta on a moment's notice or send an LOI inside 48 hours. Lender pre-qual, entity stack, and vendor bench are in motion. **Make this fun:** I left my job to build this and I want it to feel like the hunt—trading addresses, walking buildings, doing real deals with someone who enjoys the doing—as well as listing when pieces refi or recycle.

Timing

Identify by late summer 2026.

Target an identified property by late summer to close, run a cost segregation study, and book accelerated depreciation in FY 2026. May 18-21 trip is kickoff; LOI candidate by Labor Day.