

We have a proven system to buy, operate, and profitably sell 2-50 unit B/C class multifamily buildings in Southern NH. We've closed 50+ deals and 525+ units in this market & asset class. The majority of our deals are sourced direct-to-seller at 10%+ discount to market value. We're vertically integrated via Blue Door Living property management, which manages 800+ units and is co-owned by Axel.

### **Fund Strategy:**

We've made 7 acquisitions in the fund, and will execute on another 5-10, totaling over 100 units at fund close. We're value-add buyers, stabilizing deals to a 7-8% yield. Once stabilized, we sell & refinance deals to return investor capital & profit.

### **Fund Structure & Terms:**

- Target 15-17% IRR, 1.9X-2X MOIC , \$4M-\$5M fund size
- We've raised \$2.5M+ to date & purchased 64 units. Investors own existing units + units we will buy.
- **Minimum Investment:** \$50,000 | **Anticipated Hold:** 5 years | **Anticipated Close:** March 2026

### **Investor Terms:**

- 7% preferred return | 60/40 LP/GP Split | 2% acquisition fee on purchase | No other sponsor fees

### **Deals In The Fund:**

[\(Click for Deal Memos\)](#)

07/2025: [Ashland St](#) | 07/2025: [Church St](#) | 10/2025: [Three Pack](#) | 10/2025: [Pagewood Oval](#)

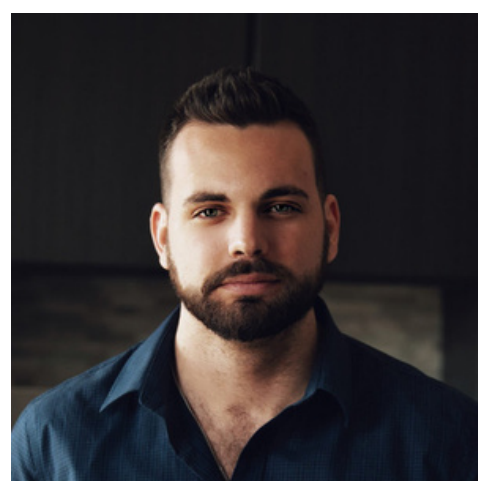
10/2025: [N Main St](#) | 10/2025: [Avon St](#) | 10/2025: [Manchester St](#)

## **Learn More:**

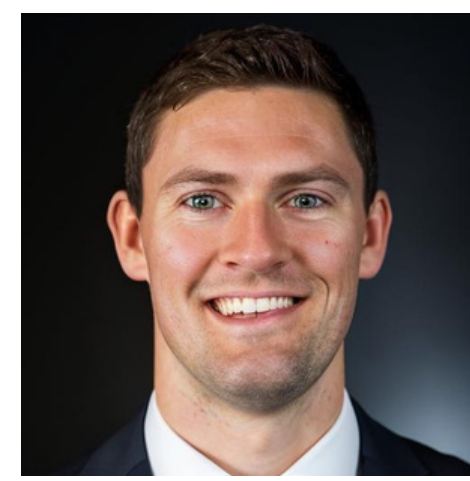
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## **Team**

525+ units NH multifamily owned | 50+ transactions closed | \$20M+ investor capital, zero losses | 8-10% co-invest



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