

Colony Hills Capital Catalyst Real Estate Fund III

At a glance

Colony Hills Capital is proud to announce a unique Co-GP fund opportunity.

Fund details

A snapshot of the Catalyst Real Estate Fund III



5 YR

Term of investment



20-25%

Target IRR



2.0 - 2.5X

Target Equity Multiple



4-7

Target properties



\$35,000

Minimum investment

A UNIQUE CO-GP OPPORTUNITY

In the average commercial real estate deal, there are two parties:

- The GP (General Partner)
- The LP (Limited Partner)

The GP is responsible for sourcing the deals, managing the properties, and ensuring everything goes smoothly. The LPs only have to invest, and as passive investors in the deal they get a proportionately smaller share of the return.

As a Co-GP all you need to do is invest (like an LP) but you will receive a return from the GP's portion. Invest like an LP, but earn like a GP. That is what makes Catalyst Fund III a unique opportunity.

WHO IS COLONY HILLS CAPITAL?

The stock market may go up and down but our record has been consistent over the years. Colony Hills Capital is a multifamily investment firm that looks for the best value-add opportunities in growing sectors of the United States.



\$1B+ in
transactions



\$636M
AUM



36
Deals



36%
IRR

HOW TO INVEST

Ready to invest in the Catalyst Real Estate Fund III? Click the button below to register to invest, or email our investor relations team at melissa.barber@colonyhillscapital.com.

[Register to invest](#)



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www.colonyhillscapital.com

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