

BARVIN COMPANY OVERVIEW





WHO WE ARE

A VERTICALLY INTEGRATED MULTIFAMILY OWNER/OPERATOR WITH A 16-YEAR TRACK RECORD ACROSS HIGH-GROWTH U.S. MARKETS.

Founded in 2009, Barvin has acquired and managed nearly 7,000 apartment units across Texas, Georgia, and the Southeast.

Our focus is on long-term, fixed-rate multifamily investments, operational value-creation, and executing in markets where affordability, population growth, and limited new supply support durable cash flow.

The firm is led by three key principals who bring long-standing experience across acquisitions, operations, and long-term financing. Eric Barvin, CEO & Founder, has spent the past 16 years sourcing, acquiring, and operating ~7,000 units. Jarvan Shen, Chief Investment Officer, previously co-founded and scaled Mount Auburn Multifamily to more than 30,000 units using a HUD-focused, long-term debt model—culminating in the 2022 sale of its multifamily REIT to Starwood Capital for \$2.5 billion. Bryan George, Chief Operating Officer, brings over two decades of operational leadership, having managed a 25,000-unit Sunbelt portfolio before joining Barvin to build and lead its institutional-grade operating platform.

60+ YEARS

COMBINED
MULTIFAMILY
EXPERIENCE

90 CITIES

WITH
MULTIFAMILY
EXPERIENCE

70K UNITS

ACQUIRED BY
LEADERSHIP

VERTICALLY

INTEGRATED
COMPANY



OUR STRATEGY



A PROVEN STRATEGY BUILT FOR STABILITY & GROWTH

OUR FOCUS

Barvin targets high-growth secondary and tertiary markets where strong population trends, affordability, and limited new construction support consistent long-term demand.

OUR STRATEGY

1. Acquire in High-Growth Secondary Markets

We pursue well-located, income-producing assets in early-stage growth markets where affordability and demographic trends support durable performance.

2. Finance with Long-Term, Fixed-Rate Debt

Our approach prioritizes financing stability — including HUD loan assumptions with 30–40 year fixed rates, positive leverage, and self-amortization that grows returns over time.

3. Drive Value Through Operations & Upgrades

Through our vertically integrated management, construction, and asset management platform, we enhance resident experience, improve NOI, and unlock long-term value.

WHY NOW?

- New supply has peaked, with construction slowing sharply
- Major metros face affordability pressure, accelerating migration to our target markets
- Interest rates have created a rare acquisition window with reduced competition



FINANCE WITH FIXED-RATE,
LONG-TERM LOANS



ACQUIRE IN HIGH-GROWTH
SECONDARY MARKETS



DRIVE VALUE THROUGH OPERATIONS
& UPGRADES



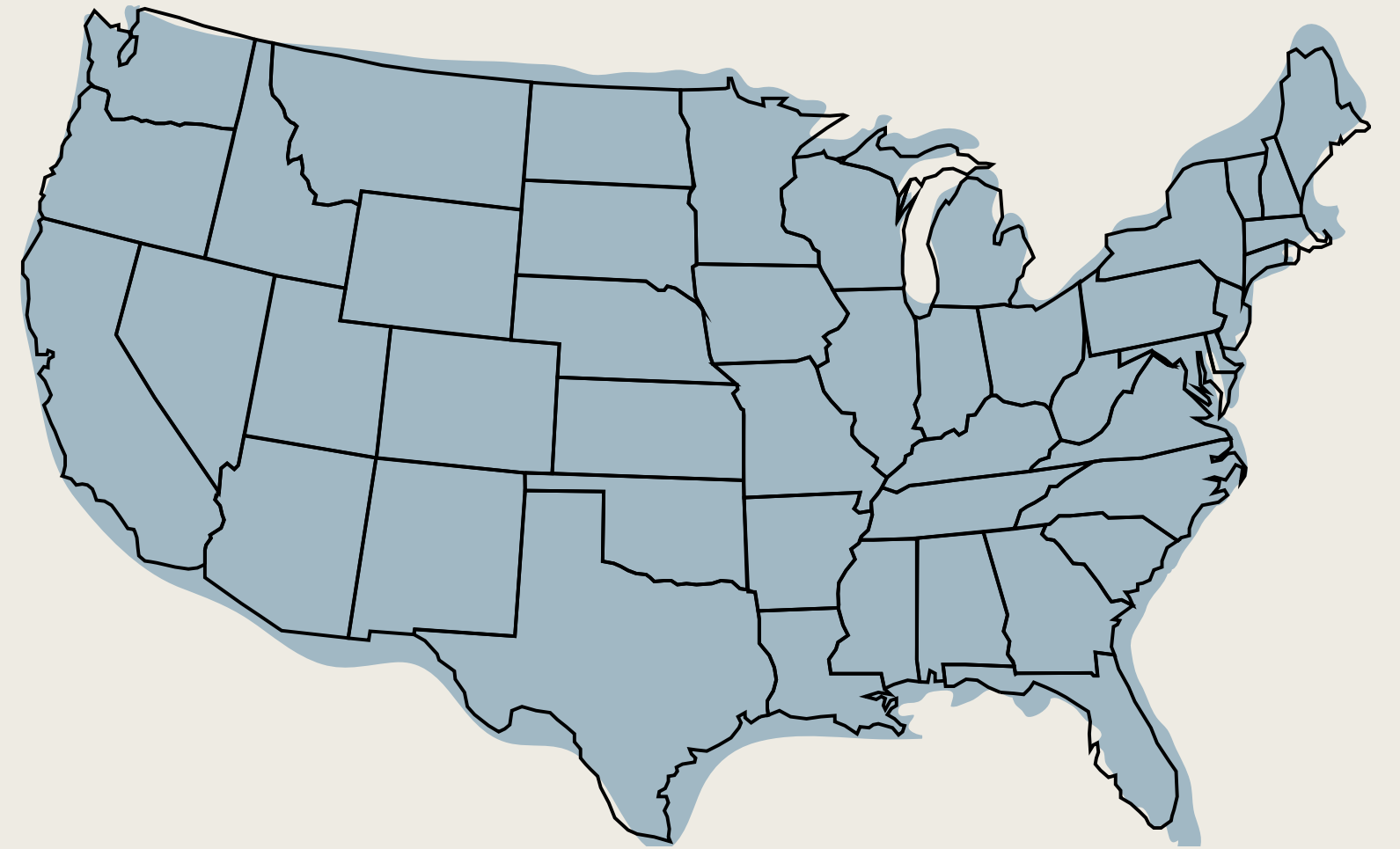


OPERATIONAL ADVANTAGE

OPERATING WITHOUT GEOGRAPHIC CONSTRAINT

Barvin's vertically integrated operating platform is designed to execute with consistency, profitability, and scalability across secondary and tertiary markets. Through **Barvin Direct**, our purpose-built operational model, we overcome the limitations of traditional property management by centralizing expertise, leveraging leading technology, and empowering onsite teams. This allows us to deliver institutional-grade operations anywhere in the country—without relying on costly local infrastructure.

Our leadership team has a long track record of building and running high-performing operating platforms. Eric Barvin has overseen the operations of thousands of units across multiple markets; Jarvan Shen previously scaled Mount Auburn Multifamily into one of the nation's largest HUD-backed platforms; and Bryan George led operations for a 25,000-unit Sunbelt portfolio before modernizing Barvin's operating framework. Their combined expertise underpins a platform built for long-term consistency, resident experience excellence, and NOI growth.



AI
POWERED

CENTERS OF
EXCELLENCE

REVENUE
FOCUSED

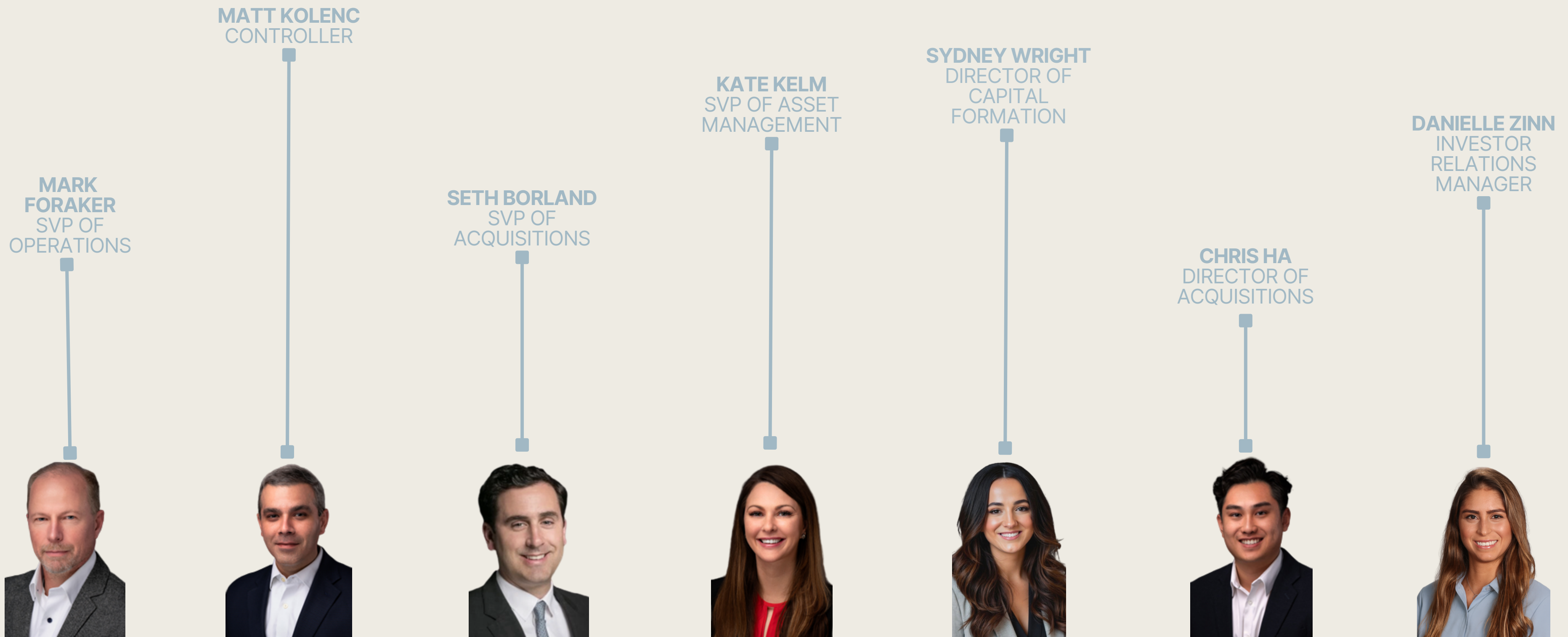
NON-
HIERARCHICAL
STAFFING
MODEL

DATA-
DRIVEN
DECISIONS

STRATEGIC
TALENT
FOCUS



THE BARVIN TEAM



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CREATING STABILITY DELIVERING GROWTH

