ORIGIN INVESTMENTS

Build the future you deserve.

Private multifamily real estate investments designed for accredited investors.



Why Invest with Origin?

Exclusive Focus

We have a 19-year track record in multifamily real estate, which is known for historically delivering strong risk-adjusted returns compared to other commercial real estate property types.[1]

Alignment

Our Co-CEOs have personally invested more than $94 million of their own capital alongside investors since the firm's founding in 2007, because they believe that alignment means their success is tied with investor success.

Data-Driven Decision Making

We combine our in-market expertise with Multilytics®, our proprietary machine learning platform, to analyze market dynamics and evaluate opportunities with the objective of generating attractive risk-adjusted returns.

$94M

Capital Invested by Co-CEOs Since Origin's Inception[2]

$3.8B

Assets Under Management[3]

Open Investments

Origin's investment strategies are built around three investor priorities: generating income, pursuing long-term growth and managing the impact of taxes. Our offerings allow investors with different objectives to find strategies aligned with their goals.

IncomePlus Fund

Our flagship, all-weather fund designed to generate recurring income, with the potential for long-term growth through a diversified portfolio of multifamily assets.

INCOME-FOCUS | 1099 TAX REPORTING | REIT STRUCTURE

Credit*

A multifamily private credit strategy focused on generating current income through loans and preferred positions secured by real estate assets.

INCOME-FOCUS | CREDIT | 1099 TAX REPORTING

Modera Paradise Valley

380 new Class A apartments minutes from Scottsdale, steps from Whole Foods, Costco, and Life Time. A 10-year Opportunity Zone investment.

TAX-DEFERRAL | QOZ PROGRAM | COMMON EQUITY

QOZ Program

A Qualified Opportunity Zone strategy structured to support long-term value creation while addressing specific federal tax considerations under the QOZ program.

TAX-DEFERRAL | QOZ PROGRAM | COMMON EQUITY

Origin Exchange

A platform offering access to institutional-quality multifamily DST properties for investors completing 1031 exchanges into passive real estate ownership.

TAX-DEFERRAL | 1031 EXCHANGE | DST STRUCTURE

Individual Deals

Deal-specific multifamily equity opportunities for investors seeking targeted exposure to long-term value creation.

GROWTH-FOCUS | COMMON EQUITY

*This private credit investment is offered by Origin Credit Advisers, an investment advisor registered with the SEC. SEC registration does not constitute an endorsement of the firm by the commission, nor does it indicate that the advisor has attained a particular level of skill or ability.

Origin Funds & Track Record

Investing

Fund	Availability	Vintage	Manager	Target Net IRR	Target Net Multiple
IncomePlus Fund	Open	2019	Origin Investments	9%-11%[4]	NA
Select Asset Fund	Closed	2025	Origin Investments	14%-18%[5]	1.50x–1.70x[5]
QOZ Fund I	Closed	2019	Origin Investments	10%-12%	2.25x–2.50x[6]
QOZ Fund II	Closed	2021	Origin Investments	10%-12%	2.25x–2.50x[6]
QOZ Fund III	Closed	2023	Origin Investments	10%-12%	2.25x–2.50x
Growth Fund IV	Closed	2022	Origin Investments	9%-11%	1.41x–1.52x[7]

Partially Realized

Fund	Availability	Vintage	Manager	Projected Net IRR	Projected Net Multiple
Growth Fund III	Closed	2016	Origin Investments	9.76%[8]	1.44x[8]

Fully Realized Equity

Fund	Availability	Vintage	Manager	Realized Net IRR	Realized Net Multiple
Growth Fund I	Closed	2011	Origin Investments	27.70%	2.25x
Growth Fund II	Closed	2013	Origin Investments	19.13%	2.05x

Fully Realized Credit

Fund	Availability	Vintage	Manager	Total Return Since Inception
Multifamily Credit Fund[9]	Closed	2021	Origin Credit Advisers	8.52%[10]
Strategic Credit Fund[9]	Closed	2023	Origin Credit Advisers	10.71%[11]

1) The data's source is the National Council of Real Estate Investment Fiduciaries (NCREIF) Property Index and represents the average annualized return over each five-year period from 1/1/1990 to 12/31/2025. Returns are unlevered. As of 12/31/2025: Multifamily (8.68% return / 3.48% std. dev.); Industrial (10.49% / 4.94%); Office (6.63% / 5.84%); Retail (7.62% / 5.07%). The NCREIF Property Index (NPI) is a quarterly, unleveraged composite total return for institutionally held private properties. Past performance is not a guarantee of future results. All investments involve risk, including the risk of loss. 2) This is an aggregate amount that has been invested in Origin Funds by Co-CEOs Michael Episcope and David Scherer since the inception of the company in 2007. 3) References to "assets under management" or "AUM" represent the real estate investments managed by Origin Investments' subsidiaries, including Origin Credit Advisers, an SEC-registered investment adviser, as to which Origin is entitled to receive a fee, preferred return or carried interest. Origin's calculation of AUM may differ from the calculations of other real estate asset managers and, as a result, Origin's measurement of its AUM may not be comparable to similar measures presented by other asset managers. AUM as of 3/31/26. 4) Targeted performance doesn't represent an actual investment in the Fund and frequently has sharp differences from actual returns. Targeted returns are inclusive of appreciation and are net of fees. There can be no assurance that the Fund will achieve comparable results or meet its target returns. 5) Targeted performance doesn't represent an actual investment in the Fund and frequently has sharp differences from actual returns. Targeted returns are inclusive of appreciation and are net of fees. There can be no assurance that the Fund will achieve comparable results or meet its target returns. Targeted performance assumes a sale of the Fund's investments 5 years after the Fund's initial closing. 6) Targeted performance assumes a sale of the Fund's investments 10 years after the Fund's close. Targeted performance doesn't represent an actual investment in the Fund and frequently has sharp differences from actual returns. Targeted returns are inclusive of appreciation and reinvestment of distributions and are net of fees. There can be no assurance that the Fund will achieve comparable results or meet its target returns. 7) Targeted performance assumes a sale of the Fund's investments four years after the Fund's close. Targets are subject to change based on market conditions. Targeted performance doesn't represent an actual investment in the Fund and frequently has sharp differences from actual returns. Targeted returns are inclusive of appreciation and reinvestment of distributions and are net of fees. There can be no assurance that the Fund will achieve comparable results or meet its target returns. 8) Projected performance figures are presented net of all fees and expenses. IRR is calculated on a fund-level basis and assumes the reinvestment of all distributions in accordance with standard IRR methodology and an assumed fund liquidation of September 30, 2026. 9) This Fund is offered by Origin Credit Advisers LLC, an SEC-registered investment adviser. 10) As of 12/31/2025. Returns are calculated based on changes in net asset value plus aggregate dividends paid, assuming reinvestment of all distributions, net of fees and expenses, for each stated trailing period. 11) As of 12/31/2025. Returns are calculated based on changes in net asset value plus aggregate dividends paid, net of fees and expenses, for each stated trailing period. While the Fund calculates performance using internal rate of return (IRR), the returns shown above are presented in a total return format for standardized reporting purposes.