

FOR IMMEDIATE RELEASE

Virtú Investments Expands Seattle Portfolio with Acquisition of Link and Mural Multifamily Communities in West Seattle's Junction Neighborhood

Seattle, WA – September 18, 2025 – Virtú Investments ("Virtú"), a vertically integrated multifamily investment manager of nearly 30 years, today announced the acquisition of Link and Mural, two apartment communities located just blocks apart in West Seattle's vibrant Junction neighborhood. Together, the properties total 331 units and represent a rare opportunity to acquire institutional-quality assets in a highly supply-constrained submarket.

"This acquisition reinforces our commitment to investing in high-barrier-to-entry markets with strong fundamentals," said Blake Hayunga, Virtú's Chief Operating Officer. "Link and Mural exemplify the type of communities where we see long-term value creation for both residents and investors."

Urban Convenience with Suburban Appeal

Located in a suburban-type setting with walk scores of 96 and 98, Link and Mural provide residents with an urban lifestyle featuring close proximity to cafés, local restaurants, shops, and neighborhood markets. Both properties also stand to benefit from an approved future transit-oriented development, bringing new light rail stops within blocks over the next 5–7 years.

Attractive Market Fundamentals

The West Seattle submarket is characterized by no new apartment supply on the horizon and an overall tapering development pipeline. Acquired at an estimated 30% discount to replacement cost, Link and Mural also feature 100% occupied retail in a proven retail micro-location.

Significant Upside Through Upgrades

With interiors largely in original condition, both communities offer meaningful upside potential through comprehensive renovations.

About Virtú Investments

Founded in 1997, Virtú Investments is a multifamily investment manager with nearly three decades of cycle-tested outperformance, uniting deep domain expertise, full scope execution, and a team-first approach to creating long-term value for its LPs. To learn more, visit virtuinvestments.com.