

Evergreen Fund Fact Sheet

Q1 2026

MARLOWE
Chicago, IL

A perpetual, open-end fund focused on **long-term appreciation, tax efficiency, & reinvestment strategies** that preserve and compound wealth across market cycles

Performance To Date

The Evergreen Fund leverages Virtú's 30-year track record to deliver **consistent quarterly distributions and a bespoke vehicle for long-term wealth preservation**. As Virtú's flagship, it uniquely integrates 1031 exchanges within the fund and provides an enduring engine for compounding capital.

	Total Annual Return (Net to LP)	Distribution (On Contributed)	Distribution (On NAV)
2017	14%	3.2%	3.2%
2018	18%	3.4%	3.1%
2019	16%	3.2%	2.7%
2020	9%	1.6%	1.2%
2021	38%	3.1%	2.1%
2022	-2%	3.2%	2.0%
2023	-14%	4.3%	3.3%
2024	2.4%²	4.1%	3.5%

QUARTER-END Portfolio Highlights

(As of 9/30/2025)

100%
Multifamily Sector

\$639,730,720
Current NAV

3.5%
Current Yield (on NAV)¹

\$1.2B
Real Estate Value

51.0%
Leverage Ratio
(Loan-to-Value)

3,989
Multifamily Units

17
Market Count

2016
Fund Inception

¹ Annualized rate calculated on Net Asset Value (NAV).

² Actual Net to LP Return is range from 2.1% -2.9% depending if the Lot has met the cumulative annual hurdle.



Key Offering Terms

Fund Type	Open-end
Asset Type	Existing US multifamily properties
Fund Size - NAV	\$640,000,000 (as of September 30, 2025)
Current Portfolio Size	24 assets; 3,989 units
Long Term Target Return	11-13% Internal Rate of Return (IRR)
Target Cash-on-Cash	4-6% annually
Investment Strategy	Exploit cyclical opportunities across markets and product qualities to achieve the best risk-adjusted returns available at any time, execute impact-oriented, value-add business plans, exit opportunistically and re-invest pre-tax gains via 1031 exchanges
Redemption Opportunities	Biennially following a five year lock-up period
Minimum Investment	\$500,000 Individuals / \$250,000 RIAs
First Close	December 2015
Next Close	March 2026

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