

May 15, 2025

Declaration Partners Real Estate Successfully Exits ChampionsGate Multifamily Property in Orlando, FL

In May 2025, Declaration Partners Real Estate ("DPRE") successfully realized its participating preferred equity investment in Cortland ChampionsGate ("ChampionsGate") resulting in a meaningful distribution to DPRE's investors.



Declaration had committed to invest via participating preferred equity in August 2021 to develop the 355-unit Class-A luxury multifamily project within the ChampionsGate submarket along the I-4 Corridor of Orlando, FL. The developer, Cortland Partners, is a repeat partner for DPRE and one of the largest multifamily owners in the country (approximately 80,000 units).

ChampionsGate completed construction in 2024 and reached stabilized occupancy shortly thereafter. In May 2025, Cortland refinanced the property and fully redeemed DPRE's participating preferred equity interest, which consisted of a preferred return and share of common equity profits.

