



ETHOS
FOUNDER
RECORD
PARTNERS
TRANSACTIONS
PERFORMANCE
STRATEGY



IT'S NOT VENTURE BRAVADO. IT'S EARNED ALPHA.

We can grow your investments not because we're chasing trends or playing from the sidelines, but because we've operated in the trenches, built from scratch, and scaled through strategy and execution. This is capital shaped by real experience—tough, tactical, and always aligned.

Old Systems, Rebuilt. Hard Truths, Held Steady.
Capital, Made Real.





Patrick Carroll

Patrick Carroll is a self-made entrepreneur and investor who built CARROLL, one of the largest privately held multifamily real estate firms in the United States, from the ground up. Over his career, he has led \$12.8+ billion in transactions, acquiring 171 properties totaling over 90,000 units, raising capital from 20+ institutional partners including Blackstone, PGIM, Starwood, KKR, and Goldman Sachs. His leadership delivered \$4.8 billion in realized investments with a 25% gross IRR and 1.8x MOIC, returning \$2.579 billion to investors via exits, recaps, and distributions, all while scaling a 600+ person team.

FOUNDER, CARROLL HOLDINGS

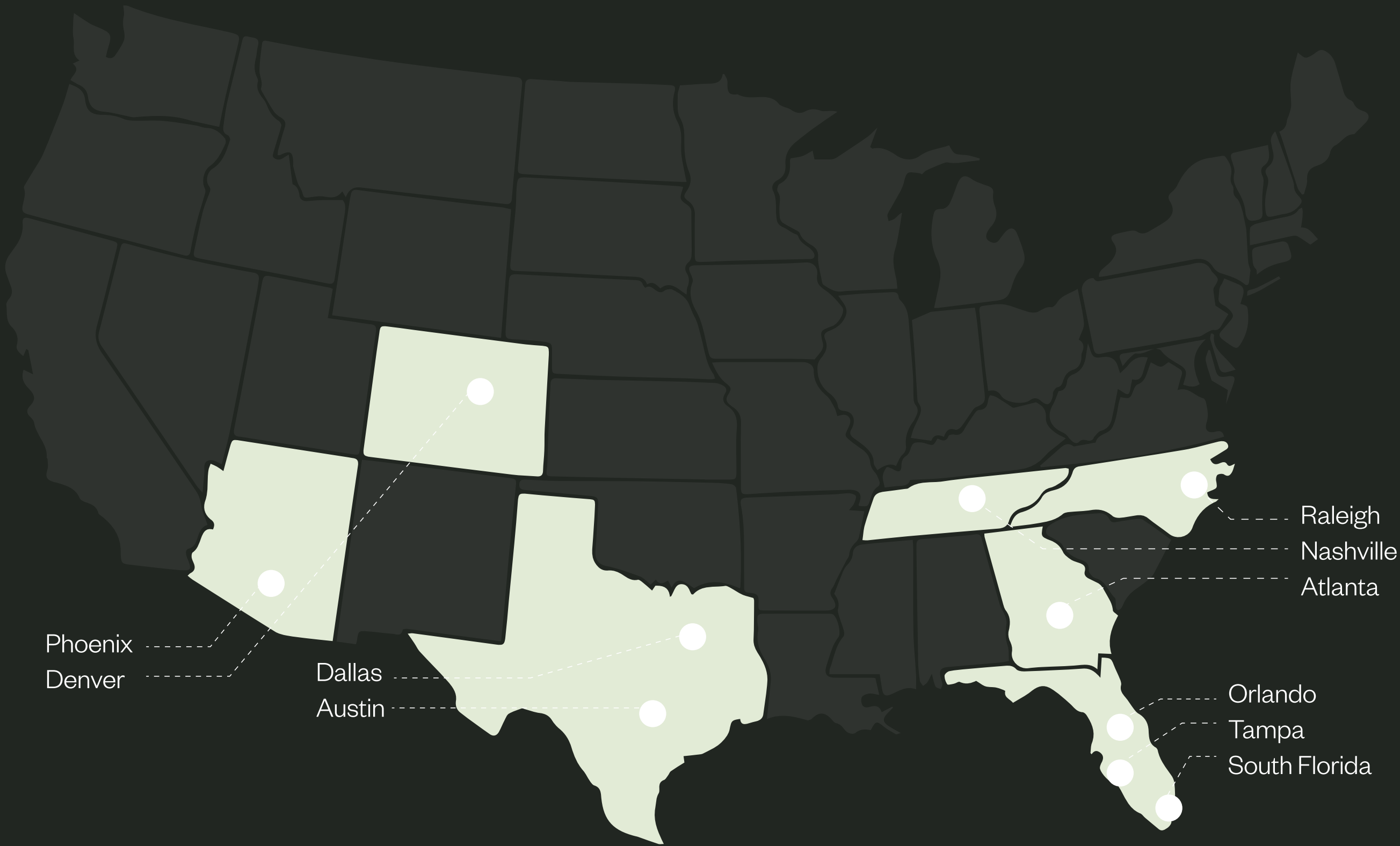
Today, Patrick operates Carroll Holdings, a hybrid family office + GP model. His platform targets real estate assets and cash-flowing private businesses at distressed prices, backed by high-net-worth and institutional partners. His investment strategy is rooted in low-risk, high-return plays with competitive moats, honed over decades of executing at the highest levels.

In parallel, Patrick has built a rapidly growing media presence with millions of monthly views, blending deal-making insights, business strategy, and entrepreneurial mindset content.



Experienced in these markets
since 2004

TARGETING DEBT MATURITIES, MISMANAGEMENT,
BELOW REPLACEMENT COST



\$12.8B+

Total Transactions (\$mm)

171

Total Acquisitions

25%

Average Gross Realized IRR



Steady growth from near-zero in 2012 to over 2.5 billion by 2020.

Carroll successfully Partnered with some of the largest institutional investors in the world.

Key Partner Investment Stats

20+

Partner Relationship

\$2.7B

Partner Capital Invested

10 Years

Track Record Of Successful Partnerships



J.P.Morgan



KKR



LCOR



PIMCO



Crow Holdings



Investcorp



Transaction History
2013-2021

FROM 2019 TO 2022, I FACILITATED THE SALE OF BILLIONS OF DOLLARS IN PROPERTIES. IN 2023, I SOLD MY MANAGEMENT COMPANY IN A \$100M TRANSACTION.

	2013	2014	2015	2016	2017	2018	2019	2020	2021 YTD	Inception to date totals (2011-2021)
Acquisitions	22	15	20	15	39	27	17	5	2	171
UNITS	8,393	5,610	6,202	5,015	12,858	8,811	5,115	2,434	1,043	58,320
PRICE (\$mm)	\$848	\$606	\$878.9	\$798.3	\$1,613.7	\$1,432.4	\$975.2	\$380.5	\$223.3	\$8,004
Dispositions	0	5	4	20	11	20	18	10	10	98
UNITS	0	1,614	1,506	6,134	5,242	6,683	5,731	3,190	3,186	33,286
PRICE (\$mm)	0	\$184.6	\$169.6	\$705.5	\$811.1	\$832.8	\$1024.5	\$480.5	\$622.4	\$4,831
Total Transactions	22	20	24	35	50	47	35	15	12	269
UNITS	8,393	7,224	7,708	11,149	18,100	15,494	10,847	5,624	4,229	91,606
Total (\$mm)	\$848.0	\$790.6	\$1048.5	\$1,503.8	\$2,424.8	\$2,265.2	\$1,99.7	\$861.1	\$845.7	\$12,835



Summary of Investment Performance

\$2,725

Equity Invested (\$mm)

25%

Average Gross Realized IRR

7%

Average Annualized Cash-on-Cash

\$2,579

Total Distributions (\$mm)

1.8x

Average Gross Realized Equity Multiple



Next Chapter

STRATEGIC PAUSE, STRATEGIC ENTRY

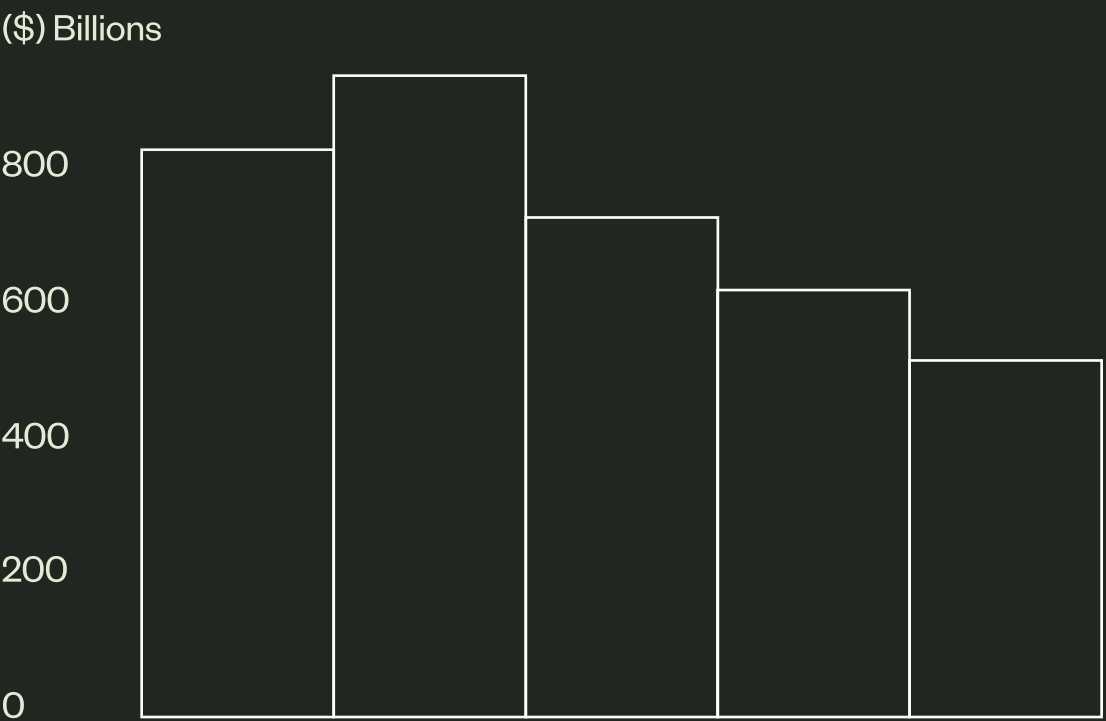
- [2019–2023]
Began selling billions of dollars of properties
- [2019–2023]
Exited billions in multifamily assets at peak valuations.
- [2023]
Sold property management platform for **~\$100M.**
- [2023–2025]
Focused on private investments via Carroll Holdings — diversified into properties, private businesses, and public securities.

POSITIONED FOR 2026-2027

- Anticipating historic opportunity as debt maturities reset and new supply floods markets.
- Timing aligned with the end of non-compete, allowing a Carroll 2.0 re-entry at scale.

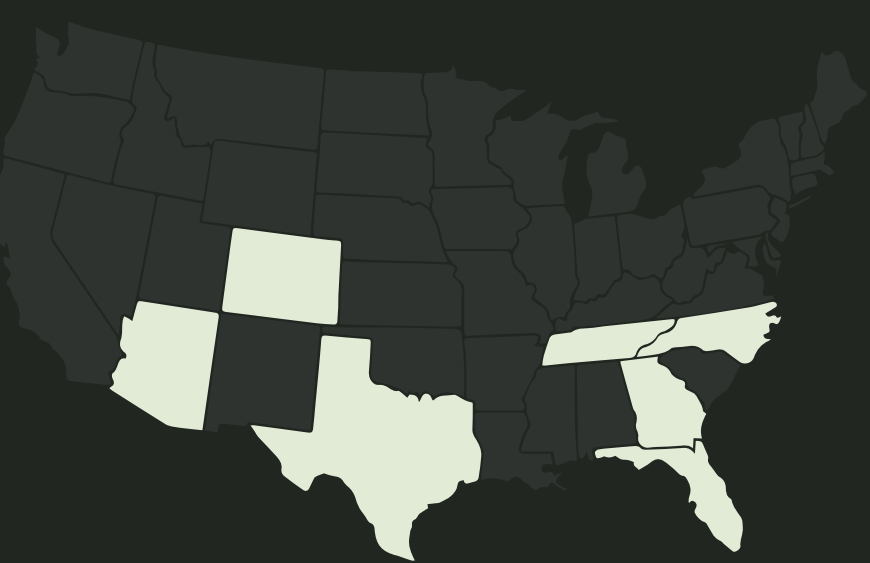
Upcoming Debt Maturities

2025-2029



WHERE WE PLAY

Returning to the core markets where Carroll generated **\$12.8B+** of transactions and **25%** gross IRR: Atlanta , Dallas , Austin , Raleigh , Nashville, Orlando , Tampa , South Florida, Phoenix, Denver



ADVANTAGE

- Proven track record of scaling through market dislocations.
- Entering with fresh capital, patient timing, and unmatched operator experience.



YOUR MOVE.

