

Mo Karney Scales NineFive95 Holdings Through Distressed Multifamily Acquisitions

The multifamily investor and operator oversees a company-reported portfolio above \$100 million across 14 properties and more than 1,500 apartment units.

KANSAS, MO, UNITED STATES, October 6, 2026 /EINPresswire.com/ -- Amogh "Mo" Karney, Principal of NineFive95 Holdings, has built his real estate business around buying and repositioning troubled apartment properties. According to company figures, NineFive95 controls more than \$100 million in portfolio value across 14 properties totaling more than 1,500 units, supported by approximately 50 team members across the portfolio.

The scale reflects an acquisition strategy centered on distressed multifamily real estate, including lender-directed transactions, foreclosure situations, deferred maintenance, low occupancy, and failed property operations. Karney evaluates these properties through their purchase basis, financing requirements, and the work needed to make them perform.

That work defines his role as a multifamily investor and operator.

Acquiring a property gives NineFive95 control of an asset and responsibility for its next stage. Construction, leasing, collections, and maintenance determine whether the original business



plan can produce a stronger apartment community.

Acquiring Apartments From Lenders and Debt Funds

NineFive95 has completed the acquisition of Birchwood Apartments, a 236-unit multifamily community in Lubbock, Texas, from Benefit Street Partners. The transaction places Karney's strategy in a specific setting: a lender-owned apartment property requiring an owner prepared to execute a repositioning plan.

The company also acquired a 108-unit apartment property in Dallas-Fort Worth from a regional bank. According to NineFive95, the purchase price was approximately 30% below the bank's loan amount. The two transactions show the company's focus on apartment assets where lender involvement and operating challenges shape the acquisition.

For distressed multifamily acquisitions, a lower purchase basis can create room to address repairs and operating shortfalls. The underwriting still needs to account for the capital required after closing, the time needed to lease vacant units, and the debt obligations that continue during stabilization.

Karney's approach considers the transaction and the operating plan together. A lender seeking a sale needs an executable deal. A buyer needs a financing structure and sufficient liquidity to carry the property through its turnaround. Evaluating those needs early helps define what the acquisition can support.

Turning the Acquisition Plan Into Property Performance

NineFive95 reports that occupancy at one Lubbock property increased from approximately 57% at takeover to more than 85% during repositioning. The result provides an operating example of the company's strategy, connecting a distressed acquisition thesis to a measurable change at the property level.

Occupancy is one measure of a turnaround. The broader work includes making vacant apartments ready for residents, coordinating contractors, managing vendor costs, improving collections, and responding to maintenance needs. Each function affects how quickly a property can stabilize and how much capital the process consumes.

Karney places that execution at the center of NineFive95's multifamily asset management. A renovation schedule must translate into units that can be leased. Leasing activity must translate into collections. Property teams need the information and authority to resolve problems while management tracks the effect on the business plan.

Speed has practical value in that process. Every additional period a rentable apartment remains vacant delays potential revenue, while unresolved maintenance can become more expensive. Karney's operating philosophy emphasizes preparation and clear controls so the team can act

promptly when the facts support a decision.

Underwriting the Downside Before Committing Capital

Before moving into direct real estate ownership and operations, Karney worked in life insurance and as a personal financial advisor to high-net-worth clients. His experience with risk management, wealth preservation, and long-term financial decisions informs how he assesses apartment investments.

That assessment begins with purchase basis, debt structure, liquidity, capital expenditures, occupancy assumptions, and exit scenarios. In an operationally challenged property, the financing and renovation plan must leave enough room for delays and expenses that the initial underwriting may not fully anticipate.

The same discipline shapes how Karney manages people and counterparties. Clear documentation, defined decision rights, and professional controls help the organization coordinate construction and property operations. Accountability becomes more consequential as the portfolio expands and decisions occur across multiple properties.

Building the Operating Platform for Greater Scale

Founded in 2021, NineFive95 Holdings acquires, develops, and repositions multifamily assets. Its operating model combines downside-focused underwriting with development planning, construction, leasing, collections, vendor management, and stabilization. The company's stated acquisition focus extends across the Midwest and Sun Belt.

Karney's long-term objective is to grow NineFive95 toward \$1 billion in assets under management. That figure is a growth ambition, distinct from the company's reported current portfolio value. Reaching it would require additional acquisitions, deeper asset-management talent, repeatable property systems, and reporting suited to a larger organization.

NineFive95's next stage centers on lender-directed acquisitions supported by stronger reporting and property systems. For Mo Karney, expanding the portfolio means extending responsibility from the closing table to construction schedules, leasing activity, and the performance of each apartment community.

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