



COMPLETED  
2022



# OPPORUNISTIC REAL ESTATE FUND

- **REGION** USA
- **OFFERING** \$500 MM
- **PREF RETURN** 7%
- **TARGET IRR** 27%
- **PROJECTED ROI** 40%
- **HOLDING PERIOD** 5 YEARS

## EXECUTIVE SUMMARY

The fund acquires underperforming urban infill properties, in high growth markets, then executes our exclusive low-carbon redevelopment strategy. The vertically integrated platform, leverages in-house expertise to transform assets into premium product, optimize leasing, enhance property management, to create opportunistic value.

We create green properties on an accelerated schedule, at lower capex, targeting premium occupiers, maximizing the time value of capital.

## VALUE PROPOSITION



### DEAL SOURCING

Financial modeling technology that revolutionizes the way asset managers, analysts and brokers collaborate around asset acquisition and pipeline management



### RAPID VALUE CREATION

Framework elevates asset class by systematically upgrading property to high quality, in-demand specialty uses prior to development. Increasing rentable area and rent.



### DEEP REPOSITION

Exclusive adaptive reuse strategy for underperforming urban infill properties. Reduces costs, conserve resources, lower carbon emissions, and accelerates development.



### VERTICAL PLATFORM

Directly manage all critical aspects of the investment lifecycle. We expedite delivery, lower capex, fast track occupancy, accelerate lease-up, and increase cash flow.

