



ERES CAPITAL

We believe in fostering meaningful partnerships with best-in-class organizations that own their respective space. In today's world, it is not a competitive advantage to have an "angle", "edge", or "value-add" strategy, it is a prerequisite.

ERES CAPITAL is a full-service real estate investment and development platform operating both domestically and internationally. Our core focus is on fast-growing secondary and tertiary markets where we seek unique, off-market opportunities across hospitality, healthcare, industrial and education verticals. That said, principals of the firm come from diversified backgrounds and remain opportunistic across all asset classes -- having built, renovated and developed across multi-family, office and retail.

We pride ourselves in identifying hard to find, off market deals that fit our investment criteria and can garner above average, risk-adjusted returns across market cycles. Such opportunities could include special situations, value-add, or even ground-up developments with unique market characteristics.

The team at ERES Capital is a convergence of experienced and well-rounded individuals drawing on backgrounds that include international real estate services, hotel entitlement and development in tertiary markets including the Caribbean islands, and private REIT and investment funds. They have overseen the purchase or sale of thousands of properties, have managed construction of all product types from single tenant properties to 5-star hotels to high-rises and have executed on property management and investment advisory services. This, in addition to a constellation of related support capabilities, gives ERES Capital a unique advantage in the undertaking of its investment strategy.

Principals of the firm have deployed over \$2B into real estate over the course of their careers working with some of the top hotel brands in the world and overseeing real estate consulting, construction and project management services for demanding global corporate clients including several Fortune 500 energy companies.

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Investment Criteria:

- Geography: Growing secondary and tertiary markets domestically; Selective geographies internationally
- Total Project Size: \$1M to \$250M
- Core Verticals: Hospitality (Hotels), Education (Student Housing, Educational Institutions), Healthcare (Assisted Living) and Industrial (NNN, Build-to-Suit)
- Opportunistic: Multi-family, Office and Retail

The ERES Capital team approaches each project with a tailored methodology that reflects the distinctive character of the asset, its location, target audience, estimated project timeline and the investor's financial goals.

