



Real Estate Ground Lease Asset Backed Financing Platform

Financially strong & experienced group with \$28B RE AUM

- Tailored ground lease structure for major real estate asset classes, NNN
- Property types: industrial, residential, student housing, senior housing, medical
- Scale \$20M - \$100M+ single assets or portfolio
- Reduced equity requirement by separating lower risk/return land from higher risk/return building component.
- Improved depreciation tax benefits to building owner
- Ground leases are 1st position lender friendly, including CMBS
- Strong sponsor & flexible structure to building owners
- Option to repurchase land in the future
- Rates 3.5% - 5.25%, 30-40% of property value, 99 years or longer
- Ground lease can be used pre-construction
- Alternative source of capital on existing or ground up development
- Hospitality & retail possible

For inquiries contact erin@invest-po.com