



**Tritower Financial Group, LLC is a private real estate investment and management firm that sources, sponsors and operates single-asset real estate investments.**

### ALTERNATIVE INVESTMENTS IN REAL ESTATE THAT SEEK TO PROVIDE:

- **DIVERSIFICATION** Enables the use of real estate as a component of portfolio diversification
- **INCOME POTENTIAL** Income-oriented properties that aim to generate quarterly dividends
- **LOW CORRELATION** Moderate volatility with low correlation to the broader public markets

*Tritower's single-asset investments provide a practical opportunity for investors who wish to allocate a portion of their investment portfolios to private real estate interests*

### OPPORTUNITY:

Tritower Financial Group creates a distinct investment vehicle that offers investors access to institutional-quality commercial real estate investments that may otherwise only be available to larger, pooled-capital institutions.

### INVESTMENT STRATEGY:

Acquire and operate individual, stable, income-generating commercial properties located primarily in top-tier cities in an attempt to provide favorable risk-adjusted returns through disciplined asset management.

### OBJECTIVES:

Provide a straightforward approach to commercial real estate investing with offerings designed to combine:

- Simplicity
- Transparency
- Aligned investor & sponsor interests

while seeking:

- Income potential
- Capital appreciation
- Portfolio diversity

There can be no guarantee that any strategy or objective will be achieved.

# Single-Asset Real Estate Investments



Tritower Financial Group creates an opportunity for investors who are seeking more focused and directed investments within real estate.

## INSTITUTIONAL ACQUISITIONS TEAM:

Exceptional investment opportunities uncovered through an individual property strategy

Our in-house acquisitions and asset management team leverage their institutional investment relationships and experience to compete in a fast-paced market to secure properties that fit Tritower's investment strategy.

## FOCUS ON HIGH CREDIT TENANCY:



## OPERATING EXPERTISE:

The benefits of disciplined property management combined with operating expertise can be significant.

The acquired real estate assets are aggressively managed to maximize their value.

*Tritower's partners have worked together in excess of 25 years. Over that time they have structured and capitalized a multitude of real estate syndications with a total value in excess of \$3 billion*

## ADDITIONAL BENEFITS:

- **FLEXIBLE DIVERSIFICATION** Build a personal real estate portfolio by choosing specific properties in which to invest
- **SIMPLICITY** The virtues of individual properties can be evaluated on their own merits
- **POTENTIAL TAX ADVANTAGES** Investments typically generate tax-sheltered income. Also, dividends are reported on IRS Form 1099-DIV (not Schedule K-1)
- **INVESTING THROUGH IRA ACCOUNTS** Can be approved by certain custodians for inclusion in IRAs
- **LOW MINIMUM INVESTMENT** Low minimum investment threshold for personal investing by Accredited Individual Investors, Foundations, Trusts, Corporations, LLCs, Partnerships, etc.

Single asset investments and real estate investment trusts present features and risks not associated with other types of investments. This communication is not intended to be an offer to sell or a solicitation of an offer to buy any security, which can be made only by Confidential Memorandum.

A Confidential Memorandum will contain important information about terms and limitations as to assets, operations and management, distributions, fees, taxes, leverage, suitability, holding requirements and significant risk factors. Read it carefully. These investments are not suitable for all investors.

Tritower Financial Group, LLC, does not provide tax or legal advice. Investors are encouraged to review all tax and investment matters with a legal or tax professional.