



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 COMMERCIAL REAL ESTATE THAT SEEK TO PROVIDE

- **DIVERSIFICATION** Enables the use of real estate as a component of portfolio diversification
- **COMPETITIVE YIELDS** Income-oriented properties that aim to generate quarterly dividends
- **LOW CORRELATION** Provides an alternative to the often volatile public market investments

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 unique investment vehicle that offers investors access to 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 these objectives will be achieved.

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 meticulous property management combined with operating expertise are significant.

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

Tritower's partners have worked together for over 30 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. 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 a 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.