



TRITOWER FINANCIAL GROUP, LLC IS A PRIVATE REAL ESTATE INVESTMENT AND MANAGEMENT FIRM THAT SOURCES, SPONSORS AND OPERATES SINGLE-ASSET REAL ESTATE INVESTMENTS

TRITOWER HIGHLIGHTS

STRATEGICALLY LOCATED ASSETS IN KNOWLEDGE-ECONOMY MARKETS

EXPOSURE TO DIVERSIFIED MISSION-CRITICAL INDUSTRIES WITH STRONG ECONOMIC FUNDAMENTALS

CREDIT-QUALITY TENANT BASE

STAGGERED LEASE ROLLOVER WITH LIMITED NEAR-TERM MATURITY

OPERATING EXPERTISE - PARTNERS HAVE OVER 100 YEARS COMBINED OPERATIONS EXPERIENCE

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 superior risk-adjusted quarterly dividends
- **LOW CORRELATION** Provides an alternative to 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 accredited investors access to commercial real estate investments primarily available to larger institutions.

INVESTMENT STRATEGY

Acquire and operate individual, stable, income-generating commercial properties located 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:

- Current income
- 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.

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 REPORTING 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.

TRITOWER IS A VERTICALLY INTEGRATED REAL ESTATE INVESTMENT COMPANY

ACQUISITION/DISPOSITION RELATIONSHIPS



RELATIONSHIPS WITH QUALITY LENDERS



NOTABLE TENANTS



ACQUISITION

Pre-screen over 30-50 acquisition candidates per month

Underwrite only a few per month & bid on only 5-10 per year

Due Diligence
Physical Inspection

Buy 2-4
deals
per year

SECURITIZATION

Property purchased in a single asset
entity structured as a REIT

SYNDICATION

Single asset REIT
Capitalized via investor (shareholder) equity

ASSET MANAGEMENT

TFG's asset management operates property with the goal of
adding value via increased rental revenue and occupancy

DISPOSITION

TFG manages property for disposition with the goal of
maximizing shareholder value



FOR MORE INFORMATION,
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