



# SOUTHEAST REAL ESTATE OPPORTUNITY FUND

WHERE OPPORTUNITY MEETS FINANCIAL STRENGTH AND SWIFT EXECUTION

## INVESTMENT SUMMARY

[www.serealestatefund.com](http://www.serealestatefund.com)

Investment Overview :	<p><b>Southeast Real Estate Opportunity Fund</b> is a real estate investment company with extensive institutional and high net worth capital relationships that provides debt / equity for opportunistic and distressed real estate transactions.</p> <p><b>Client Profile:</b></p> <ol style="list-style-type: none"><li>1. Legacy borrowers seeking to repurchase their loans and/or recapitalize / restructure their existing assets.</li><li>2. Opportunistic buyers seeking capital for note acquisitions or fee simple property acquisitions.</li><li>3. Legacy lenders seeking solutions to problem loans and REOs. This includes a "bad bank" joint venture option.</li></ol>
Deal Size:	\$1,000,000 - \$50,000,000 (\$3mm - \$15mm is ideal size)
Investment Strategy:	Project recapitalizations Project/loan restructures Note purchase (Debt / Equity) Borrower discounted payoffs Other special situations
Financial Products:	Debt Equity Participating debt Preferred equity / mezzanine loans
Asset Classes:	Single family residential (completed or partially completed subs) Multi-family Office/Medical Retail (shopping centers, build to suit retail) Self-storage Hospitality
Geographic Areas:	Southeastern United States (North Carolina, South Carolina, Georgia, Florida, Tennessee, Virginia)
Underwriting Criteria:	Investment Basis (per square foot, per lot, per unit, etc.) Loan to replacement cost Cash flow to investment basis Unleveraged project level cash flow Exit Strategy Market/property condition/sponsorship

**How to get going:****Please Send:**

1. Sources and Uses
2. Collateral description
3. Exit strategy
4. Existing cash flow (NOI), if any
5. Stabilized cash flow

**Southeast Real Estate Opportunity Partners at a glance:**

1. Flexible structures
2. Investments do not require current pay
3. Investments can be structured as debt, equity or a hybrid
4. Can close very quickly
5. Can be short term: 6 months - 10 years
6. Rate: can be as low as 17%
7. All in return requirements: 17-25% can be achieved via rate, fees, or profit participation in various combinations.
8. We will not be subordinate to other debt / equity unless it's our own
9. Preferred deal size \$3mm - \$15mm

If you are interested in submitting a property, properties, a note or a note pool, please contact:

**Acquisitions****704-837-2951****[acquisitions@serealestatefund.com](mailto:acquisitions@serealestatefund.com)**