



Altera Investment Partners is real estate private equity firm with well-capitalized partners focused on making opportunistic and value-add investments in industrial assets across the sunbelt region with a current emphasis on the major Texas markets.

### Value-add Investment Criteria

#### **Property Type**

- ❖ Shallow bay industrial
- ❖ Last mile warehouse/distribution
- ❖ Industrial outdoor storage
- ❖ R&D
- ❖ Covered land

#### **Investment Profile**

- ❖ Renovation, repositioning and mark-to-market
- ❖ Distressed debt/special situations
- ❖ Complex stories and/or situations where operational and financial expertise and new capital can unlock value
- ❖ B or better submarkets

#### **Return Profile**

- ❖ Value-add & opportunistic
- ❖ Middle to upper teens levered IRRs over a 2 to 5 year hold period
- ❖ Longer hold periods considered

#### **Preferred Markets**

- ❖ Dallas
- ❖ Fort Worth
- ❖ Houston
- ❖ Austin
- ❖ San Antonio

#### **Transaction Size**

- ❖ \$3M to \$250M+
- ❖ 25,000 SF – 500,000 SF+

### Strong Capital Partners

- ❖ Altera is a joint venture between two institutional investment firms that have completed over \$30B of multifamily and commercial acquisitions nationwide
- ❖ \$3B of investments across 4 million SF of industrial, flex, office, life science and office
- ❖ \$28B of investments across 90,000 multifamily units and more than 350 transactions