



Altera Investment Partners is real estate private equity firm with well-capitalized partners that invests across the capital structure with an emphasis on distressed debt and opportunistic credit nationwide as well as value-add industrial assets across the sunbelt region.

Distressed Debt & Opportunistic Credit Investment Criteria

Property Type

- ❖ Industrial
- ❖ Multifamily
- ❖ Retail
- ❖ Office
- ❖ R&D
- ❖ Mixed asset portfolios

Investment Profile

- ❖ Performing
- ❖ Non- or sub-performing
- ❖ Restructure/re-perform
- ❖ Complex stories and/or situations where operational and financial expertise and new capital can unlock value

Preferred Markets

- ❖ Top 50 MSAs for single asset
- ❖ B or better submarkets
- ❖ Will consider small markets for portfolios

Transaction Size

- ❖ \$3M to \$250M+
- ❖ Single asset to large portfolios

Return Profile

- ❖ +/- 6 - 18 month hold: 1.25x+ MOIC
- ❖ +/- 2 - 5 year hold: Mid to upper twenties levered IRRs
- ❖ Longer hold periods considered

Institutional Investment Expertise

- ❖ Altera is a joint venture between two institutional investment firms that have completed over \$30B of multifamily and commercial acquisitions nationwide
- ❖ \$5B of debt investments spanning all property types from performing to distressed across the US
- ❖ \$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