



FIRM OVERVIEW

Montgomery Street Partners ("MSP") is a diversified commercial real estate investment private equity firm that invests across property types and geographies.

EXPERIENCED TEAM

The MSP investment team has over 140 years of real estate investment experience, including over \$250 billion of transactional activity and experience managing portfolios at a prior financial services firm.

Prior to forming MSP, MSP's team members worked in real estate investment banking and private equity firms such as J.P.Morgan, Goldman Sachs, Harvard Management Company, RSF Partners and KeyBanc Capital Markets.

PARTNERSHIP PHILOSOPHY

MSP is committed to seeking advantageous investment opportunities across product types with sustainable growth prospects and barriers to entry where demand is primarily driven by demographic tailwinds.

In order to execute on a particular strategy or investment opportunity, MSP forms programmatic partnerships with best-in-class management teams that have a proven track record investing in a certain market or asset type.

RISK MITIGATION

MSP seeks to generate value-add and opportunistic returns through asset repositioning, renovation or development while utilizing conservative capital structures and emphasizing downside risk protection.

MSP FUND FOCUS

- MSP's primary investment strategy is to acquire aggregated portfolios of thematic real estate assets through captive operating platforms within a well-defined niche real estate sector.
- The MSP fund targets opportunistic and value-add real estate investment opportunities in the United States.

INVESTMENT AREAS OF FOCUS

MANUFACTURED HOUSING COMMUNITIES

Manufactured housing is a defensive sector that exhibits elevated operating margins, low demand correlation with the broader economy and capital requirements that are lower relative to other real estate product types.

GROUND LEASE REIT

Unsubordinated ground leases offer long-term, durable, predictable and inflation-protected cash flows at a low attachment point that offers basis protection and security through economic cycles.

CONSTRUCTION PREFERRED EQUITY FOR MULTIFAMILY

Originate preferred equity on multifamily assets with participating common equity features alongside an established platform with a 15-year trackrecord of outperformance. Proprietary call options likely to be exercised at attractive market pricing in 2024-2024.

OTHER OPPORTUNISTIC

Unique one-off investments that offer compelling risk-adjusted return profiles and investments related to new investment themes driven by demographic fundamentals.

CURRENT OPPORTUNITY: MSP FUND IV

MSP Fund IV is strategically positioned to capitalize on current dislocation in real estate markets by leveraging existing operating platforms and its market-leading experience as a platform builder to create new platforms in dislocated sectors.

CONTACT INFORMATION

Murray McCabe
Co-Founder, Managing Partner
(214) 545-5575
mccabe@mspcm.com

Max Lamont
Co-Founder, Managing Partner
(214) 545-5577
lamont@mspcm.com

Tushar Bundhela
Principal, Client Relations
(607) 216-5026
bundhela@mspcm.com

2801 N. Harwood Street, Suite 1200, Dallas, TX 75201