



ERES CAPITAL

We believe in fostering meaningful partnerships with best-in-class organizations that own their respective space. In today's world, it is not a competitive advantage to have an "angle", "edge", or "value-add" strategy, it is a prerequisite.

ERES CAPITAL is a full-service real estate investment and development platform operating both domestically and internationally. Our core focus is on fast-growing secondary and tertiary markets where we seek unique, off-market opportunities across hospitality, healthcare, industrial, education and multi-family verticals.

We pride ourselves in identifying hard to find, off market deals that fit our investment criteria and can garner above average, risk-adjusted returns across market cycles. Such opportunities could include special situations, value-add, or ground-up developments with unique market characteristics.

The team at ERES Capital is a convergence of experienced and well-rounded individuals drawing on backgrounds from institutions such as Blackstone, Morgan Stanley, CBRE, Legends Hospitality, JLL, and HVS. The team has overseen the purchase or sale of thousands of properties, has managed construction of all product types from single tenant properties to 5-star hotels to high-rises and has executed on property management and investment advisory services across the asset class spectrum. This, in addition to a constellation of related support capabilities, gives ERES Capital a unique advantage in the undertaking of its investment strategy.

Principals of the firm have deployed over \$2B into real estate over the course of their careers working with some of the top hotel brands in the world and overseeing real estate consulting, construction and project management services for demanding global corporate clients including several Fortune 500 energy companies.

The ERES Capital team approaches each project with a tailored methodology that reflects the distinctive character of the asset, its location, target audience, estimated project timeline and the investor's financial goals.

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INVESTMENT CRITERIA:

- **Geography:** Growing secondary and tertiary markets domestically; Selective geographies internationally
- **Total Project Size:** \$10M to \$250M
- **Core Verticals:** Hospitality (Hotels), Education (Student Housing), Healthcare (Assisted Living), Industrial (NNN, Build-to-Suit) and Multi-Family
- **Opportunistic:** Office and Retail