



Diversification and Why Alternative Investments Matter More in 2025

In today's uncertain markets, clients are seeking stability, wealth creation, and diversification beyond traditional stocks and bonds. Commercial real estate is a compelling alternative investment.

Let's explore how you, as an independent advisor, can seamlessly incorporate CRE strategies into your client portfolios.

Accessing Alternative Investments in 2025



Evaluating CRE Offerings

Debt vs equity, asset classes, sponsors



Attractive Risk Adjusted Returns

Why CRE offers risk adjusted returns especially in inflationary environments



Macroeconomic Uncertainty

The current CRE landscape and emerging trends post 2024 in alternative investments



Flexible Timelines

Projects can be accelerated or slowed to navigate market cycles



Inflation Protection

Integrating CRE into a diversified portfolio



Excellent Advisor Services

Transparent and timely project updates

1. Evaluating CRE Offerings

Structure: Debt vs Equity

Debt: Lower risk, steady interest payments, priority in repayment.

Equity: Higher potential returns, profit participation, more exposure to project performance.

Asset Classes

Residential: Driven by population growth and housing demand.

Industrial: Supported by e-commerce, logistics, and reshoring trends.

Retail/Mixed-Use: Anchored by strong tenants, resilient in high-traffic areas.

Sponsor Evaluation

Track record and experience across market cycles.

Financial alignment – skin in the game matters.

Transparency, reporting, and communication.

Investment Timeline

1	Offering memorandum review
2	Due diligence and documentation
3	Ongoing performance updates
4	Eventual disposition of asset

A disciplined evaluation of structure, asset class, and sponsor strength helps advisors identify CRE opportunities that align with client objectives and risk tolerance.

2. Macroeconomic Uncertainty – Emerging Trends Post 2024



Reshoring Acceleration

Tariffs drive manufacturing back to American soil.



Technology Hub

Austin attracts high-tech manufacturing and logistics.



Flex Space Demand

Modern facilities command premium lease rates.

Our *Austin Flex Industrial* investment positions investors to capitalize on America's manufacturing renaissance and tech industry growth.

2. Macroeconomic Uncertainty



Austin Flex Industrial

RCP invested \$5.85 million of equity to develop an 84,200 square foot Class-A industrial project 30 minutes north of downtown Austin.

Projected Returns:

19%

Internal Rate of Return

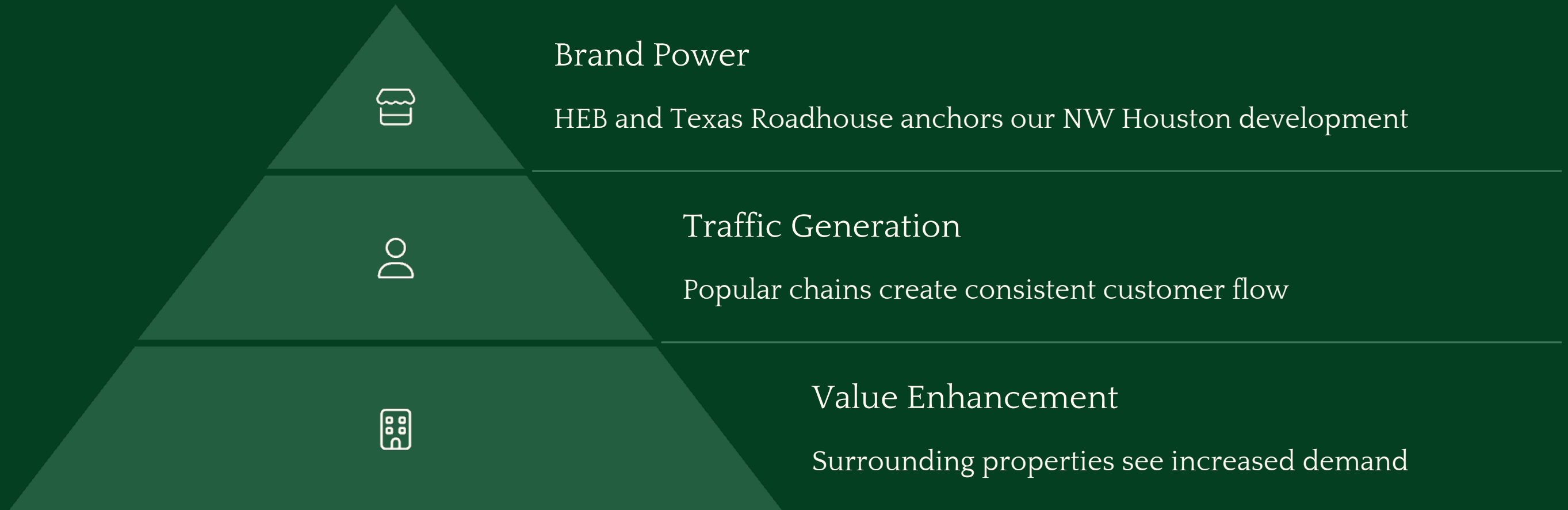
1.9x

Equity Multiple

4-year

Holding Period

3. Inflation Protection



Our *NW Houston Land* investment leverages anchor tenants, driving exceptional returns.

3. Inflation Protection – Diversified Portfolio

NW Houston Land



RCP invested \$5 million of equity into the acquisition of 51.1 acres of retail land in Magnolia, TX.

Major growth factors include the completion of Highway 249 expansion in 2022 providing easy access to Houston and the Woodlands metro area and job growth.

There are only three other retail pad sites available for ground lease or sale in the area.

Projected Returns:

17%

Internal Rate of Return

1.7x

Equity Multiple

4-year

Holding Period



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4. Attractive Risk-Adjusted Returns

Market Fundamentals

This development directly addresses unprecedented population growth in the DFW metroplex.

Texas remains a top destination for domestic migration, creating sustained housing demand. The DFW area is experiencing job growth, a lower cost of living compared to coastal cities, and a business-friendly environment, attracting new residents and businesses alike. These market fundamentals support long-term investment potential and strong returns for residential developments.



Housing Demand

Housing demand in growth markets remains strong regardless of economic cycles.



Population Influx

Population influx creates lasting investment opportunities across multiple property types.



4. Attractive Risk-Adjusted Returns



Mansfield Residential

RCP invested \$7 million out of \$10 million of total equity to acquire 309 acres of entitles land.

The developer plans to develop approximately 400 residential lots, to be sold to homebuilders in three phases.

The city has experienced significant growth, driven primarily by its top-rated school system, employment opportunities and convenient access to DFW.

Projected Returns:

28%

Internal Rate of Return

3x

Equity Multiple

6-year

Holding Period

5. Flexible Timelines

Limited Supply
Geographic constraints restrict new development in premium locations.

All equity
Provides greater flexibility and greater optionality



Price Resilience

Luxury markets retain value even during broader downturns.

Location Premium

Desirable areas like Aspen command consistent demand.

Wealthy Demographics

High-net-worth buyers remain active regardless of economic cycles.

Our *Roaring Fork Land* investment helps answer the question of underlying housing shortages in the Aspen, Colorado area, a luxury market with high-net-worth buyers.

5. Flexible Timelines



Roaring Fork Land

RCP invested \$5.1 million of equity into the acquisition of 283 acres for a mixed-use development.

The master plan development is set to include approximately 700 single-family homes, 80 townhomes, 200 multi-family units, to include 20 acres of neighborhood commercial/light retail buildings.

The property represents one of the last significant sites between Aspen and Glenwood Springs.

Projected Returns:

37%

Internal Rate of Return

4x

Equity Multiple

8-year

Holding Period

6. White Glove Wealth Advisor Experience

Onboarding

Experienced team assists with answering questions, completing investment documentation, and creating investor portal.

Performance Management

Proactive oversight of each asset's performance to monitor progress for investor reporting.

Transparent Communication

Quarterly Project Updates distributed through our secure online portal with 24/7 access. Whether in person or by phone there is always direct access to our team.

Strategic Disposition

From marketing to sale, we handle the complexities over the entire life cycle of each investment.

With our comprehensive services you are free to concentrate on the broader financial strategy of your clients.

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15-Year Track Record

18%

Average Internal Rate of
Return

4.5-year

Average Project Holding
Period

1.9x

Average Equity Multiple
Return

Contact us today for a personalized consultation. Our team will match your investment goals with our current opportunities.



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