



OFFERING LIQUIDITY TO INDIVIDUALS AND INSTITUTIONS

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COMPANY OVERVIEW

Belveron Real Estate Partners is a secondary real estate partnership focused on creating early liquidity for institutional and individual real estate investments. The firm was founded to offer holders of real estate partnership interests an early exit alternative. Typical transactions range from small single-interest purchases to large diversified real estate portfolios. Our team has over eighty years of experience investing in all segments of the real estate market including residential, commercial, hotel, land, and investment trusts. The teams' past investments include over \$2.5 billion invested in all sectors of the real estate marketplace.

SECONDARY REAL ESTATE MARKET

Belveron focuses on purchasing existing private investments in real estate portfolios or single property partnerships. A real estate "secondary" is typically the purchase of a limited partnership or limited liability interest that was previously acquired on a direct basis to fund the purchase or development of a real estate investment. When an existing investor sells their interest to another investor, this is called a secondary transaction. We focus on purchasing partially-funded and fully-funded real estate investments and can assume further funding commitments.

WHAT WE BUY

- Limited Partnership (LP) interests, *with a focus on affordable housing*
- Single asset real estate partnerships
- 1031 exchanges, TIC interests and master leased syndications, and triple net positions
- Portfolios of real estate partnerships

REASONS TO WORK WITH BELVERON

Our partnership operates with confidentiality, speed and offers fair market prices to sellers. Sellers work with us because of our:

- Entrepreneurial solutions for limited and general partnership interests
- Proven commitment to closing transactions

- Expertise and high ethical standards
- Our business reputation for maintaining confidentiality

INVESTMENT SIZE

We purchase small single transactions from \$25,000 and portfolios up to \$25 million in equity.

INVESTORS

Some of our investors include investment trusts, foundations, high net worth individuals and university endowments. All have extensive real estate holdings and also add value to our due diligence abilities.

OUR FUNDS

Belveron invests directly through its investment funds, Belveron Partners Fund I, LP and Belveron Partners Fund II, LP. Fund I was fully invested from 2007 through 2010. Fund II began making investments in 2011.

OUR TEAM

PAUL ODLAND, MANAGING DIRECTOR

Before forming Belveron Real Estate Partners, Mr. Odland was the President and CEO of Concierge Asset Management located in Tiburon, CA. Prior to Concierge Asset Management, Mr. Odland was head of acquisitions with Bridge Partners located in Walnut Creek, CA. Mr. Odland holds a BBA from the University of Notre Dame and an MBA from UC Berkeley Haas School of Business. He resides in Belvedere, CA with his wife and children.

GRANT SISLER, VICE PRESIDENT

Grant served as Concierge Asset management (CAM) Acquisition Manager. He assisted in overseeing the day-to-day activities of CAM, and was involved in the underwriting, acquisition, and rehabilitation of partnership investments. Prior to joining CAM in 2004, Mr. Sisler worked at Goldman Sachs as an analyst in private Wealth Management. He graduated from Duke University with a degree in Economics and Spanish, and he completed a certificate in Markets and Management.