

## WHO WE ARE

Revesco Properties Trust's core focus lies in acquiring open-air, needs-based shopping centers and mixed-use properties situated across growing and vibrant U.S. markets. Backed by a team boasting extensive industry experience and invaluable relationships, the team at Revesco has consistently delivered successful results over the past 12 years. What sets us apart? At Revesco Properties Trust, we don't just talk about commitment; we demonstrate it. As evidence of our belief in our investment thesis, the principals of Revesco personally invest 10%<sup>1</sup> of any equity placed by investors, ensuring that our interests are aligned with yours. Investors in RPT gain access to a tax-efficient opportunity to invest in U.S. retail real estate assets in growing markets in the U.S. alongside a qualified sponsor.

<sup>1</sup>Sponsor will invest 10% of all equity invested up to a minimum of \$5M

## RETURN PROFILE



**12% - 15%**

Targeted Annual Return



**6%<sup>2</sup>**

Per Annum Preferred Distribution<sup>3</sup>



**10%**

Sponsor co-invest<sup>4</sup>

<sup>2</sup>Preferred distribution percentage is based on fees applicable to individual series

<sup>3</sup>Paid quarterly

<sup>4</sup>Sponsor will invest 10% of all equity invested up to a minimum of \$5M

**AUM**  
\$100 M



**WALT**  
3.4 Years



**SQFT**  
425K



**OCCUPANCY**  
95%



**LTV**  
44.4%



**Q2 NOI**  
\$1.7 M



\*As of June 30th, 2024

## SPONSOR TRACK RECORD



**13 years**



**51 month average hold period**



**19.5% weighted avg annualized return<sup>5</sup>**

**\$390M+** in Retail Real Estate Transactions

<sup>5</sup>Weighted average annualized return includes retail income producing properties, and are calculated as follows:

Weighted average is based on equity invested in each of the properties

Annualized pre-tax returns for each sold property = [(Total pre-tax return expressed as a %) / ((investment period expressed as number of days)/365)].

Past performance is not indicative of future returns.

## FUND FACTS

**Details:**

U.S. Dollar denominated; open ended mutual fund trust

**Unit Class:**

Series A (trailer series) - Fundserv code: RBS 1900  
Series F - Fundserv code: RBS 1902

**Minimum Subscription:**

USD \$10,000

**Proposed Closing Date(s):**

Continuous offering. Closings will occur quarterly, or more frequently at Revesco's sole discretion.

**Targeted Distribution:**

6% per annum, paid quarterly

**Target Total Return:**

12-15% Average Annual Return

**Investment Guidelines:**

Revesco plans to focus on acquiring retail shopping centers, mixed-use properties, distressed debt, and development opportunities priced between \$10 and \$50 million. The aim is to implement an initial leverage strategy, financing between 50% and 70% of the total purchase price through fixed-rate loans with terms lasting five years or more.

**Acquisition Fee:**

1.0% of gross purchase price

**Disposition Fee:**

1.0% of gross sales price

**Annual Asset Management Fee:**

0.50% of the gross purchase price per annum

**Carried Interest:**

25% of excess returns above a 7% compounding hurdle rate only after surpassing the high water mark.  
<sup>6</sup>Calculated at the U.S. LP

## WHY REVESCO



Tax efficient exposure to U.S. real estate investments



Qualified & experienced sponsor



Prioritizes a steady income stream with planned quarterly distributions.



Real estate ownership without responsibility of management



Sponsor's funds stand side by side with those of the investor



5.3%

Q2 National Retail Vacancy  
Cushman & Wakefield Q2 2024

3.8%

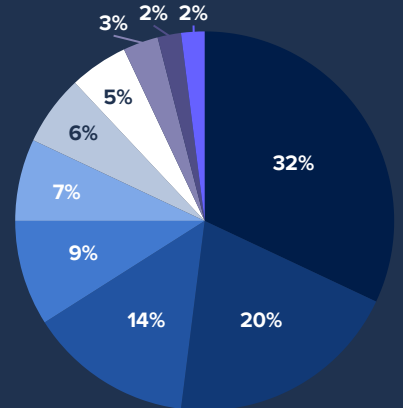
In-Place Asking Rents have Increased 3.8% YOY  
Cushman & Wakefield Q2 2024

1.4 Million SQFT

Net Absorption Turned Positive in Q2  
Cushman & Wakefield Q2 2024

## TENANT MIX

- Hardware/Homegoods
- Fitness/Wellness/Salon
- Bar/Restaurant/Liquor
- Other (Medical, Lodging, etc)
- Discount and Thrift
- Sporting Goods
- Specialty Retail
- Apparel
- Entertainment/Arts/Culture
- Auto/Auto Service



## CONTACT

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