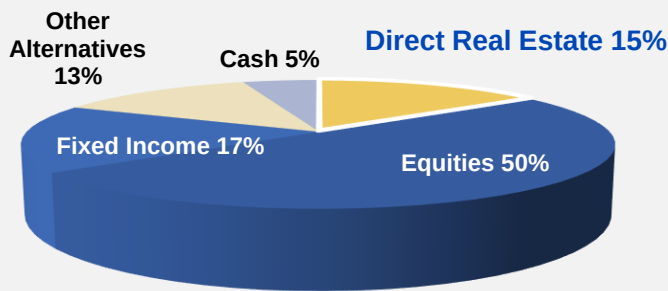


Real estate has emerged as one of the most attractive options for asset diversification and reallocation. By adding real estate to a balanced portfolio, investors benefit from:

- A low correlation coefficient with the equity and bond markets helping to hedge overall portfolio returns
- Reduced vulnerability to economic cycles
- Yield steady income
- The potential for high risk adjusted returns and capital growth
- Tax structuring and deferral benefits
- A likely hedge against inflation and excessive volatility, and a defense against recession

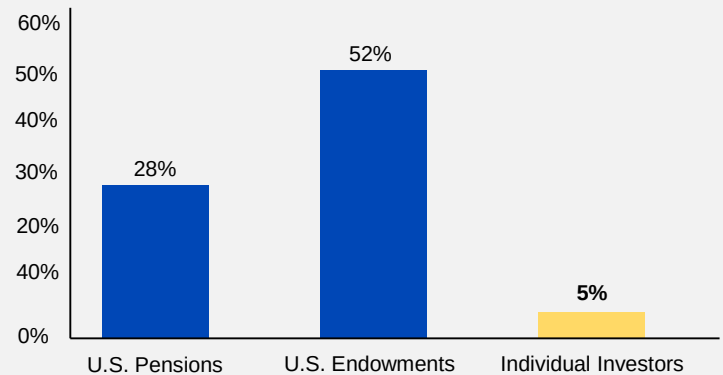
Because of the attributes listed above most institutional investors include real estate as a core component of their portfolio allocation.

Typical Pension Fund Portfolio Allocation Has Direct Real Estate and Alternatives at Approximately 28%



Individual Investors have little exposure (5%) to direct real estate and alternative investments compared to US. Endowments (52%) and US Pensions (28%)

Combined Direct Real Estate and Alternative Investment Exposure



Source: Willis Towers Watson, "Global Pension Assets Study," 2018;

Access to direct real estate has historically been limited to ultra-affluent or institutional investors requiring:

- A critical mass of capital
- Local market knowledge and relationships
- Highly specialized skills
- A large dedicated infrastructure

### Our Solution for Private Investors

Besen targeted funds allow individual investors to benefit from the many attributes of real estate investing that were formally unavailable at lower investment levels

- By partnering with institutional partners to provide a large percentage of the equity required to acquire the assets, Besen is able to allow for low minimum investments by individual investors
- The initiative allows investors to participate in a diversified portfolio of assets giving investors the benefit of diversification both into and within the real estate asset class
- Fee levels typical for institutional investors
- Institutional quality management and reporting
- Market expertise, experience and relationships
- Benefit from the low correlation direct real estate ownership has with other traditional asset classes and help improve overall investment returns on a balanced investment portfolio



*A leading advisory firm dedicated to tailoring diversified real estate investment options to private investors.*

Founded in 1988, The Besen Group is a leading NYC based real estate firm that provides real estate advisory, brokerage and management services. Bringing institutional quality real estate solutions to high net worth individuals, families, trusts, foundations and other private investment groups is Besen's hallmark.

Its executive team has been instrumental in the direct purchase, financing, development, asset management and sale of over \$5 billion in commercial property assets and has an impressive track record in partnering and co-investing equity with prestigious financial institutions and private investors.

Besen's brokerage division (Besen & Associates) has brokered the sale of over \$7 billion in real estate transactions. NYC Management (Besen's property management affiliate), has managed over 5 million square feet of commercial assets.

For more information contact [investor@besengroup.com](mailto:investor@besengroup.com)

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