

82 Investments **\$5.4B** Portfolio Value **15,000+** Residential Units **9.1M** Commercial SF **3** Verticals **30+** Operating Partners

Includes investments made by MSIG's investment team prior to forming MSIG

Firm Overview

Monument Square Investment Group, LLC ("MSIG") is a privately held alternative investment manager focused on making direct opportunistic U.S. real estate investments in joint ventures with seasoned institutional sponsors. MSIG seeks diversified exposure across its investment funds and separately managed accounts while maintaining a disciplined focus on its three core verticals: Multifamily, Industrial & Logistics, and Special & Tactical Situations. MSIG targets investments in the highly fragmented middle and lower-middle U.S. real estate markets, seeking to capitalize on inherent inefficiencies to optimize risk-adjusted returns and generate alpha compared to the institutional real estate equity market. MSIG's investment strategy is premised on identifying dislocations in the risk-return spectrum, acquiring/developing assets that it believes are undervalued by the capital markets and have asymmetric return profiles. The firm's disciplined and thematic investment approach seeks to optimize downside protection throughout market cycles.

Investment Parameters

Capital Position:	Common equity joint ventures and preferred equity
Investment Size:	\$5 million to +\$25 million
Project Capitalization:	\$20 million to +\$80 million
Primary Sectors:	Multifamily (including build-for-rent and student housing) and Industrial/Logistics
Secondary Sectors:	Emerging sectors (<i>e.g.</i> , Healthcare; Medical Office, Life Science, IOS)
Profiles:	Development, redevelopment, value-add, adaptive re-use, distressed and entitlement
Target Hold Period:	Three to seven years
Target Return Profile:	Opportunistic
Geographic Region:	National; primary, secondary and select tertiary U.S. MSAs

Investment Team

Benjamin Poirier Managing Partner	Tyler Steindorf Partner	Matthew Doherty Managing Director	Spencer Myers Vice President	Nate Nearhood Vice President
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