

Special & Tactical Situations

Strategy Overview

MSIG's special and tactical situations vertical is primarily focused on differentiated opportunities that stem from evolving market conditions and dislocations on the risk-return spectrum. MSIG seeks situations where underlying risk and fundamentals have been mispriced by the capital markets, creating opportunities for asymmetric returns. MSIG invests across the equity stack and provides an efficient and nimble capital solution for complex projects. MSIG targets investments across a wide array of profiles, markets, and sectors including underperforming and distressed assets/notes, out of favor and/or niche sectors, and sub-institutional asset aggregation.

Investment Parameters

Property Type:	Distressed and underperforming assets/loans, programmatic co-GP platforms, covered land opportunities (<i>e.g.</i> , commercial to multifamily), sub-institutional asset aggregation, and niche and/or out of favor sectors and/or markets
Scope:	Tactical opportunities with differentiated and complex characteristics that provide the opportunity for attractive risk-adjusted returns and asymmetric return profiles
Location:	Generally agnostic with a preference for primary and secondary markets that MSIG believes display strong secular supply-demand and employment fundamentals
Profile:	Development, redevelopment, value-add, adaptive re-use, distressed, and land aggregation/entitlement
Investment Size:	\$5 million to +\$25 million
Project Capitalization:	\$20 million to +\$100 million
Target Return Profile:	Opportunistic

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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