



ZIFF REAL ESTATE PARTNERS

Vertically Integrated Necessity-Based Retail in High-Growth US Markets

\$671M

Current AUM

24.6%

Realized* Gross IRR

2.9x

Realized* Gross MOIC

58

Realized* Assets

35 Yrs

Investing in Multiple Market Cycles

INVESTMENT STRATEGY

Acquire & reposition necessity-based retail assets in high-growth US markets, creating value through operational excellence and disciplined capital deployment.

- Target assets below replacement cost in supply-constrained markets
- Focus on tenants providing essential goods & services
- Drive NOI through leasing, expense control, and property improvements
- Execute through a fully integrated in-house platform

WHY WE OUTPERFORM

Sourcing Advantage

Relationship-driven, off-market acquisitions at attractive bases

Operational Control

35-person in-house team manages leasing, property mgmt & execution

GP Alignment

25-50% of equity invested by internal partners in each deal

INTEGRATED PLATFORM



CASE STUDY

Jacksons Courtyard — Nashville, TN

61%

Discount to Replacement Cost at Acquisition

55%

NOI Increase

44.1%

Exit IRR

4.20x

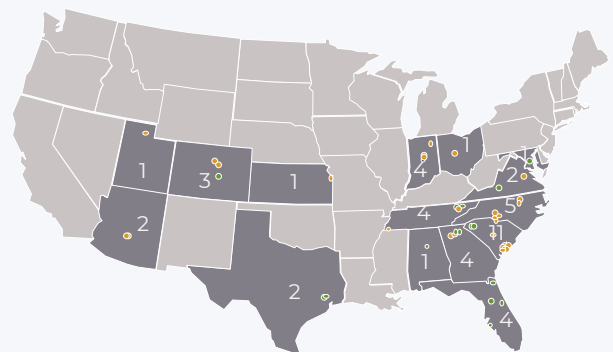
Exit MOIC

95% Avg. Occupancy | 11.5% NOI CAGR | 4 Year Ownership

THE OPPORTUNITY

Necessity-based retail — grocery-anchored, service-oriented, and discount tenants — is structurally resilient. These assets outperform during economic cycles because demand is driven by **everyday needs, not discretionary spending.**

CURRENT PROPERTIES



INVESTMENT OFFERINGS

STRUCTURE

Deal-by-Deal

LP INVESTMENT SIZE

\$25,000 - \$1,000,000

TARGET RETURNS

Mid-Teens IRR

TARGET MOIC

2.0x+

Focus: Necessity-based retail in high-growth, supply-constrained US markets

[REQUEST INVESTOR ACCESS →](#)



ziffcre.com



843-724-3401



investors@ziffcre.com



210 Wingo Way, Ste 400
Mt. Pleasant SC 29464



[ziff-real-estate-partners](#)