



Real Estate
**INVESTMENT
MEMORANDUM**

Let's partner to unlock the value in tomorrow's neighborhood retail—today.

Executive **SUMMARY**



Susgenix is actively seeking strategic investment partners to participate in the next phase of its expanding real estate portfolio. With a strong track record of acquiring and managing diverse assets across high-growth urban and suburban markets, Susgenix is well-positioned to capitalize on value-add and opportunistic acquisitions in 2025 and beyond.

VISION

To become a leading force in revitalizing neighborhood retail centers across America, creating vibrant, high-performing properties that serve communities, tenants, and investors for the long term.

MISSION

At Susgenix, our mission is to identify and transform underperforming retail assets through disciplined acquisitions, strategic leasing, and proactive management. We deliver consistent value by focusing on overlooked markets, maintaining operational excellence, and building strong, lasting partnerships with investors and tenants alike.

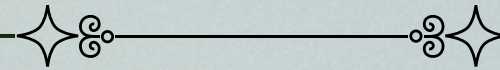


Company OVERVIEW

Susgenix is a privately held real estate investment and development firm focused on identifying underperforming or underutilized assets and repositioning them through creative strategies and hands-on asset management. Our diverse portfolio reflects a commitment to growth, stability, and long-term value creation.



Company PORTFOLIO



- 1.8229 - 8235 Santa Monica Blvd, West Hollywood, CA
- 2.1215 Larrabee St., West Hollywood, CA
- 3.6403 - 6417 Lima Rd, Fort Wayne, IN
- 4.2513 - 2521 E North St, Kendallville, IN
- 5.2719 - 2713 Emerson Dr, Elkhart, IN
- 6.5901 - 5909 S Vermont Ave, Los Angeles, CA
- 7.824 W Raleigh Blvd, Rocky Mount, NC
- 8.7530-7596 Fredle Drive - Painesville, OH
9. 8230-8240 & 8244 Norwalk Blvd. Whittier, CA
10. 18183 - 18195 Van Ness Ave. Torrance, CA
11. 3315 - 3321 Island Circle, Grand Island NE

Our portfolio demonstrates a proven ability to acquire, manage, and optimize diverse real-estate assets nationwide from retail strip centers and mixed-use properties in prime urban corridors to industrial and suburban assets in emerging growth markets.



Investment Approach

STRATEGIC & OPPORTUNISTIC

We specialize in acquiring distressed and special situation assets through a disciplined, relationship-driven model that emphasizes capital preservation, low leverage, and sustainable growth.

OUR FOCUS

- Trust Sales
- Special Assets & Non-Performing Loans (NPLs)
- Receivership Assets
- Bankruptcy Assets / Bank REO
- Short Sales
- Sheriff Sales
- Tax Liens & Tax Deeds



Our Edge: **RELATIONSHIPS & DISCIPLINE**

We source deals off-market through a trusted network of banks, brokers, attorneys, and longtime partners, giving us early visibility into distressed pipelines. These relationships, built over years, allow us to act quickly and discreetly when the right opportunities emerge.

“SUSTAINABLE GENERATION” OF INVESTMENT STRATEGIES

Our philosophy is grounded in low-risk, low-leverage investing. We focus on downside protection, value-driven underwriting, and long-term asset stewardship. By acquiring assets at the absolute bottom. When others are forced sellers, we ensure a wide margin of safety while positioning for substantial upside.

ESG-DRIVEN, COMMUNITY-FORWARD APPROACH

Beyond financial returns, we're committed to the Environmental, Social, and Governance (ESG) principles.

We actively work with:

- Local Economic Development Corporations (EDCs)
- City Officials, Mayors, and Urban Planners
- Community Organizations and Stakeholders
- Local Non-Profits, Frontline Practitioners

By collaborating closely with local leadership, we strategically site and place tenants that support economic revitalization, job creation, while ensuring local representation, inclusive growth, and access to essential amenities. This ensures that our investments not only produce financial returns but also contribute to building resilient, inclusive, and sustainable environment to live and work.

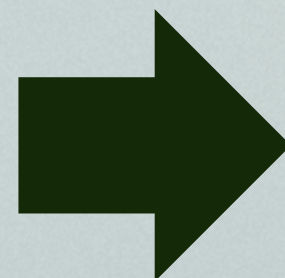


Business PLAN

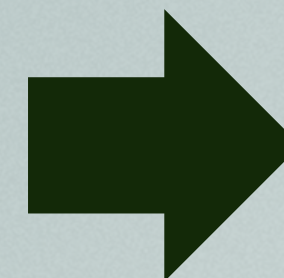
Susgenix is actively acquiring value-add strip centers across the United States, targeting well-located retail assets with strong fundamentals and significant upside potential. Our current focus is on centers that are relatively new, but underperforming, offering immediate cash flow with room for strategic value creation.



ACQUIRE



STABILIZE



GROW

Business Plan

ACQUISITION STRATEGY

We acquire retail strip centers priced between \$1 million and \$10 million, typically ranging under 50,000 square feet. These centers are often 50–60% occupied at acquisition, generating a solid 7–8% unlevered return on day one. Our team sources off-market and lightly marketed deals through deep broker relationships and local market expertise.

OUR FOCUS

- Off-market and lightly marketed opportunities, sourced through deep broker relationships, direct outreach, and local market intelligence
- Assets in underserved or transitioning submarkets with improving demographics, population growth, and limited new retail development
- Centers with essential, service-based tenants like medical, fitness, food, and daily needs retailers that align with consumer trends
- Mismanaged or under-leased properties with clear paths to increased NOI through leasing, operational improvements, or aesthetic upgrades
- Flexible deal structures allowing us to move quickly and close with certainty, often within 30–45 days



Business Plan

VALUE-ADD & STABILIZATION

Post-acquisition, Susgenix implements a hands-on, value-add strategy designed to stabilize assets quickly and enhance long-term value.

Our approach includes:

- Leasing vacant units to creditworthy tenants
- Making targeted renovations and cosmetic upgrades
- Rebranding and repositioning properties when appropriate
- Improving tenant retention
- Maximizing NOI by optimizing lease terms, pushing rental rates where possible, and strategically adjusting the tenant mix to reduce rollover risk

We also actively monitor operating expenses to ensure cost efficiency and leverage vendor relationships to reduce ongoing maintenance costs.

Susgenix aims to stabilize assets to 90%+ occupancy within 18–30 months, achieving 10%+ unlevered returns post-stabilization. Our asset management team closely tracks leasing velocity and tenant performance to maintain long-term asset value and maximize cash flow.



Business Plan

GROWTH PLAN

Geographic Expansion Goals

- Actively evaluating opportunities in states including Indiana, North Carolina, Georgia, Texas, Florida, Ohio, California and beyond.

Portfolio Scaling Strategy

- Focusing on retail strip centers under 100,000 sq. ft., priced between \$1M–\$10M, which allow for fast, repeatable execution
- Leveraging a repeatable value-add model: acquire at attractive basis, lease-up, optimize operations, and refinance or hold
- Goal: Double portfolio size in the next 12–18 months, targeting stabilized unlevered returns north of 10%

Capital Raising & Partnership Structure

- Partnering with private equity firms, family offices, and high-net-worth individuals through joint ventures and co-GP structures
- Open to preferred equity and programmatic capital partnerships to scale efficiently while aligning interests



Why you should **PARTNER WITH SUSGENIX?**



- 1 PROVEN TRACK RECORD**
Successful repositioning of diverse assets across multiple markets
- 2 COMMUNITY IMPACT & FOCUS**
We're committed to creating resilient, inclusive, and sustainable communities by partnering with local and community organizations
- 3 INVESTOR-ALIGNED APPROACH**
Our transparent, 75/25 profit split structure aligns our interests with yours.
- 4 STRONG MARKET KNOWLEDGE**
Deep relationships with local brokers, lenders, service providers and ongoing expansion into high-growth markets.
- 5 ADVANCED TECHNOLOGY & DATA-DRIVEN DECISIONS**
We leverage cutting-edge technology and data analytics to identify high-value opportunities and manage assets efficiently.

Property PHOTOS

WEST HOLLYWOOD, CA



FORTWAYNE, IN



ELKHART, IN



ROCKY MOUNT, NC



KENDALLVILLE, IN



VERMONT, CA



2025 RECENT ACQUISITION

7530-7596 FREDIE DRIVE - PAINESVILLE, OH 44077 - "GRISTMILL VILLAGE"

GROCERY-ANCHORED SHOPPING CENTER
59,650 SF



2025 RECENT ACQUISITION

18183 - 18195 VAN NESS AVE. TORRANCE, CA - "SAKURA SQUARE"

GROCERY-ANCHORED SHOPPING CENTER
5,252.70 SF



2025 RECENT ACQUISITION

3315 - 3321 ISLAND CIRCLE, GRAND ISLAND NE

STRATEGICALLY LOCATED LIGHT-INDUSTRIAL FACILITY
70,455 SF



Marketing STRATEGY



Social Media and Newsletters



Property marketing platform



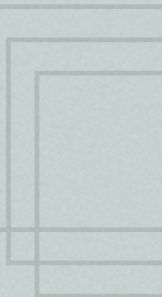
Targeted Deal Sourcing



Brand Building & Credibility



Lead Generation



Strategic Growth **TRUSTED PARTNERSHIP**

HIGH GROWTH POTENTIAL

Strategically chosen areas with rising demand for commercial properties. Real estate in these regions has shown consistent annual growth of 8%–12%.

PROVEN EXPERTISE

Experienced Team: A skilled team with a track record of successful projects.

Strategic Planning: Comprehensive market analysis and professional project execution.

STRONG ROI AND STABILITY

Projected ROI: Up to 12% annually, ensuring competitive returns.

Asset Appreciation: Real estate remains a stable and appreciating investment, outperforming other asset classes.

LIMITED TIME OPPORTUNITY

Early Investor Benefits: Exclusive incentives such as discounted rates or higher equity shares.

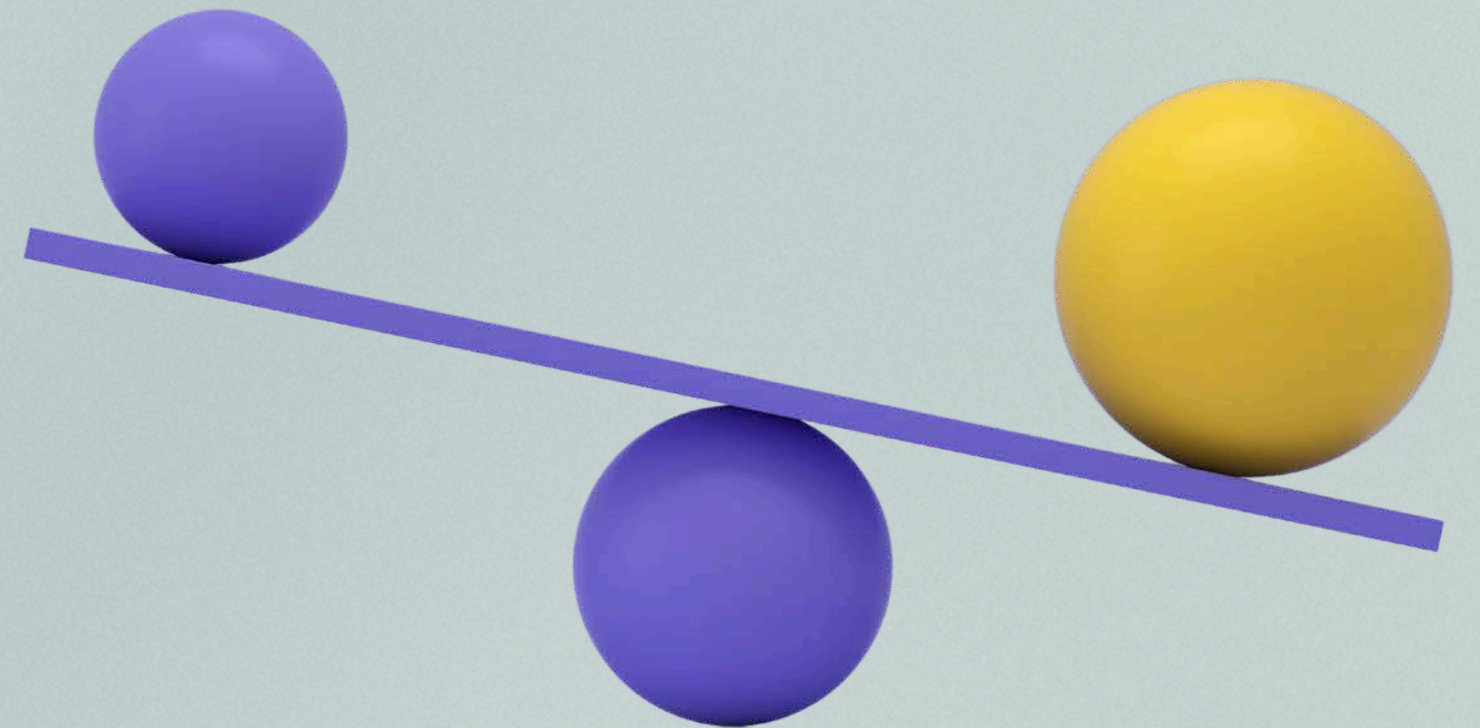
Market Positioning: Be part of a fast-moving project in high-demand locations.

Split Structure

75/25 SPLIT - “RELP”

We structure our investments through a Real Estate Limited Partnership (RELP) to ensure transparency, tax efficiency, and aligned incentives between our team and our investors.

EQUITY	100%	LIMITED PARTNER
OWNERSHIP	75%	LIMITED PARTNER
	25%	SUSGENIX <i>GENERAL PARTNER</i>



Our Fees

INVESTOR-ALIGNED FEE STRUCTURE

Acquisition Fee	A one-time fee charged by the sponsor for sourcing, evaluating, and securing the real estate investment.	1% of the total acquisition cost
Asset Management Fee	An ongoing fee charged by the sponsor for managing the day-to-day operations of the investment property.	2% of gross income
Lease Fee	Charged for leasing the property, typically for new leases or renewals.	2% of the base lease term and 1% for renewal
Property Management Fee	Fee for managing the property operations, including maintenance, leasing, etc.	5% of gross income

Our Fees

INVESTOR-ALIGNED FEE STRUCTURE

Construction Management	Fee for overseeing the buildout and construction of the property.	10% of the project buildout
Admin Fee	Charged for administrative tasks related to NNN properties.	15% of all NNN (Net, Net, Net) costs
Refinance Fee	Charged for refinancing the property and securing new financing.	2% of the Unpaid Balance (UPB)
Disposition fee	Fee for selling the property or asset.	2% of the sale price