



Our expertise, proprietary model and economic framework is powerful leverage for growth in asset under management for

## **Private Wealth Managers & Family Offices**

A close-up portrait of a man with short, styled hair, wearing a light-colored suit jacket, a white dress shirt, and a dark bow tie. He is looking directly at the camera with a neutral expression. The background is a soft, out-of-focus landscape with a warm, golden light, suggesting a sunset or sunrise.

Our framework changes the value that Capital Sponsors derive from the crucial role they undertake in project financing

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We change the velocity, value and visibility of capital invested in real estate for

# Capital Sponsors

of commercial real estate development.

# What Is Capital Recovery?

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The term is was chosen to interject positive news into a real estate market facing uncertainty and downward pressure due to the current inflationary cycle. We want refocus complex conversations back to the subject that we believe matters most and we have meaningful answers for. General Contractors and are asking, **“how do we succeed in this environment?”**

**Unrivaled Advisors’ proprietary model and economic framework creates a \$37+/- million dollar positive impact on taxation of a new development project with a \$100M construction cost.**

The stated level of financial impact in the paragraph above assumes we are fully engaged, and entrusted with a measure of influence necessary to deliver \$37M+/- impact in this \$100M example. The influence includes lending expertise in capital negotiations, architectural design, and a reasonable measure of oversight through the issuance of the certificate of occupancy during construction. On this basis, we substantially and materially improve the economics of commercial real estate development.

We use the term capital recovery as the basis to invite market makers to understand how we bring value to the industry. We engage in exploratory conversation and speak to the matter of economic viability as well as the velocity, value and visibility of capital invested in commercial real estate development. The term capital recovery resonates with everyone we engage, including the Market Makers and Players in Dallas Ft. Worth and New York Capital Underwriters who asked...

**“can we team up and embed your modeling into every deal we underwrite? Because doing so changes our risk position on capital. You’re elevating the IRR of Developers we loan money to during the critical early life cycle of the project”.**

Our aim is to serve up the economic framework, strategy and leadership to market makers and stakeholders. Our collaboration elevates their competitiveness and dominance. We have laid the foundation to build a coalition of market makers and players who adopt our framework and engage us as advisors. It is the V360 Coalition and the stakeholders who become coalition members receive best in class expertise in matters of creative, economic and strategic planning.

Let’s explore a meeting to discuss how your firm might position itself to win more business, improve your margins and brand value.

**You may want to engage us before your rivals do!**

# Donor Giving Campaigns & Real Estate Financing

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Our expertise, proprietary model and economic framework is powerful leverage to grow your assets under management and your reputation for innovation by teaming with us. One area of good growth for your firm is collaborating together on commercial real estate projects for 501c3 orgs.

Every non-profit is chasing donors for commercial real estate projects - healthcare, charities, university foundations, etc. Our framework creates a clear advantage for a 501c3 who joins our coalition that other rival non-profits simply cannot compete with. The value you derive from collaborating with us is the clear advantage in growing AUM. This is due in part to a unique opportunity for wealthy donors to sponsor a 501c3 real estate project. When we engaged as strategic advisors working under your leadership, we increase the Sponsors'

## Tax Deduction By Eight Points On Every Dollar Contributed.

It is important to note that the value we deliver for a donor is derived from the proven framework used by companies for more than a decade. While it is a new opportunity to affluent investors, developers, stakeholders, it is not new. In fact, it has been extensively vetted and used by Chevron Corp., Houston and members of the O'Reilly Auto Parts family in "for-profit" real estate projects. In a for profit application, our framework delivers a \$37 million dollar positive impact on taxation of a new development project with a \$100M construction cost.

The economic benefit to a Donor / Sponsor in a non-profit application is attributed to a sustainable architectural design element with a patented product and process. If sustainable investing is an important factor for you and your clients, you and they can find comfort in knowing that we are: (1) introducing a new standard in sustainable design in the process of our collaboration, (2) elevating the Donor / Sponsor's economic benefit, and (3) changing the value of the Donor / Sponsor's capital contribution, and (4) improving the viability of commercial real estate development if your Donors / Sponsors find this valuable knowledge as it pertains to for profit projects they invest in.