



Executive Summary

Trinity Property Group (TPG) is a commercial real estate investment, development, and management firm headquartered in Doylestown, PA, with offices in Pennsylvania and Florida. TPG is run by a seasoned team of professionals with decades of relevant real estate experience. The principals of TPG have developed, renovated, and operated more than 5,000 student and conventional residential rental units in the Mid-Atlantic, Southeastern, and Southern regions of the United States, collectively valued at over \$475 million.

TPG specializes in the acquisition, operation, renovation, and management of multifamily apartments and manufactured housing communities. Assets that are stabilized, value-add with light to moderate rehab, and distressed are considered. TPG acquires assets with a goal of medium to long-term ownership with an operational emphasis on tenant satisfaction and retention, and utilizes a balanced philosophy of entrepreneurial execution and problem solving coupled with an institutional level of operation and detail.



Current Markets

- Tampa, FL
- Tallahassee, FL
- Lakeland, FL
- Port St. Lucie, FL
- Columbia, SC
- Myrtle Beach, SC
- Atlanta, GA
- San Marcos, TX
- Willow Grove, PA
- Newark, DE



Target Markets

- Southeast (FL, NC, SC, GA)
- South (TX)
- Mid-Atlantic (PA, DE)



Current Multifamily Holdings Summary

<u>Units</u>	<u>Multifamily Type</u>	<u>Location</u>
152	Apartment	Tallahassee, FL
168	Apartment	Tallahassee, FL
156	Apartment	Lakeland, FL
230	Student Housing (570 Beds)	Tampa, FL
230	Apartment	Port St. Lucie, FL
147	Student Housing (514 Beds)	Myrtle Beach, SC
977	Apartment	Atlanta, GA
183	Student Housing (348 Beds)	San Marcos, TX
72	Student Housing	Newark, DE
132	Student Housing (264 Beds)	Willow Grove, PA
170	Student Housing (472 Beds)	Columbia, SC

Current Holdings Value in Excess of \$475,000,000*

*Based on valuations as of October 2024





Historical Sales Transaction Summary

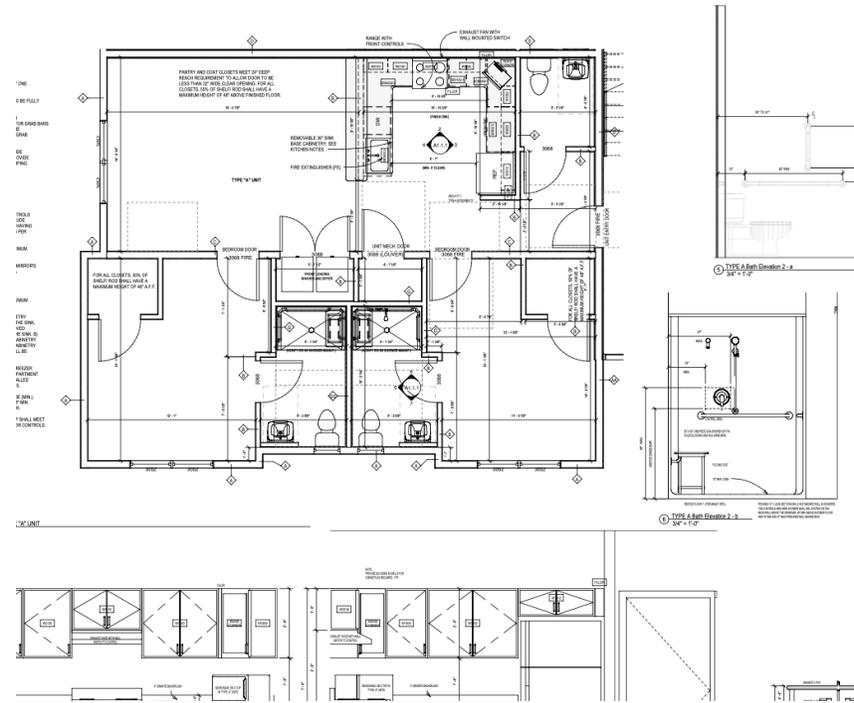
<u>Units</u>	<u>Multifamily Type</u>	<u>Location</u>
100	Apartment	Melbourne, FL
96	Apartment	Tampa, FL
64	Apartment	Tampa, FL
159	Apartment	Jacksonville, FL
120	Apartment	Jacksonville, FL
556	Apartment	Atlanta, GA
168	Apartment	Atlanta, GA
176	Manufactured Housing	Altoona, PA
415	Manufactured Housing/RV	Hamburg, PA
44	Manufactured Housing	Leesburg, FL

Total Sales Transactions of \$168,000,000





551 North, Willow Grove, PA
 Serving Penn State, Abington Campus
www.551north.com



Executive Team

Clyde "Chip" Leaver III

Principal
Managing Director

Mr. Leaver has over 35 years of multifamily community ownership and management experience and is responsible for overseeing corporate strategy, joint venture and strategic relationships as well as the procurement of equity for the various investments made by Trinity Property Group, LLC.

Mr. Leaver's experience in financial services includes 15 years serving in various executive capacities, including President and CEO, of fee-based investment management firms in the Delaware Valley. Mr. Leaver is also a former owner of a Doylestown based Commercial Property & Casualty insurance agency, where he began his career in financial services.

Since the inception of the company in 2007, Mr. Leaver, with his partners, has successfully acquired more than \$550,000,000 of multi-family real estate assets in 9 states.



Executive Team

Jeffry Hirschhoff

Principal

Director of Operations & Asset Management

Mr. Hirschhoff oversees the development and implementation of corporate operational policies and procedures, and their ongoing management, across all company platforms. Mr. Hirschhoff directs corporate operations, asset management, and accounting, and works jointly with accounting to monitor investor relations. Mr. Hirschhoff also works directly with third party property managers, regional managers, and on-site management to accomplish specific operational objectives.

Mr. Hirschhoff has over 20 years of experience in business operations, financial analysis, and fund management. He has previously held executive-level management positions with National Penn Capital Advisors, as well as Merrill Lynch & Co.

Mr. Hirschhoff is a graduate of Houghton College with a BS in Business Administration, Economics and Finance, and holds an MBA from Rutgers University School of Business.



Executive Team

Anthony Triglia

Principal

Director of Finance & Acquisitions

Mr. Triglia is responsible for underwriting, financing, and acquisition of TPG's projects. Mr. Triglia holds specific expertise in multifamily apartments and has extensive knowledge of underwriting and debt acquisition and placement.

Mr. Triglia has over 20 years of experience with total transaction volume in excess of \$1B. Prior to joining TPG, he was Senior Financial Analyst for Capital Solutions, a commercial real estate and private equity firm located in Blue Bell, PA. While there, Mr. Triglia was responsible for conducting due diligence and developing financial models on all real estate acquisitions. Mr. Triglia was also responsible for overseeing investor correspondence and reporting while aiding senior executives in the management of the real estate portfolio.

Mr. Triglia is a graduate of Lehigh University with a BS in corporate finance.





Contact

Headquarters:

132 Veterans Lane, Unit A468
Doylestown, PA 18901

Southeast Regional Office:

8350 Bee Ridge Road, #361
Sarasota, FL 34241

(215) 489-8500



www.trinity-pg.com

