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Trinity Property Group (TPG) is a commercial real estate investment, development, and management firm headquartered in Doylestown, PA, with offices in both 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, market rate, and subsidized residential rental units in the Northeastern, Mid-Atlantic and Southeastern regions of the United States, collectively valued at over \$400 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.



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 development and execution of business strategies, implementation of business plans to facilitate achievement of operations and new and existing market development, and procurement of project equity.

Mr. Leaver served as President of National Penn Capital Advisors, a fee-based investment management firm wholly owned by National Penn Bank and as Executive Vice President of the FirstService Bank division of National Penn Bank. Mr. Leaver was responsible for directing all aspects of the investment group, including chair of the investment committee and was member of the bank's Executive Committee.

Prior to this, he was Partner and Supervising Principal of Burke, Lawton, Brewer and Burke, an investment management firm in Spring House, PA. Mr. Leaver was also formerly an owner of Bean, Mason & Eyer, Inc., a Doylestown based Property and Casualty Insurance Agency, where he had begun his career in financial services.

Jeffrey Hirschhoff, Principal. Director of Operations & Asset Management

Mr. Hirschhoff oversees the development and implementation of policies and procedures across all company platforms. Mr. Hirschhoff directs corporate operations, asset management, accounting, and office management 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 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.

Anthony Triglia, Principal. Director of Finance & Acquisitions

Mr. Triglia is responsible for underwriting, financing, 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 as a financial analyst. 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, which was in excess of \$450 million.

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

TRINITY PROPERTY GROUP

ASSET RENOVATION

Our in-house staff or contracted property management companies perform construction and renovation oversight, however, third-party contractors typically perform these efforts, with expertise in everything ranging from cosmetic upgrades to full rehabilitation.

FIELD STAFF

Each property under management is staffed with the necessary on-site team of Community Managers, Leasing Consultants, and Maintenance Technicians. In many cases, TPG contracts with local and regional third-party management companies to perform all levels of staffing and oversight, as well as all aspects of property management necessary for maximizing results and minimizing expenses in communities TPG owns.

ACCOUNTING & ASSET MANAGEMENT

TPG employs a fully integrated financial accounting and property management software system and has partnered with an asset management company to provide investor reporting. To ensure that we meet the needs of each property, TPG conducts quarterly financial audits and regular site evaluations of staff and company operations. In addition, we conduct routine property performance evaluations as well as annual unit inspections and resident file reviews.

TRINITY PROPERTY GROUP

SELECT TRANSACTION HISTORY

Transaction/ Location	Asset Type	Acquisitio n Date	Transaction Value
College Town @ Coastal (fka Aspen Heights Conway) Conway, SC	147 Unit / 514 Bed Student Housing Apartments	10/21	\$33.0 M
College Town @ USF (fka Campus Palms Apartments) Tampa, FL	230 Units / 570 Bed Student Housing Apartments	9/21	\$43.2 M
East Ponce Village (fka 13Ten Apartments) Tucker, GA	977 Units Apartments	2/21	\$75.0 M
College Station 2 (PSU Abington) Willow Grove, PA	132 Unit, 264 Bed Student Housing Development	12/20	\$31.0 M
Townhomes at 770 Tallahassee, FL	168 Units Apartments	8/18	\$14.3 M
Villages at Laurel Meadows Bartow, FL	156 Units Apartments	02/18	\$18.5 M
Rolling Hills Tallahassee, FL	152 Units Apartments	09/17	\$10.9 M
Mountain Springs Campground & MHP Hamburg, PA	289 RV Units 90 MHP Units RV/Manufactured Housing	04/16	\$5.9 M
Hidden Harbor Leesburg, FL	44 Units Development/ Mfd. Housing	07/15	\$1.1 M
Varsity Townhomes Newark, DE	72 Units Student Housing Apartments	7/12	\$7.0 M
TOTALS	2,457 Units		\$239.9 M

TRINITY PROPERTY GROUP

RECENT SALES HISTORY

Transaction/ Location	Asset Type	Sold Date	Sold Value
Altoona MHP Portfolio Altoona, PA	219 Units Manufactured Housing	8/22	\$15.8M
River City Place Jacksonville, FL	120 Units Apartments	5/22	\$16.7 M
Palms at Beacon Pointe Jacksonville, FL	159 Units Apartments	1/22	\$25.8M
Seastone Apartments Temple Terrace, FL	96 Units Apartments	7/21	\$15.3 M
River Rock Apartments Temple Terrace, FL	64 Units Apartments	7/21	\$10.2 M
Avalon Park Auburn, AL	217 Units Student Housing MHP	7/21	\$12.3 M
Taylors Creek Fayetteville, NC	298 Units Manufactured Housing	4/21	\$12.6 M
Bridgewater Pointe Melbourne, FL	100 Units Apartments	10/19	\$14.8 M
Blue Granite Estates Florence, SC	152 Units Manufactured Housing	10/19	\$3.5 M
Mountain Oaks Stone Mountain, GA	168 Units Apartments	9/19	\$12.3 M
Clifton Glen Stone Mountain, GA	556 Units Apartments	7/18	\$40.9 M
Campus View Apts. New Britain, CT	64 Units Student Housing Apartments	3/18	\$5.3 M
TOTALS			\$185.5 M