

BUILD INVEST OPERATE

URBAN RENAISSANCE GROUP

Challenges fuel us. So do complex deals. Urban Renaissance Group (URG) has built an award-winning reputation around the unique successes we've created for our partners and clients.

SOURCING OPPORTUNITY

Deep connections to the local market matter a great deal—whether you are pursuing on-market or off-market opportunities. Our team has a track record of pursuing and succeeding in both. URG sources opportunities, finds creative approaches and solutions, and then executes the transaction with a high level of attention to detail—supported by a strong understanding of market, sub-market and asset level realities.

DUE DILIGENCE

URG's diverse and specialized skills allow us to achieve critical insight into the markets and assets that we evaluate for investment. Systematic underwriting and due diligence is performed throughout the acquisition process. We focus on both macro- and micro-market conditions that have the potential to impact the economics of our investment, independently validating all seller- and investment broker-provided information. We specifically focus on six primary areas of risk management and due diligence when underwriting investments—including regional economic conditions, market conditions, financial analysis/sensitivity modeling, property operations/physical due diligence and legal due diligence. All due diligence findings and recommendations are incorporated into an underwriting package to prudently reflect both the risk and opportunities related to a potential new investment.

CREATIVE STRATEGIES

URG is experienced in developing strategies designed to yield the absolute highest property value possible. While our underwriting is grounded in thoroughness and discipline, our investment team works closely with the entire URG team and identifies strategies that add value. With years of experience combining a thorough understanding of leasing, market conditions, construction, property management, engineering, development, zoning, permitting, public policy/infrastructure and financial modeling, our team can achieve superior insight into an asset during the bid process. Whether we are co-investing with you as a partner, advising you on a transaction, or acquiring a large portfolio of assets, we will focus on investing strategically, understanding current market conditions and executing a detailed strategy that maximizes return.

ASSET ASSIMILATION

Execution of our property strategy starts before close. During our sourcing, underwriting, due diligence and closing process, URG's investment team brings together our 'operate and build' teams to ensure nothing is missed and all opportunities are identified and acted upon immediately. With detailed takeover procedures and action plans, we focus on establishing a positive relationship with the tenants immediately. URG approaches our underwriting and ultimately our asset assimilation with an 'all-hands on deck' methodology, bringing together our diverse and complementary expertise in order to maximize return on invested capital.



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