

REALM Acquires Landmark Office Building in San Diego



SAN DIEGO, CA — REALM, in partnership with HP Investors, has acquired 1450 Frazee, a 141,000-square-foot, Class A office building located in the heart of San Diego's Mission Valley. Positioned at the confluence of Interstate 8, Highway 163, and Interstate 805, 1450 Frazee offers exceptional regional connectivity and direct access to downtown San Diego, major residential communities, and multiple transit nodes. The seven-story Property features efficient floor plates, ample surface parking, and proximity to an expanding base of government, education, and healthcare users.

"REALM is excited to add 1450 Frazee to our portfolio. The property's outstanding location and layout position it well for continued strong occupancy."

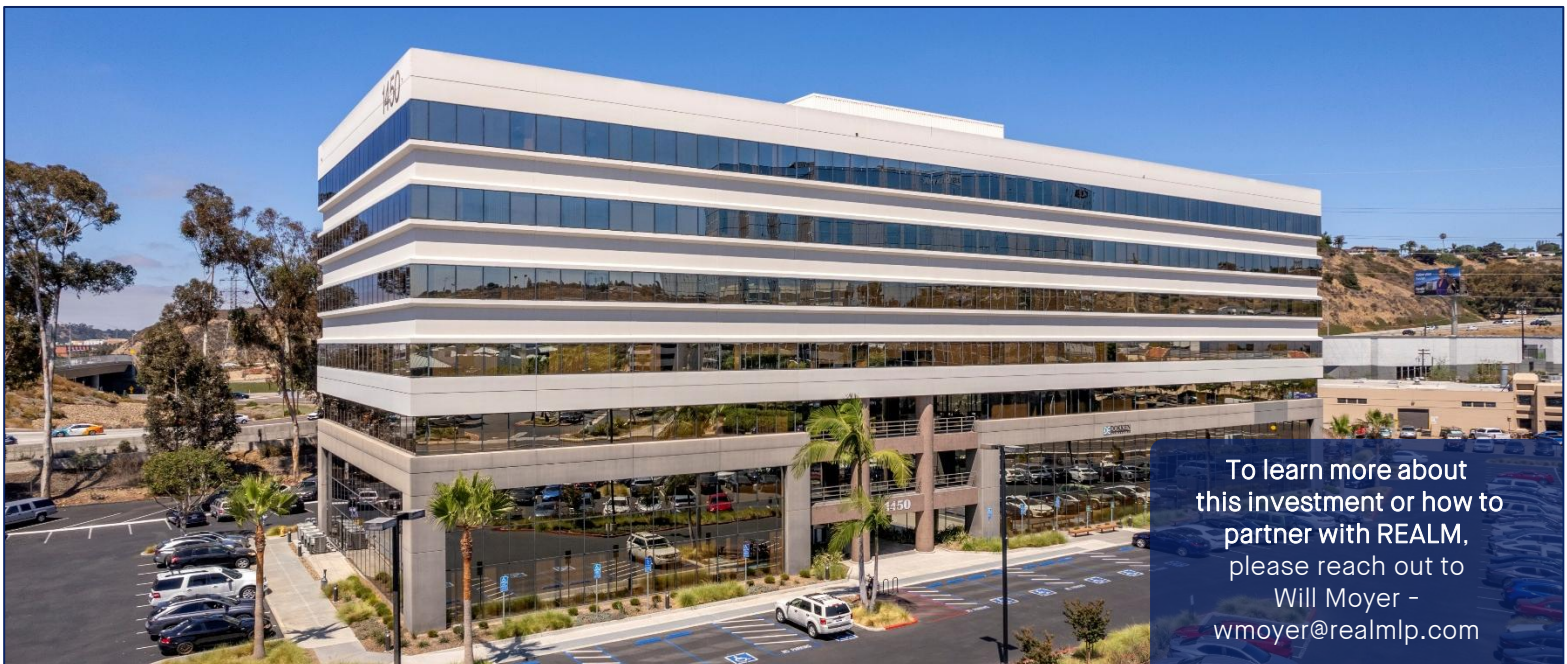
Travis King, Founder and CEO of REALM

The acquisition was completed in conjunction with a 40,000 square foot, 10-year lease to a AAA-credit public-sector tenant, bringing building occupancy to 84%. REALM and HP Investors plan to enhance the property's value through lease renewals with existing tenants and targeted leasing of remaining vacancies.

ABOUT REALM — REALM is an exclusive investment collective of ultra-high-net-worth individuals, family offices, and foundations with combined investable assets in excess of \$12 billion. An invite-only platform, REALM leverages the relationships, experience, and capital of its members to access, assess, and execute exceptional real estate investments that offer superior risk-adjusted returns.

With over \$6 billion of real estate transaction experience, REALM's principals have a proven track record of investing successfully across a variety of property types, geographies and investment cycles.

REALM invests, both directly and alongside operating partners, in all types of commercial and residential real estate located in dynamic submarkets throughout the U.S.



To learn more about this investment or how to partner with REALM, please reach out to Will Moyer - wmoyer@realmlp.com