

REALM Acquires Class A Office / R&D in Silicon Valley



REALMLP.COM

SUNNYVALE, CA — REALM and its partner, Cannae Partners, are excited to announce the recent acquisition of a ±26,500-square-foot office building in the heart of Silicon Valley, California.

The property, built in 2016 as a build-to-suit for LinkedIn, is located in the most dominant technology and innovation hub of the world. Surrounded by industry leaders, the property benefits from proximity to major tech firms such as Apple, Google, Abbott Laboratories, Juniper Networks, and the NASA Ames Research Center at Moffett Field, all of which contribute to the area's dynamic business and advanced science environment.

"This acquisition highlights REALM's ability to identify overlooked opportunities. Securing this property at such an attractive basis is a testament to our team's market insight, disciplined acquisition process, and execution capabilities. We are incredibly excited about the potential of this property and look forward to continuing our strong partnership with Cannae."

Travis King, Founder and CEO of REALM

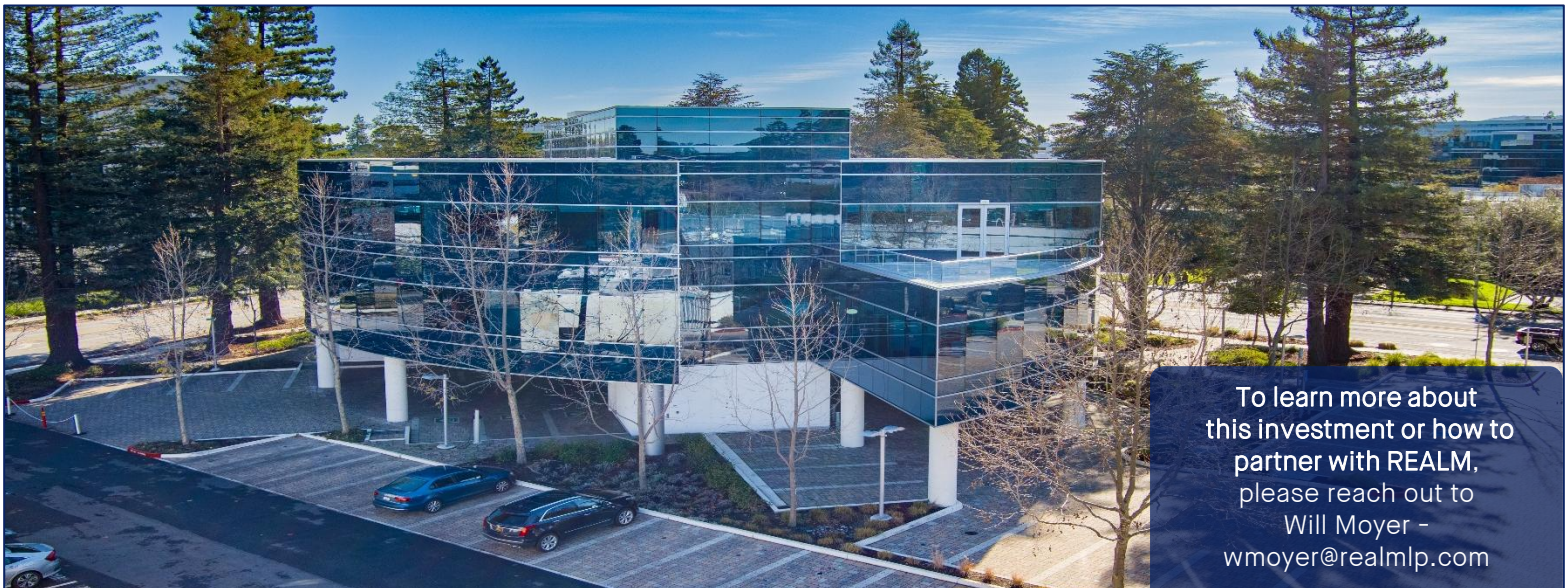
REALM is acquiring the property unlevered at an attractive basis of approximately one-third of replacement cost. The building is fully furnished and move-in ready, with high-end furniture and IT infrastructure already in place. The building is currently vacant, making it well-suited for tenant leasing or an owner-user acquisition. REALM believes there is a compelling opportunity to acquire properties in Silicon Valley at an attractive basis, as adverse macroeconomic conditions over the past four years have created motivated sellers, while a surge in AI-driven investment is fueling renewed demand for space in the region.

About REALM

REALM is an exclusive investment collective of 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