REALM Acquires High-Quality R&D Facility in Silicon Valley

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MILPITAS, CA — REALM, in partnership with Cannae Partners, is excited to announce the acquisition of 1701 McCarthy Boulevard, an advanced research-and-development facility in Milpitas, California. This marks the partnership's third Bay Area acquisition of 2025, emphasizing its focus on acquiring high-quality, infrastructure-rich properties.

> "1701 McCarthy is a great example of our focus on high-quality assets that meet specialized tenant needs and deliver sustainable, resilient outcomes for our investors."
>
> *Travis King, Founder and CEO of REALM*

The 33,684-square-foot single-story building is 100% leased to TE Connectivity (NYSE: TEL), an A-rated, $60+ billion market cap industrial technology leader that has operated at the site for nearly 20 years. The facility includes 1,600 amps of power, cleanrooms, and upgraded building systems that provide significant barriers to replication, establishing it as a mission-critical site for TE Connectivity's operations.

Located in Milpitas' Oak Creek submarket, with a vacancy of 6.4% and a tight single-story R&D supply, the property benefits from a favorable supply/demand balance. The acquisition provides an attractive yield with CPI-linked rent escalations, delivering durable, inflation-protected income that outperforms prevailing Silicon Valley market yields.

ABOUT REALM — REALM is an exclusive investment collective of more than 100 family offices 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