



## ABOUT TRINITY PRIVATE EQUITY GROUP

Trinity Private Equity Group (TPEG) is a middle market sponsor of private equity transactions with a focus on direct purchase real estate, control equity, and growth capital investing. We partner with existing management in high quality companies and provide joint venture equity to proven real estate developers for both construction and repositioning projects. TPEG has been investing under its current ownership and leadership since 2006 and has made over 45 investments with a total market value exceeding \$1 billion.

We seek to create alpha, or investor returns that exceed those of the market on a risk-adjusted basis. Most of the investments we make are from \$3 million to \$15 million, where opportunities abound. Keys to our success include extreme due diligence, uncommon investment structure flexibility, and proper alignment of interests among our investors, operators, principals, and other stakeholders.

## OUR INVESTMENT APPROACH

Our investors are accredited high net worth individuals, family offices, and wealth management advisors. We take a unique approach to investing that is motivated primarily by our desire to cater to investors' needs.

### Access.

Our broad network helps us identify hundreds of potential opportunities for each year and we focus on only the best of these. **Principal protection is of paramount importance in every investment we make**, and we go to great lengths to thoroughly vet and structure each potential deal.

### Invest.

We present each of our transactions individually so investors have the option to opt into, or out of, each investment. **We never ask our investors to commit capital to a fund or to delegate to us their ability to choose the assets in their portfolio.** This strategy increases transparency and ensures that we constantly target investments that appeal to many of our investors. It also affords investors more opportunities to rebalance their portfolios.

### Prosper.

Our principals invest their own capital alongside our investors. We structure each transaction to properly align the interests of all stakeholders. **TPEG does not generally participate in equity distributions until our investors have received a full return on their invested capital and all accrued interest or preferred return.** We do not charge our investors asset management fees.

## OUR INVESTMENT CRITERIA

### Business Investments

- Generating annual revenue >\$10 million with consistent historical growth (no min for add-ons)
- Producing annual cash flow, generally EBITDA less normalized CAPEX, of between \$2 and \$10 million (no min for add-ons)
- Talented management team with the ability to grow
- Strong, well-defined culture
- Preference for control, but will consider growth capital

### Real Estate Investments

- Favorable macroeconomic trends with the local economy
- Strong demand for the proposed type of project in the relevant submarket
- Developers who have successfully completed many similar projects
- Developers personally investing significant capital or providing recourse in the project
- Development or value-add
- Focus on U.S. residential with expertise in the Southwest



## INVESTING PARTNERS

### **BILL BURKE**

bill@trinitypeg.com  
817.310.2902

### **DAN MEADER**

dan@trinitypeg.com  
817.310.2901

### **SANJAY CHANDRA**

sanjay@trinitypeg.com  
817.310.2903

## STRATEGIC ADVISORY PARTNERS

### **AJEY CHANDRA**

ajej@trinitypeg.com  
832.459.4179

### **LIZ GOLDREICH**

liz@trinitypeg.com  
214.405.7437

### **SANDEEP SHRIVASTAVA**

sandeep@trinitypeg.com  
425.785.8296

### **BRIAN ROSENBLOOM**

brian@trinitypeg.com  
972.896.9652

### **MANOJ NIGAM**

manoj@trinitypeg.com  
817.310.2900

### **TRENT TOMLIN**

trent@trinitypeg.com  
214.458.7628

### **KAY RYAN BOOTH**

kay@trinitypeg.com  
914.841.0712

### **MICHAEL BI**

mikebi@trinitypeg.com  
214.478.2688

## TPEG PROFESSIONALS

### **ANITA DANIELS**

anita@trinitypeg.com  
817.310.2914

### **LESLEY HUNTER**

lesley@trinitypeg.com  
817.310.2919

### **SHELLY CATES**

shelly@trinitypeg.com  
817.310.2908

### **BRETT JENSEN**

brett@trinitypeg.com  
817.310.2909

### **LINDA CULP**

linda@trinitypeg.com  
817.310.2910

### **STACY CARPENTER**

stacy@trinitypeg.com  
817.310.2900

### **DOUG GUNN**

doug@trinitypeg.com  
214.215.6913

### **LUKE MOFFITT**

luke@trinitypeg.com  
817.310.2912

### **JAY FUQUAY**

jay@trinitypeg.com  
817.310.2907

### **SAGE HARRISON**

sage@trinitypeg.com  
214.926.0013