

NATIONVEST

REAL ESTATE INVESTMENT. ADVISORY. STRUCTURED TRANSACTIONS.

Good Real Estate. Broken Ownership or Capital Structure. Disciplined Execution.

NationVest is a founder-led real estate investment and transaction platform focused on 5-50 unit multifamily, selective commercial real estate and special situations. We identify fundamentally viable assets where ownership, debt, capital structure, operations or execution complexity creates opportunity.

01

ADVISORY & INTELLIGENCE

Underwriting, market intelligence, due diligence, disposition analysis and special-situation strategy.

02

STRUCTURED TRANSACTIONS

Off-market acquisitions, negotiated dispositions, assignments, recapitalization-related and portfolio transactions.

03

CO-GP ACQUISITIONS

Sourcing, underwriting, structuring, financing coordination, business planning and disposition oversight.

PRIMARY FOCUS

5-50 Unit Multifamily | Special Situations | Small-Balance Commercial

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ACQUISITION CRITERIA

What NationVest Seeks

We pursue fundamentally viable real estate where basis, structure, timing and execution create a defensible opportunity. We do not rely on appreciation alone to make an investment work.

PRIMARY ACQUISITION FOCUS

- 5-50 unit multifamily
- Value-add multifamily
- Distressed ownership situations
- Loan maturity / refinancing stress
- Deferred maintenance or operational underperformance
- REO and distressed dispositions
- Off-market / pre-market opportunities

SELECTIVE OPPORTUNITIES

- Mixed-use and neighborhood commercial
- Small-bay industrial / flex
- Neighborhood retail
- Portfolio opportunities
- Real estate notes / loan opportunities
- Land and development
- Select 1-4 unit investment opportunities

PREFERRED CHARACTERISTICS

- | | |
|---|-------------------------------------|
| ✓ Viable underlying demand and defensible economics | ✓ Identifiable basis advantage |
| ✓ Manageable capital requirements | ✓ Realistic operating assumptions |
| ✓ Adequate transaction liquidity | ✓ Multiple execution and exit paths |
| ✓ Solvable ownership, debt, capital or operating complexity | |

DOWNSIDE DISCIPLINE

Underwrite the Downside First

Every leveraged acquisition is screened through standardized downside stress testing across debt service, vacancy, operating expenses, reserves, capital requirements and cash flow before it advances.

TYPICAL OPPORTUNITY SIZING

Typical Opportunity Range	Initial Co-GP Concentration	Core Asset Class
\$500K - \$10M	\$3M - \$5M	5-50 Units

Complex Real Estate Requires More Than a Simple Buy/Sell Decision.

NationVest evaluates situations where debt, ownership, operations, timing or capital structure may be creating pressure around an otherwise viable asset.

SPECIAL SITUATIONS

- Loan maturity pressure
- Refinancing difficulty
- Special servicing / workouts
- Non-performing or sub-performing debt
- Foreclosure / REO / tax distress
- Partnership or ownership disputes
- Estate / probate transitions
- Recapitalization needs
- Distressed dispositions

LENDERS & SERVICERS

- Property-level collateral intelligence
- Small-balance CRE and multifamily analysis
- BOV / BPO and valuation support
- Loan / portfolio disposition strategy
- REO strategy and execution support
- Note sale opportunity review
- Market and asset-level due diligence
- Workout and disposition intelligence

“Every distressed asset is not necessarily a bad asset. In many cases, the problem is the debt, ownership, timing or capital structure - not the real estate itself.”

WHO WE WORK WITH

Investment sales brokers	Commercial brokers	Residential investment agents	Lenders & credit unions
Servicers & asset managers	Attorneys & advisors	Property owners	Developers
Private investors	Family offices	Operating partners	Deal sources

ADVISORY CAPABILITIES

- Acquisition underwriting and analysis
- Market studies and transaction intelligence
- Portfolio and due diligence analysis
- Disposition and distressed-property strategy
- Capital structure and ownership complexity review
- Structured transaction support

Selective Activation. Local Execution.

NationVest maintains a researched multi-market universe and activates markets selectively based on economic fundamentals, property-level underwriting, relationships, capital availability and execution capacity.

CORE NORTHEAST

New Jersey
Philadelphia / South Jersey
North Jersey / Newark
NY Metro / Lower Hudson
Lehigh Valley
Lancaster / Harrisburg

MID-ATLANTIC

Baltimore
Richmond
Norfolk / Hampton Roads
North Carolina Triad

SELECTIVE EXPANSION

Georgia Corridor
Greenville, SC
Alabama
Memphis
Indianapolis
Columbus / Dayton, OH

HOW TO ENGAGE

SUBMIT A PROPERTY OR DEAL

On-market, off-market, pre-market, distressed, value-add, REO, note and development opportunities.

DISCUSS A LOAN OR PORTFOLIO

Lenders, servicers, credit unions and asset managers can engage NationVest on complex credits, collateral and dispositions.

DISCUSS AN ADVISORY ASSIGNMENT

Investors, owners and professional advisors can engage NationVest for underwriting, market intelligence and transaction analysis.

DISCUSS A CAPITAL RELATIONSHIP

NationVest develops relationships with private investors, family offices, lenders and experienced operating partners on a transaction-by-transaction basis.

SUBMIT AN OPPORTUNITY

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About the Founder

Damon Redmond, Founder & Managing Member, brings decades of experience across real estate brokerage, mortgage lending, title, REO, distressed real estate, short sales, valuation, housing and market analysis. NationVest integrates that transaction, lending and valuation experience into a disciplined sourcing and underwriting platform.

Important Disclosure: This capabilities statement is for informational purposes only. Real estate investment involves risk, including loss of capital. Nothing herein is an offer to sell or a solicitation of an offer to purchase securities. Capital relationships and Co-GP transactions are evaluated individually and are subject to appropriate due diligence, documentation, legal requirements and investor qualification. NationVest LLC is not a law firm, tax advisor or licensed real estate brokerage. Damon Redmond is a licensed New Jersey real estate broker-salesperson and may act in different capacities only with appropriate disclosure and agreement.