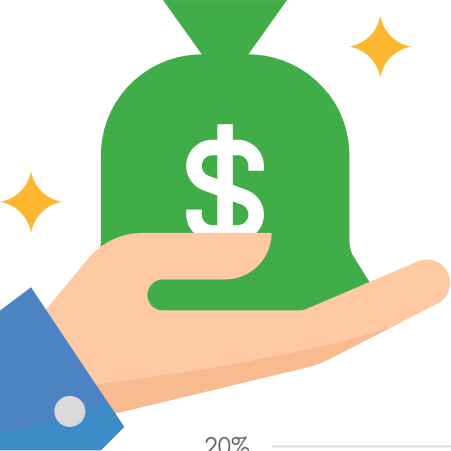




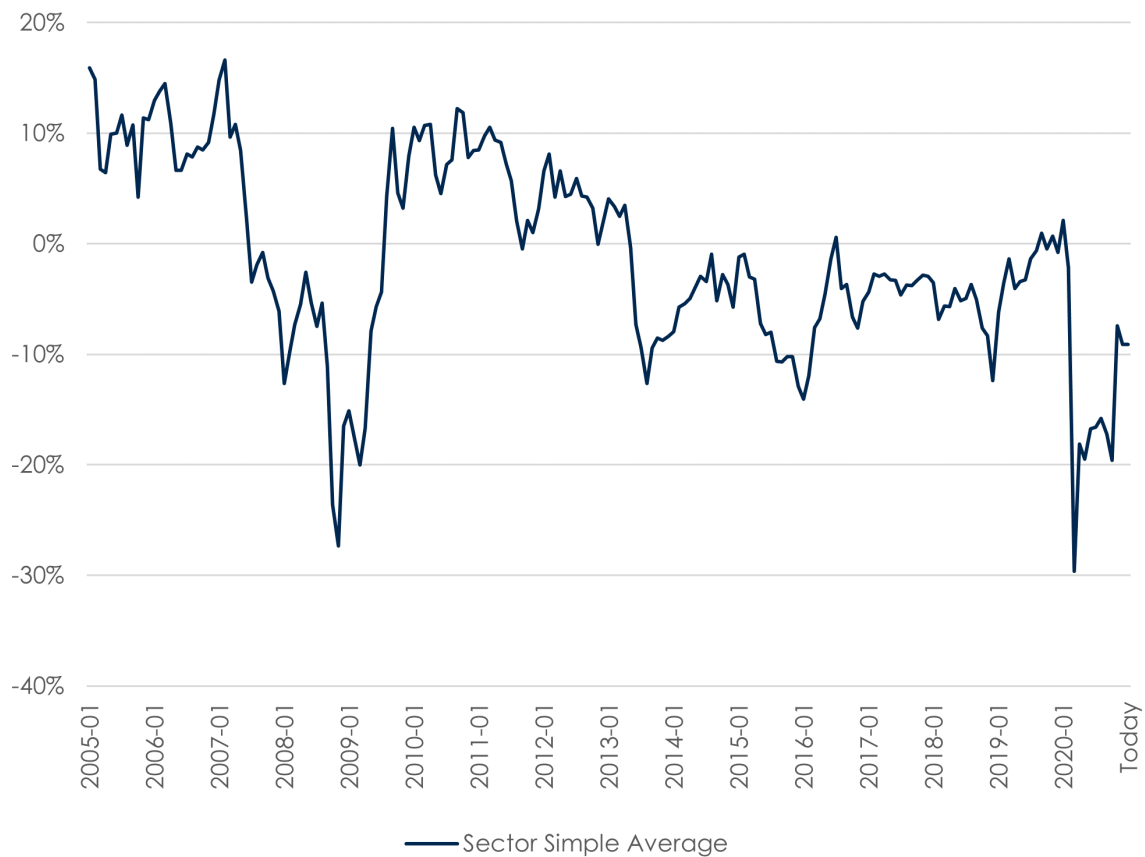
# Realizing Value In Commercial Real Estate

[crownrealtypartners.com](https://crownrealtypartners.com) | [@CrownCRP](https://twitter.com/CrownCRP)

**CROWN**  
REALTY PARTNERS



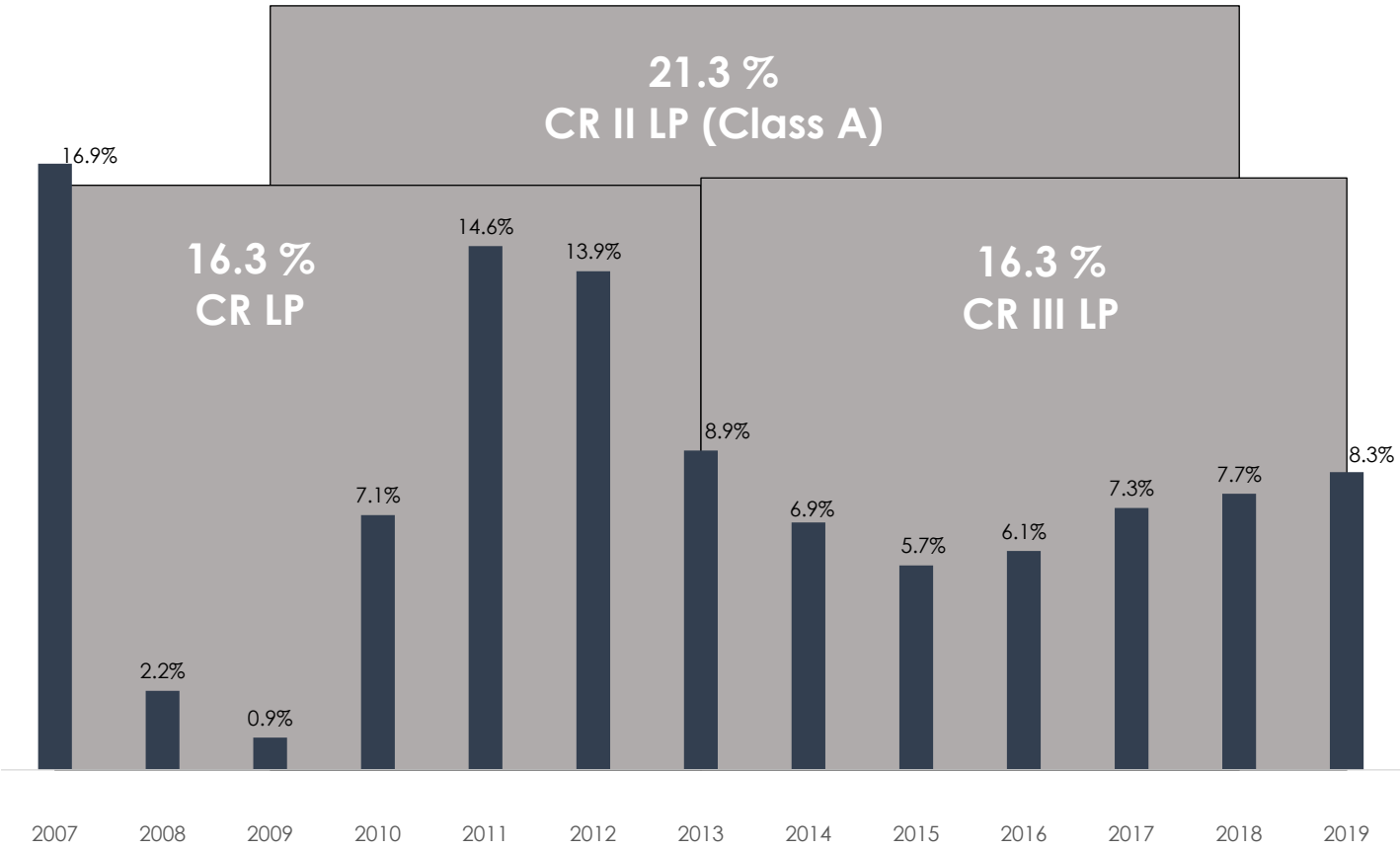
# A Case for Private Real Estate Funds



The graph shows Price: Net Asset Values (NAV) for the S&P TSX REIT Index. Note the fluctuations are beyond a reasonable NAV band. Investing in private real estate funds ensures returns are tied directly to the underlying value of the real estate.

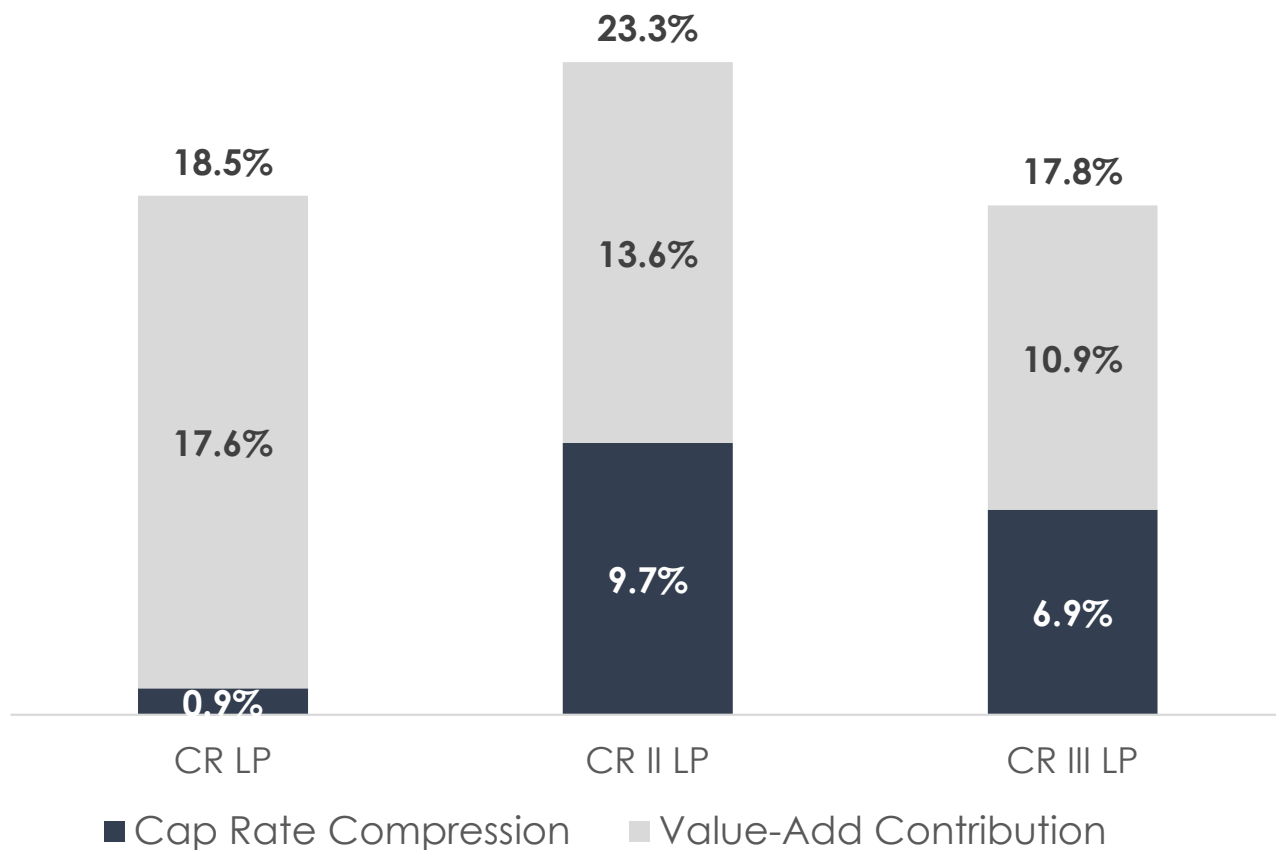
# Open vs. **Closed** End Fund Performance

Crown value-add funds consistently generate out-sized returns.



MSCI's Property Fund Index (PFI) tracks the performance of 8 open ended funds and incorporates cash, leverage (max 30%), property level expenses and management fees into the returns.

# A **Value-Focused** Manager With A Proven Track Record



Crown is value-focused with returns generated from value add initiatives. Gross IRR are reported in this backward-looking analysis which references asset-level business plans presented to the Investment Committee of each fund.

## Get In Touch

Emily Hanna

[ehanna@crp-cpmi.com](mailto:ehanna@crp-cpmi.com)

(647) 729 - 2609