

Real Asset Investing



Apartment Buildings



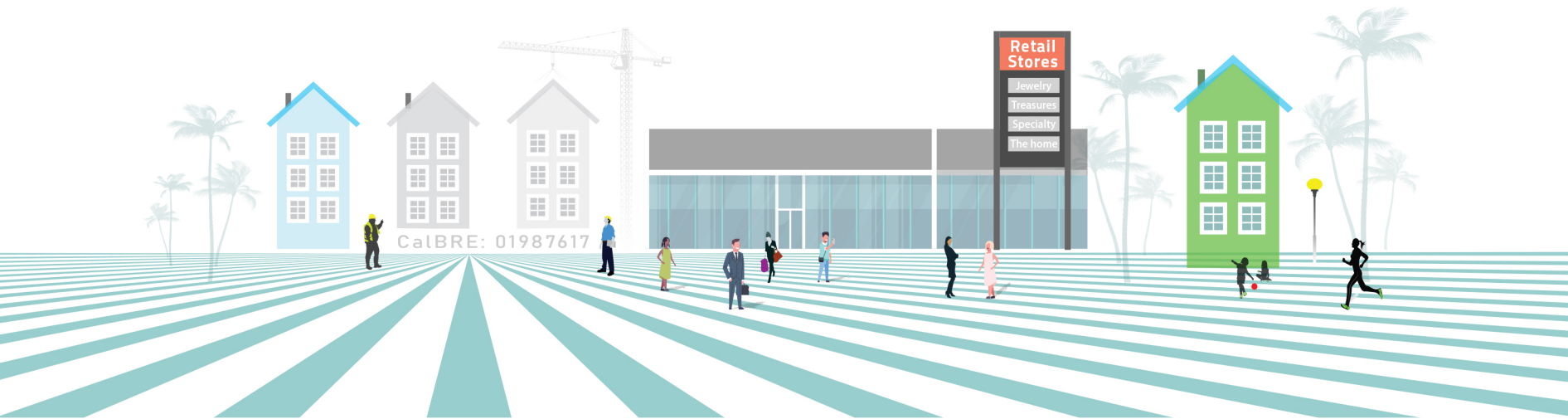
Retail Centers



Triple Nets



Industrial Properties



[CALEGAN.COM](https://calegan.com)

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No investment is without risk.



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CalEgan - Real Asset Investing Southern California, 2024.

Design

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Corporate Governance

Todd Egan, President

Gaetano Balistreri, COO

Introduction

At CalEgan, we serve investors who are focused on real assets. Our primary operational focus remains generating portfolio alignment for our private capital clients. We achieve this by facilitating acquisitions and dispositions of their cashflowing real assets. We provide effective analysis and timely distribution of market-related information to our clients, as well as, their internal and external financial advisors. As a result, CalEgan has become a respected decision-making partner to several of Southern California's most respected multifamily developers, mixed-use developers and real estate portfolio investors. Our focus is the Southern California market sector because it has proven to be one of the most diverse, dynamic, and economically stable markets for real asset investing in the world.

We offer value by providing our clients with industry-leading expertise. We further strengthen our service offerings via information sharing utilizing a tailored matrix of analytics and data from trusted sources. After client facing interaction and goal setting we implement strategies to support our client's objectives. In order to strengthen our client's position in the marketplace we offer award winning digital creative design skills as a part of our value proposition. We are experts at digital content design for print, mobile, video and web uses. The distribution channels that we utilize are well known in investor circles.



ANALYTICS - DATA - FACTS - RESEARCH - STRATEGY

CALEGAN.COM

Southern California is currently under-built by an estimated 500,000 housing units. In order to capitalize on this opportunity we have partnered with a few select multifamily developers who specialize in responsible infill development within select (and often under-served) suburban and urban locations. Their focus is ground-up construction of architecturally appealing multifamily and mixed-use product. Our strategy is always community focused and together we strive to meet this critical housing shortage head-on. Our participation includes acquisitions, dispositions and serving as trusted capital partners. Aging infrastructure coupled with the sheer lack of housing units will likely bring massive opportunities for redevelopment into the foreseeable future. Costs associated with land acquisition, costs-of-capital, complexities of materials, and skilled labor ensure multifamily housing development will remain a high barrier-to-entry market.

As for results, Our Team members have participated in the acquisition or disposition of over three hundred residential multifamily units to date with over one hundred and sixty of those representing newly constructed product. CalEgan is well known amongst Southern California's retail ownership circles and we have facilitated several single tenant and multi-tenant retail transactions in recent years. As we often say "Never Stress, Just Invest" and when it's time - simply call CalEgan.



Todd Egan

Todd Egan
President & Broker



Regional Focus



Real estate

investment services Southern California.

We serve all counties highlighted in green.

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Pricing Proposals



Comparables Analysis



Sub-Market Trends



Financials Review



Property Marketing



Quality Photos



Quality Video



Email Marketing



Marketing Package



Third Party APPS



Mobile, print, video and web channels are professionally utilized by Our Team.

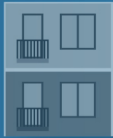
Recent Transactions



Best in class partnerships.



Buying or Exchanging



Apartment Buildings



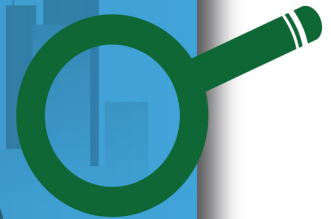
Industrial Properties



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Objective Based Investing

Learn More
www.calegan.com



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