



Hillside Real Estate Investment Fund

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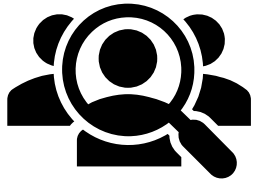
The Fund focus is on learning by doing; investing real capital in live real estate deals. Student investors will work together to source and analyze investments, prepare and present investment memos, and manage the fund portfolio. Students will assess capital markets and make decisions about appropriate levels of risk and required rates of return.

This experiential learning co-curricular will be led by students and guided by faculty, as well as alumni and industry partners.

Proposition

Leverage from partners will have immediate impact

Objective



Leveraging the success of Hillside Ventures and Hillside Private Capital, Hillside Real Estate Investment Fund offers an initiative to expand student engagement and alumni participation with a high impact program which will strengthen career readiness.

Partnership



The Fund provides opportunities for significant alumni and industry involvement as advisors, mentors, guest lecturers and investment committee members. Donations will fund program investments. Partners will be an important source of deal flow, knowledge and experience for students.

Impact



The Fund will be an opportunity for partners to support innovation, education and social impact while expanding network, collaboration and recruiting. Hands on experience and networking will significantly advance student career readiness and opportunity.

The Hillside Real Estate Investment Fund Program

Improve learning outcomes and career readiness by combining curriculum with applied learning, student leadership and high value interactions.

Classroom

- ✓ Coursework will provide the tools for students to apply in building an investment framework and sourcing deals.
- ✓ Students will take prerequisites in the existing market analysis, valuation, finance and investment curriculum.
- ✓ HREIF Students will be highly motivated leaders who seek out the opportunity to participate and are willing to invest significantly in their experience.



Experience

- ✓ HREOF will be student led. Student investors will make decisions about process, source and analyze investments, and present recommendations to an investment committee of alumni and industry partners.
- ✓ Students will close investments and assess performance results, learning by doing and learning from each other.



Mentorship

- ✓ Engagement with industry and alumni partners will allow students to build relationships and establish networks preparing them for their job search and careers.
- ✓ Powerful mentorships will develop as student investors leverage partners throughout the investment process.
- ✓ Shadowing and networking opportunities will enhance learning and career readiness.



Fund Targets and Deployment

Fund Size

\$1,000,000 initial target required to launch, fund size of \$5m is optimal. Lead donor has committed up to \$250,000 in a matching gift to launch effort. Seeking other founding donors to sponsor an investment.

Fund Objective

The primary objective of HREIF is **educational**. Students will learn by sourcing, analyzing, and investing in real estate. While each investment will have return targets, the objective is educational and there will be no expectation that investments will provide specific returns or preserve capital.

Oversight

Students will both work independently and collaborate throughout the investment process. Classroom time will be guided by **faculty** focused on skill building, evaluating investments and managing the fund. An investment committee of **partners** will review and approve student investor proposals but is not responsible for decisions.

Investment Size

Initial investments expected to range from \$25,000 to \$100,000 and average **\$50,000**. Will seek to minimize ticket size to maximize investment capacity. With scale the Fund can make institutional investments.

Investment Type

Initially direct **limited partner** (LP) investments in real estate where students can invest in current markets and interact with principals. As program evolves students can determine whether to study equity and debt funds or public market investments.

Geographic and Property Type Focus

None. While students can invest anywhere in the United States, the Northeast will likely be an initial focus for efficiency. Student investors will visit markets and properties when possible. No property type restrictions.

Building on Success

A real estate fund builds on the long history of excellence in real estate education and industry partnership at UConn and leverages the existing experiential learning programs at the School of Business.

Center for Real Estate

- The **Center for Real Estate** established in 1965 has a long history of excellence in research, teaching and service.
- The **UConn Real Estate Center Council** is the Center's active advisory board
- The **Real Estate Society** is a student led organization that holds weekly speaker and educational events.
- The Center sponsors regular industry and community engagement events including conferences, market visits and speakers; skills training including spreadsheet modeling, Argus, market analysis, and licensing.
- Major in Real Estate available to School of Business students, Minor available to any student. Curriculum includes market analysis, valuation, finance and investment analysis. HREIF participation is not restricted to Major/Minor.

Hillside Funds

- **Hillside Ventures** - Venture capital fund with industry verticals sponsored by the Management and Entrepreneurship department.
- **Hillside Private Capital** – a Private equity focused partnership with Fortress.

Student Managed Fund

- The **Student Managed Fund** - invests in the stock market.
- Established in 2002, SMF allows 6 teams to underwrite and invest in public equities.

Hillside Real Estate Opportunity Fund Team

Program Founders



Jim Whelan
Partner, TA Realty
UConn Foundation
Board of Directors



David Wharmby
Director, Center for
Real Estate



Jack Navarro
Adjunct Professor
Founder, Mystic
River LLC



Dr. Chinmoy Ghosh
Department Head
Finance



Dr. Greg Reilly
Department Head
Boucher Management and
Entrepreneurship

Student Leaders



Adam Gaertner '25
Hillside Pr. Capital
Hillside Ventures
CenterPoint
Properties, Intern



Dan Gaudet '26
V.P. Real Estate
Society
Licensed Real
Estate Salesperson



Aminieli Hopson '26
President Business
Connections
Learning Community
Yale Young Global
Scholar



Alexandra Richo '25
Pres. Real Estate
Society
Hillside Ventures
Cigna Real Estate,
Intern

Industry Advisor Partners

Real estate industry experts will be recruited to serve as a resource to the fund. Advisors will be available for mentorship and input on challenges as you build and invest the fund.