

January 2025



As we welcome 2025, we're filled with gratitude for your support, collaboration, and friendship. We are excited for the opportunities this year will bring and look forward to continuing our work with you this year and beyond.

Wishing you and your families health, happiness, and success.

Year-End Report: 2024 HREI



HILLSIDE REAL ESTATE FUND

About the fund

The Hillside Real Estate Investment Fund is a student-managed fund and course offered by the UConn Center for Real Estate at the University of Connecticut School of Business. It turns theory into practice, with students sourcing, analyzing, and investing in live real estate deals.

Thanks to generous donations from our board and alumni, our student-led program can invest in commercial real estate in and outside the classroom. This will help students gain real-world experience in the field, build their skillsets, and our investments will benefit the university.

\$1MM

**19
STUDENT
ANALYSTS**

New York Industry Visit and Alumni Reception

Registration is Open!

On Thursday, February 20, 2025, UConn Real Estate students will be travelling to New York for an Industry Field Trip. The students will participate in site visits, have beneficial opportunities to network, and will attend panel discussions from a variety of industry professionals.

In the evening, we hope you'll join us for our annual, can't miss, Alumni & Friends Reception.



[Register Online Today](#)

Real Estate Center Winter Break Hours



Winter Break Hours

In-Office Days*	Remote Work Days
Tuesday	Monday
Thursday	Wednesday
	Friday

*Days in office will be as needed

During the winter break, Center hours will remain M-F from 8:30am - 4:30pm. However, I will be working on a hybrid schedule. If during that time, you need anything, feel free to email me at kathryn.oleary@uconn.edu or call **860-341-1173**.

The State of Retail

End of the year retail thoughts - by Carol Todreas

Now what? As the year comes to a close, the state of retail is always in the news. The answers vary greatly depending on who in the various related industries you ask, each offering a unique lens on the challenges and opportunities ahead.

From where I stand and what I see, here is my take:

In General

1. Discounters Thriving (For Now): Discount stores, value-oriented clubs like BJ's, and retailers emphasizing sales are performing well. Shoppers feel more comfortable finding bargains as uncertainty dominates. With food, housing, and childcare costs skyrocketing compared to wages, the economy feels like it's in a downward spiral for many. However, this trend may not hold strong — experts predict its appeal will wear thin in the coming years.

2. Luxury Goods Losing Favor: Luxury goods are falling out of favor, particularly among younger generations, whose priorities lean toward more pressing social and environmental issues. The value proposition simply doesn't resonate.



3. Department Stores Experimenting: Department stores like Bloomingdale's and Macy's are testing smaller, highly curated formats tailored to local preferences. Others continue to struggle with finding a niche amidst the digital age and shifting consumer habits, leading to closures and also to tweaked concepts, like the soon to be reopened Bed, Bath and Beyond.

4. Malls Making a Comeback: Malls are slowly reviving, thanks to an influx of food concepts, gyms, fitness studios, spas, beauty, and health-related services. These tenants are pulling in foot traffic and signaling optimism for brick-and-mortar retail hubs.

5. Pop-Ups and Markets on the Rise:....

[**Read the Full Article**](#)

Article from: New England Real Estate Journal | Article date: 12/20/24

Carol Todreas is retail consultant for The Todreas Group, Cambridge, Mass.

Let's Go Huskies!

Join us On February 27th at The Rec in Hartford from 5pm - 6:30pm for our annual Alumni & Friends pre-game reception. Afterwards, make your way over to the XL Center to cheer on the UConn Ladies as they go up against the Creighton Bluejays.

Tickets for the game* are now available and can be purchased [online here](#).

**The pre-game reception is free and open to all. However, advance registration is required.*



[**Purchase Tickets**](#)

CT Data Center Sold for 10M

A subsidiary of the Tampa-based investment company Carter Funds has acquired a data center in Trumbull for \$10 million.

Aphorio Carter Critical Infrastructure Fund LLC announced Monday morning that it had completed the purchase of the data center, located at 80 Merritt Blvd. It was previously owned by Digital Realty.



The data center, built in 1960 for the Nasdaq, spans 227,552 square feet and sits on 8.4 acres. It contains two data center pods and one disaster recovery pod. The facility provides 15 megawatts of power along with access to four fiber networks.

The data center has multiple tenants, including a global financial services group, information technology services company, registered broker-dealer, equities trading company and a global

investment firm.

Aphorio Carter has acquired 125 data centers worldwide. This is its seventh acquisition in two years, bringing its portfolio to \$203 million in critical infrastructure and data center assets under management.

John Regan, chief investment officer of Aphorio Carter, said...

[Read the Full Article](#)

Article from: Hartford Business Journal | Article date: 12/16/24

Article written by: [Andrew Larson](#) | Photo credit: Google Maps

Save the Date



Students at UConn

These Connecticut high schools send the most students to UConn:

UConn's Storrs campus enrolled more than 2,300 in-state students for the fall 2024 semester.

That’s a little more than half of all in-state students who enrolled at all of UConn this year. An additional 1,700 students enrolled at UConn’s regional campuses across the state.

CT Insider obtained data showing the number of applicants, admitted students and enrolled students across the UConn system from each high school in Connecticut, as well as data showing the high schools sending the most students to each campus in the Connecticut State Colleges and Universities system.

UConn had an overall acceptance rate of 90% this year.

[Read the Full Article](#)

Article from: CT Insider | Article date: 12/31/24

Article and table provided by: [Victoria Stavish](#), Data Reporter

School	Storrs Admitted	Storrs Enrolled	Regionally Admitted	Regionally Enrolled
A. I. Prince Technical High School	10	4	21	2
Academy of our Lady of Mercy- Lauralton	15	2	23	1
Academy Of The Holy Family	5	0	0	0
Academy of Information Technology	56	10	45	19
Achievement First Amistad High School	32	7	70	24
Achievement First Hartford High School	23	9	28	10

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Relations, Industry
Information, Promote
News & Opportunities,
and More!





860.486.3227



recenter.business@uconn.edu

The goal of this group is to offer a platform for UConn students and alumni across all geographies and disciplines of the real estate community to connect with one another. If you are a current UConn student or Alumni and would like to be added to the group, please [click here!](#)

2025 Alumni Hall of Fame Induction & Celebration



HALL of FAME

*Friday, April 11, 2025 | 6:00 p.m.
Hartford Marriott Downtown
Hartford, Connecticut*

*The evening includes a cocktail reception, formal dinner, recognition program, and
social/networking dessert.*

Black Tie Optional

The School of Business invites you to join them for the 2025 Hall of Fame Celebration. This special evening will celebrate and honor our distinguished 2025 alumni inductees, student fellows, and the many successes of the School.

2025 Inductees:

Trisha M. Bailey '99, '23 H
Owner & CEO
Medical HotSpots, Inc.

Laurie A. Havanec '82, '94 JD
Executive Vice President & Chief People Officer, Retired
CVS Health

John L. Hodson '85
President
True Benefit

Gregory P. Lewis '92
Senior Vice President and Chief Financial Officer
Honeywell International, Inc.

Robert J. Skinner '93
Founding Partner & Co-CEO
IEQ Capital

All are welcome to enjoy an inspiring and engaging evening with fellow UConn alumni, corporate partners, current students, and faculty.

Our Honorary Host Committee looks forward to welcoming you.

Questions? Please contact Jillian Comolli at Jillian.Comolli@uconn.edu.

Click here to register online.

Pricing: \$175 per seat

Student Placement - 2024

Has your firm recently hired a UConn Real Estate Center Intern or graduating Senior? We want to know about it!

Don't forget - the Center continues to offer a Resume Book of students looking for internships and fulltime placement in the real estate industry.

To share your recent hire or for more information and to receive a copy of the 2023 resume book, please send an email to: kathryn.oleary@uconn.edu or call her at 860-486-3227.



Recent placements, student internships and full-time, include:

Aetna, AvalonBay, Bozutto, Calare Properties, Inc, CBRE, Charles Schwab, Charter Diligence Group, Cigna Healthcare, Citizens, Colliers, FactSet, J.P. Morgan, Goman + York Property Advisors, LLC, Hillwood, HIMCO, Kerin & Fazio, LLC, Lexington Partners, LLC, Marcus & Millichap, NatWest Capital Markets, Point72, PurchRock, PwC, Quartz Properties, Raytheon Technologies, and UBS.

UConn

CENTER FOR REAL ESTATE

2100 Hillside Road, Unit 1041RE

Storrs CT 06269

Ph: 860-486-3227

Email: recenter.business@uconn.edu



UConn Center for Real Estate | 2100 Hillside Road Unit 1041RE | Storrs, CT 06269 US

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