

Realspring Capital is a Westport, CT-based real estate private equity firm founded in 2021. Realspring pursues a broad mandate across the capital structures of real estate investments and aims to build a diversified and risk-adjusted portfolio on behalf of its investors. The Realspring team maintains a collaborative, value-oriented, and transparent investment approach.

Our Approach

Through its extensive industry relationships, the firm sources, and targets value-oriented investments across both traditional and alternative sectors at all stages of an asset's lifecycle: existing assets with repositioning or redevelopment potential; ground-up development; as well as junior and senior financing.

Realspring typically seeks control investments, both directly and through joint ventures with best-in-class operators and developers.

- Combination of proactive and proprietary deal sourcing
- Evaluate the attractiveness and actionability of each investment thesis
- Active in-house, hands-on asset management with broad knowledge and expertise of development and operational issues
- Maintain focus on key transformational initiatives that will propel value creation
- Exit investments on a value-driven basis either individually or as a portfolio

Investment Criteria

Transaction Size:

- \$10 – 100 Million

Property Types:

- **Traditional:** Office, Hospitality, Industrial, Multifamily, and Retail
- **Alternative:** Medical Office, Student Housing, Senior Housing, Data Centers, Logistics, and Life Sciences

Geography:

- US Tier I & II Markets

Transaction Types:

- Acquisitions
- Financings
- Ground-up Development
- Recapitalizations
- Repositioning
- Restructurings

Capital Structures:

- Equity
- Joint Venture Equity
- Preferred Equity
- Junior and Senior Financing

Current Investments



Intermodal Industrial Portfolio

Co-GP Joint Venture
Houston MSA
December 2021



Retail & Industrial Development

Joint Venture Development
Flagstaff MSA
November 2021

Our Team

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