

transinvest
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Amid the rapidly changing skyline of Atlanta, GA, Peter Thiels and Margaret Soens Stagmeier share a global vision for their real estate asset management company, The Transinvest Group.

In 1994, Peter K. Thiels and Margaret A. Soens Stagmeier merged their banking and real estate management expertise to create The Transinvest Group, a Real Estate Asset Management company focused on the acquisition and management of middle market, income producing commercial real estate. Since inception, Transinvest has embarked on a steady and conservative path of growth for its portfolio of well-structured real estate assets, a philosophy which meets the profitability objectives of its investors. With an investment strategy keenly focused on the purchase and the repositioning of properties, Transinvest maximizes investor profitability.

invest





Annual
TIAM
Management
and
Staff
property
tour



TI Asset Management Inc. is the property management arm of the Transinvest Group.

TIAM provides services for selected Transinvest Equity Fund and Real**TI** properties, as well as third-party owners.

All of **TIAM**'s 35+ employees have extensive property and asset management backgrounds averaging 13 years or more in the industry. This record and their experience with every aspect of real estate, from affordable housing to Class A luxury apartments, trophy office buildings in metropolitan areas to the conversion of an office park into a successful condominium project, enhance and broaden Transinvest's goal towards a diverse, well-managed portfolio.



"2001
Property
Manager
of the Year"

TIAM Vice President Wendy Shumate (left) and **TI** Asset Manager of Ashton Chase Apartments, Chadee Quick, accept the trophy awarded to Ms. Quick by the Atlanta Apartment Association.

Transinvest strives to attain a "hands-on" approach to effective management and efficient problem-solving opportunities. By relying on a resourceful network of professionals who provide specialized expertise including legal and taxation services, **TIAM** provides its clients and real estate holdings with a top-notch level of attention and service.

investing

Ashton Chase is a 240-unit apartment community purchased in 1997. It operates as an affordable housing project in conjunction with the City of College Park housing, and offers many unique amenities, including an After-School Kids Program for residents. Chadee Quick, property manager, was recently awarded "Property Manager of the Year" by the Atlanta Apartment Association.



The economic potential to create and maintain financial success through real estate starts with entrepreneurial management established before acquisition. Consequently, most real estate investments underwrite the critical management sequence in reverse, investing more, if not sole attention to a limited "safe return" horizon rather than on value management throughout the investment's ownership tenure. Sustainable profitability requires constant management to enable your product to attract the next tenant, and ultimately, the next ownership.

550 Pharr Road is a 106,000 sq. ft. office building purchased in 1998 utilizing funds from the sale of Concord Chase Apartments (a 224-unit apartment community purchased in late 1996 and renovated in 1997). 550 Pharr included a .89 acre parcel of land which was sold in 2000 to Staybridge Suite (a division of Holiday Inn).



Peachtree NE is a 43,000 sq. ft. office warehouse building located along a major thoroughfare in North Atlanta. It was purchased in 2000 as an income producing asset.

75 Canton Office Park is a 98,000 sq. ft. complex comprised of five buildings. An adjoining parcel of land was purchased in 2000 with the flexibility of adding a sixth "build-to-suit" office building.

Abemathy Glenridge is a 5 acre tract of land zoned to include a 100,000 sq. ft. office building. At the owners' request, Transinvest marketed the sale of this tract including having it rezoned, and sold it to a hotel developer in 2001.





Gwinnett Place is a 100,000 sq. ft. office+warehouse park comprised of three buildings. In 2001, the main lobby of Building 100 underwent extensive renovation, including an elevator addition.

8800 Roswell Office Park, a 74,000 sq. ft. complex of three buildings, was purchased in 1999 as a stable property with handsome cash flow return.



Belle Chase is a 116-unit apartment community purchased in 1996.

Structured as a townhome format, TI's intermediate term goal is to convert and market this property as an affordable condominium community.



"S/C" is a 100 acre residential development on the West Coast. At the client's request, TI was retained to maximize value, which was achieved by mediation restructuring the general partnership. Now resolved, TI is focused on the development and/or disposition of the property.

Valley Place apartment is a 250-unit complex purchased out of bankruptcy in 1996 and sold in 1998. The funds from this sale were utilized to purchase 75 Carlton Office Park and 8800 Roswell Office Park. Under TI's ownership, Valley Place underwent major renovation addressing maintenance and obsolescence issues.

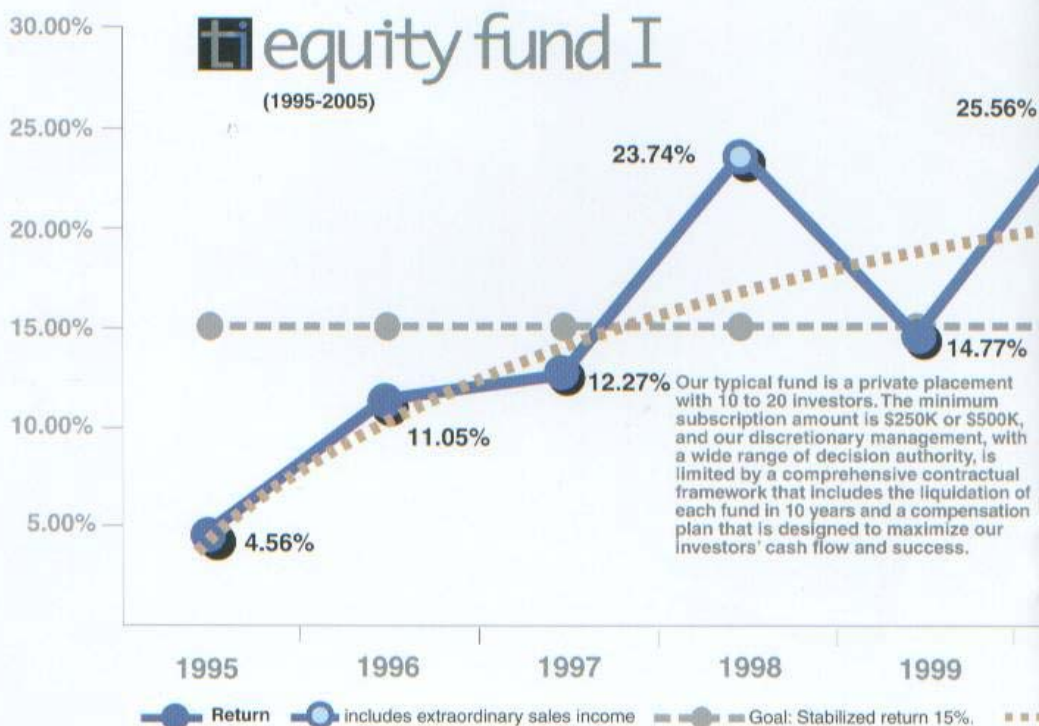


Willow Branch, a 186-unit apartment community was purchased in 1996. Prior to acquisition, the property underwent a major structural renovation, enabling the asset management plan to focus on maximizing immediate cash flow returns.

1900 Century Place is a 43,000 sq. ft. office building purchased in 2000. Since acquisition, it has undergone a significant renovation process in the interior lobbies and common areas, plus a new roof and mechanical systems.

Successful real estate investments are all about the ability to act quickly... locally

investment strategies



With more than 18 years experience in both property and asset/portfolio management, my professional background includes the successful completion of the Georgia CPA exam. In 1994 I authored the book, "Real Estate Asset Management: Executive Strategies for Profit-Making" published by John Wiley & Sons, Inc., New York and was a contributing author to the book "Managing Corporate Real Estate".

Real Estate Asset Management has served as a benchmark for commercial and corporate real estate departments (including many Fortune 500 companies) in establishing internal asset management policies and procedures.

Margaret A. Soens Stagmeier

Margaret A. Soens Stagmeier



After graduation from the European Business School (ebs, Frankfurt, Paris, London) and prior to forming Transinvest, I spent 15 years in Germany, New York and Atlanta in International Banking/Corporate Lending. In 1995 I created and contributed many articles to the column "Immobilienbriefe" in Germany's "F.A.Z."

Coauthoring the *Handbook for Real Estate*, lecturing in Stuttgart's Academy for Real Estate (ADI), and regular work on other publications and speeches has focused on greater understanding of true

real estate asset management and its potential: *sustainable success supported by professional action with integrity*. That's Transinvest's credo. We believe in the strength of entrepreneurial management "by owners" with long term commitments and vision. Yet we will never stop learning about, adapting to, and respecting our changing business environment and our clients' needs and preferences by direct and personal communication.

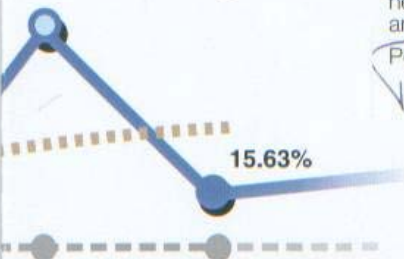
Peter K. Thiels

Peter K. Thiels

Acting with its staff of about 40 specialists, The Transinvest Group provides a variety of asset management services and investor opportunities to achieve profitability objectives for its private and professional client base.

The **Ti Equity Fund** and **RealTi Fund** private placements link U.S. real estate acquisition and ownership management to a network of global investors. The Transinvest Portfolio consists of office building, warehouse and apartment holdings totaling over 1.3 million rsf.

In addition to the funds, Transinvest offers a diverse range of customized asset management services as well as consulting and advisory services to independent owners and investors in the U.S. commercial real estate market. These special projects, at the request of owners, have included the rezoning and disposition of investment land, environmental remediation, commercial property remarketing and lease-up, market studies, acquisition due diligence, loan restructuring and general partnership agreement restructuring.



realTi fund

(2002-2012)

Transinvest organized its first Equity Investment fund in 1995, which targeted \$10 million in "blind" equity investment. The fund was organized in the format of a SEC Reg S offering prepared by Arnold Golden & Gregory as legal advisor and KPMG Peat Marwick as tax/financial advisors. This fund, known as TI Equity Fund I (1995), L.P. currently carries a market value of approx \$60 million. Since 1995, additional "blind" funds have been organized under the Regulation S and D formats (as promulgated under the Securities and Exchange Commission) for investment as well as equity placement on behalf of private individuals.

RealTi Fund, L.P. was formed in 2002 under the format of a Securities and Exchange Regulation D offering. The fund is targeted to raise \$10 million to be invested predominately in income-producing commercial real estate. It is anticipated that the portfolio of RealTi will be comprised of four to six properties. The philosophy of RealTi is reflective of the current market cycle and offers a diversified portfolio including stable income properties combined with properties with upside return potential. The investor pool extends to individuals from both Europe and America.

2000 2001 2002 2003 2004 2005 2006

■ Return Trendline