

August 23, 2018

Virtú Investments Acquires Foothill Ridge in Upland, CA

Upland, CA— The Evergreen Fund purchased Foothill Ridge in Upland, CA. This purchase presented an opportunity to acquire a 232-unit multifamily property with value-add upside. Improvements to both the interior and exterior areas will create a solid physical plant and reduce asset risk during our hold period. The previous owner was in the process of building a new clubhouse which will be completed as part of the acquisition.

Upland is on the western edge of Riverside County and is comparable to eastern Los Angeles submarkets including Claremont, West Covina, and Chino. This Inland Empire location is a low to no supply California market that Virtú likes because of its long-term supply/demand fundamentals.

About Virtú Investments

Virtú Investments, LLC was built to create high-yield opportunities in the multifamily investment market. During its fifteen years of operation, Virtú has acquired \$2.1B in real estate and operated more than 20,000 apartment units across 112 properties in the Western US. The firm is well positioned to generate strong risk adjusted investment opportunities in each stage of a real estate cycle. Virtú has refined an integrated and highly responsive operating platform that is unique in the industry. In-house services are composed of acquisitions, due diligence, finance, asset management, property management, efficiency retrofitting, information technology, and accounting/tax preparation. Virtú's offices are in Larkspur, CA, Carlsbad, CA, Seattle, WA and Scottsdale, AZ.