



Architectural rendering of the proposed Dream Las Vegas. Final design subject to change.



The properties are examples of properties managed by Shopoff Realty Investments, which are holdings of Shopoff funds.



# THE SHOPOFF STORY

Founded in 1992<sup>1</sup> by Bill Shopoff, Shopoff Realty Investments' strategy<sup>2</sup> seeks to **create and increase wealth**, as well as **realize untapped value**, through the transformation of underutilized, undervalued or mismanaged real estate into more attractive and valuable assets.

The firm primarily focuses on **value-add and opportunistic real estate**, including land and commercial properties, development, and other real estate related investments.

## TRACK RECORD AT A GLANCE

**31-Year History<sup>1</sup>**

**1,042 Full-Cycle Assets<sup>3</sup>**

96% of 1,082 Total Current and Full-Cycle Assets includes 283 land assets (233 hard assets and 50 loan assets) and 759 commercial assets (94 hard assets and 665 loan assets).

## The Shopoff team focuses on three key areas of real estate:



Entitling/  
Repurposing Land



Repositioning  
Commercial Assets



Development

1. 1992 to present as Asset Recovery Fund, Eastbridge Partners and Shopoff Realty Investments (formerly known as The Shopoff Group). William Shopoff is the Founder and Principal of all these entities. Performance has varied in this time frame with certain offerings having generated losses that are detailed in the PPM track record. Past performance is not indicative of future results.

2. There is no assurance that this strategy will succeed to meet its investment objectives.

3. Investment Track Record as of March 31, 2023. Past performance is not indicative of future results. Prior performance data obtained from historical operating statements, tax returns, and annual reports. Unless specified, information reported herein has not been independently verified. Full-cycle assets are assets that have been sold.