

EVP CRE Tech Fund I



About

Equity Venture Partners (EVP) provides venture capital investment as a strategic investor in commercial real estate technology companies. We invest and grow technology companies to drive innovation in the commercial real estate lifecycle. We leverage our expertise and network as owners of \$150M+ in commercial real estate properties to find and invest in disruptive technologies that can change the face of the CRE industry. We operate as general partners on a series fund, allowing our limited partners to choose investments on a deal by deal basis. EVP CRE Tech Fund I will invest up to \$25 Million focused on seed and series A equity investments, generally ranging from \$250K to \$2M per investment, targeting +/- 25 prop-tech companies.

Why invest with EVP

- ✓ Diligence validated by investor / customer base
- ✓ Equity ownership negotiated as a strategic investor
- ✓ Experienced alternative investment team
- ✓ Pick and choose which company(s) to invest in
- ✓ Standard two (2) and twenty (20) VC structure
- ✓ Strong pipeline of prop-tech companies
- ✓ Access to cutting edge property technology
- ✓ Diversified portfolio of prop-tech companies
- ✓ Sponsor of top angel group Boston Harbor Angels

The information contained in this brochure is for discussion purposes only.

Management Team

Our management team has a combined experience of 50 years and \$2 billion of transactional volume, completing complex transactions across several assets classes which include retail, office, industrial, medical office and multi-family.

Michael Scanio | Director of Shopping Centers & Net Leased Properties

A founding member of Equity Venture Partners, Michael's principal focus is to identify, qualify, negotiate, finance and acquire real estate opportunities for EVP. Mr. Scanio has a superior track record having completed \$1.5 B in complex real estate transactions throughout the United States since 2005. His clients have included REITs, pension funds, wealth management offices, 1031 exchange investors, political figures, accredited investors, professional athletes and foreign investment funds. What helps differentiate Michael is his hands-on approach to each acquisition and knowledge that stems from direct ownership of these assets. Before his involvement with EVP, Michael co-founded Cambridge Capital Advisors. CCA is a boutique brokerage and consulting firm focused on representing high net worth individuals and institutions on the acquisition and disposition of investment properties nationwide.

Michael Scanio received his Bachelor of Science degree in Business Management from Bentley University. He's a member of the International Council of Shopping Centers (ICSC).

Andy Kraus | Director of Multi-Family, Office and Industrial Properties

A founding member of Equity Venture Partners, Andy's principal focus is to identify office, industrial and multi-family real estate opportunities for EVP and manage client / investor relations. Andy Kraus has been a real estate owner, developer and investor for the past 33 years. He's owned and operated real estate for his own account, as well as various investment groups. Andy's clients have included MCG Capital, Leerink and Swann Investment Bank, Worthington Mutual Fund and a retired airline pilots group. Andy has experience with residential real estate as well as commercial, retail and industrial properties. He is a general partner in many real estate ventures totaling over \$200 M. His primary focus over his long career has been finding real estate investments that outperform on a risk-adjusted basis.

Andy Kraus received his Bachelor of Science degree in Business Management from Boston University. He serves on the board of a \$55 million mezzanine fund. Andy is also an active member of the Boston Harbor Angels group since 2014, co-investing in seed and series A rounds alongside other Angel investors.

Jason Kraus | Director of Venture Capital

Jason Kraus has an extensive background on both the venture capital side and as an entrepreneur. He was an associate for the venture arm of a private family office, reviewing hundreds of pitch deck presentations to filter companies for the investment team. Additionally, he serves as a screening committee member for the Boston Harbor Angels and now partners with the CEO of the Boston Harbor Angels group, Ziad Moukheiber, on the EQx Fund. As an entrepreneur, Jason started his own startup consulting firm, Prepare 4 VC, to bring the investor's perspective to startups and help them get funded. Prepare 4 VC helps entrepreneurs create business plans, financial projections, slide deck presentations and investor pitches to get the funding they need to bring their company to the next level. He has also co-founded several companies in the FinTech space focused on helping connect startups with crowdfunding and crypto investors and is the author of *Venture Forward: Lessons from Leaders*.

Jason holds a MSc in Management in Entrepreneurial Leadership from Babson College and a BA in Economics and Math from Colgate University. He is active in the startup community hosting events as Chapter Director for StartupGrind sponsored by Google for Entrepreneurs, with 7000 members in Boston and 1,000,000 members across 400 chapters worldwide.

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