

BH3 OVERVIEW

A SPECIALIZED REAL ESTATE FIRM WITH A FOCUS ON THREE DISCIPLINES:

- 1 SELECTIVE DEVELOPMENT,
- 2 NON-PERFORMING DEBT AND
- 3 OPPORTUNISTIC INVESTING

SINCE INCEPTION IN 2009, BH3 MANAGEMENT ("BH3") HAS ACQUIRED, RESTRUCTURED OR DEVELOPED, DOZENS OF MULTIFAMILY, CONDOMINIUM, AND MIXED-USE PROPERTIES IN SOUTH FLORIDA AND NEW YORK CITY THROUGH THESE INVESTMENT STRATEGIES. TO DATE, BH3 HAS ACQUIRED, DEVELOPED OR RESTRUCTURED MORE THAN 3 MILLION SQUARE FEET OF REAL ESTATE EQUATING TO MORE THAN \$1.2 BILLION IN TRANSACTION VALUE.

BH3 LEADERSHIP

GREGORY FREEDMAN
CO-FOUNDER



With an expertise in financial analysis, credit and underwriting, Mr. Freedman oversees investments, financial analysis and capital markets across all BH3 transactions. Gregory also serves as Co-Portfolio Manager of the BH3 Debt Opportunity Fund I, L.P. where he is jointly responsible for all major investment decisions, including sourcing/screening, analysis and execution.

Prior to cofounding BH3, Mr. Freedman was a principal in a private lending company based in South Florida that financed bridge loans on commercial and residential real estate, and oversaw capital markets relationships, loan/special servicing and workouts. Mr. Freedman holds a bachelor's degree from Florida Atlantic University.

DANIEL LEBENSOHN
CO-FOUNDER



With an expertise in complex distressed and workout scenarios, Mr. Lebensohn oversees legal, structuring and deal sourcing of BH3's acquisitions. Daniel also serves as Co-Portfolio Manager of the BH3 Debt Opportunity Fund I, L.P. where he is jointly responsible for all major investment decisions including legal strategy and asset dispositions.

Prior to cofounding BH3, Mr. Lebensohn served as an inhouse counsel to a Manhattan owner, operator and developer for several years and has more than 20 years of operational and investment experience, including acquisitions and management of multifamily projects in NYC through his first company Windward Real Estate. Mr. Lebensohn holds a juris doctorate from New York Law School and practiced law in New York City for more than 12 years.



SECTION IV

1 BH3 SELECTIVE DEVELOPMENT

KEY COMPLETED DEVELOPMENT



PRIVÉ ISLAND, AVENTURA, FL Completed 2018

Completed in early 2018, Privé Island is comprised of two 16-story towers with 80 residences each, located on an eight-acre island off Williams Island in Aventura, Florida. Privé® features spacious residences with water views from every room of every residence and an astounding array of lifestyle amenities designed to complement the gracious living within the residences on the floors above. From the broad strokes to the finest details, Privé® delivers on the vision of a life without limits. **Further information can be found on page 6.**

CURRENT DEVELOPMENTS



FAT CITY, FORT LAUDERDALE, FL

Pre-Development

In January 2019, BH3 acquired a fully entitled 2.69 acre development site in downtown Fort Lauderdale, FL. The site, formerly known as FAT City, consists of five contiguous parcels and was conditionally approved for the construction of 1,351,160 SF of high-density mixed-use development over two 30-story towers. The approximate 1.35 million SF could include 270,000 SF of commercial space, including office, retail and a potential for hospitality along with 612 residential units and 1,327 covered parking spaces. The site is located within walking distance to Fort Lauderdale's Brightline Station. **Please see page 7 for additional information.**



DESIGN DISTRICT, MIAMI, FL

Pre-Development

Acquired in 2017, the Design District site at 3801 & 3819 N Miami Ave is a 12,500-square-foot assemblage of retail and office space with optionality for future development in Miami's thriving Design District. The site is located within an Opportunity Zone and is currently being evaluated for redevelopment in the near term. As of January 2019, BH3 had fully submitted plans to the City of Miami and all comments to-date had been responded to and ultimately accepted. Completion of the entitlement process is expected to occur late Q1 2019 or early Q2 2019. **Further information located on page 8.**



ATLAWEST, DELRAY BEACH, FL

Pre-Development

In January 2019, BH3 won a bid to purchase and develop a city-owned 7-acre site on West Atlantic Avenue in Delray Beach, FL. BH3 is currently in contract negotiations with the city and upon successful completion of the negotiations and subsequent closing, BH3 will begin to implement its proposal of a three-block mixed-use development that will transform West Atlantic Avenue and become a destination for both residents and visitors alike. **Additional information on AtlaWest can be found on page 9.**

2 BH3 Non-Performing Debt

CURRENT INITIATIVES

BDOF I

BH3 DEBT OPPORTUNITY FUND I

In November 2018, BH3 launched the BH3 Debt Opportunity Fund I ("BDOF I") with the intention of raising discretionary capital to be deployed into distressed commercial real estate mortgages. BH3 is targeting a total fund size of \$100 million from limited partners and will invest the capital over the coming two years. Target investments for the Fund will include participation interests in performing loans and acquisitions of non-performing loans that BH3 will source through both off-market avenues as well as those offered in the market place. **More information on the BH3 Debt Opportunity Fund located on page 10-11.**

KEY COMPLETED DEBT TRANSACTIONS

Transaction	Location	Description
Trump Hollywood	Hollywood, FL	Debt & Mezzanine purchase, takeover and sales exit of 600,000 saleable SF with \$300M sell-out
4000 Alton Road	Miami Beach, FL	Debt and deed purchase and rezoning for residential development of 160,000 SF in Miami Beach sold for \$18M
1805 Ponce	Coral Gables, FL	Purchase of 75,000 SF of bank owned residential condos plus 42,000 SF of commercial in Coral Gables- \$32M
Terra Beachside	Miami Beach, FL	Stalled/unfinished condo project, purchased debt and finished construction with a sell out of \$50M
Fontainebleau Sorrento	Miami Beach, FL	REO purchase from incumbent sponsor of 28 luxury units with \$12M sell-out
Bronx VIII	New York, NY	Debt purchase, foreclosure and bankruptcy reorganization and subsequent stabilization and sale of 8 buildings, 304 apartment units plus 4 retail stores- \$25M
BNH Rivington	New York, NY	Debt purchase of 16 apartment units plus ground-floor retail in Lower East Side Manhattan-\$10M
BNH XV	New York, NY	Debt purchase of commercial mixed-use loan portfolio of 15 non-performing loans in NYC-\$12M