



SUBMIT YOUR DEAL TO US:  
**Deals@PHRealtycapital.com**



### PRICE RANGE

- \$2,000,000 to \$250,000,000



### PROPERTY SIZE

- 5 Units and Up



### PROPERTY TYPE

- Multi-Family Buildings
- Garden-Style Apartment Complexes
- Mixed-Use Buildings
- Multi-Family Mortgages



### LOCATIONS

We focus on the 5 Boroughs, Tri-State area (NY, NJ, CT), Upstate New York, Pennsylvania, and anywhere we can fly from NYC within a day which usually means east of the Mississippi River.

### NYC FOCUS



### REGIONAL FOCUS



**WE PROTECT ALL BROKERS, FINDER'S, AGENTS,  
AND DEAL MAKERS!!!**

**[www.phrealtycapital.com](http://www.phrealtycapital.com)**

We prefer value-add projects. Send us deals that need layout changes, gut renovations or major exterior construction, deals that have high vacancy, distressed debt, partnership disputes etc. Put simply, deals with any type of problem you can think of.

# EXECUTIVE SUMMARY

PH Realty Capital LLC was formed by Peter Hungerford to facilitate the acquisition, redevelopment, and repositioning of under performing assets around the country. We love fixing problems. We love turning properties around. We love making assets operate more efficiently.

We focus on value-add real estate and analyze/consider all asset classes. We have invested up and down the entire capital stack including debt, various forms of equity, and of course fee interest. This includes apartment complexes and buildings, single family homes, residential mortgages, office buildings, retail assets, etc. We are construction experts and able to manage the entire turnaround process no matter how distressed a property may be. We are actively working on a ground-up development site and view construction in general as one of our core competencies.



We approach every deal with the same investment discipline, but a unique capital structure. We work with several private family offices, hedge funds, private equity funds, and other equity and debt sources to secure the right capital stack for the right deal.



## CONTACT US

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Founder & CEO

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