

Balfour Caps 27-Building Denver Investment with Final Sale

Balfour Pacific Capital Inc. is pleased to announce the sale of the last building in The Campus @ Longmont, a flex office portfolio located in Boulder County, near Denver, Colorado. The building was fully leased at the time of sale and was sold at a high price watermark for the property. The transaction - the last of ten separate sales that were executed by Balfour during the life of the investment - closed on October 27, 2021.



The Campus @ Longmont is a 27-building, 869,615 s.f. flex office portfolio, which was acquired in May 2017 with a strategy to aggressively lease-up and sell buildings individually or in small portfolios.

The investment realizations were completed in a period spanning three years, during which time Longmont benefited from increasing in-migration from nearby Boulder and downtown Denver, as well as cap rate compression. "The success of our investment resulted from over 500,000 s.f. of leasing, an overall improvement in tenancy and capital investments to enhance the property," comments Balfour Pacific's Managing Partner, Mark Scott. "This final sale concludes the first investment under our firm's banner and further solidifies industry-leading returns for our investors." The Campus @ Longmont investment delivers a 4.2x gross return on invested capital to Balfour Pacific.

About Balfour Pacific

Balfour Pacific Capital Inc. is a private equity real estate firm focused on value-added investments in the United States. Should you wish to learn more about Balfour Pacific, please visit our website, www.balfourpacific.com.

The information in this document is not definitive investment advice, should not be relied on as such, and should not be viewed as a recommendation to invest. This document is not an offer or solicitation to buy or sell interests in any Balfour Pacific Real Estate ("BPRE") fund (or any other BPPE fund vehicle).

The information in this document should be considered current only as of the date of its release. This document is intended solely as an update of activity at Balfour Pacific. You must not copy, send, forward, distribute or publish this document, or any part of it, without Balfour Pacific's prior written consent. If you have received this document in error please notify the system manager and Balfour Pacific and refrain from disclosing, copying, distributing or taking any action in reliance on the contents of the document.

Notice to investors in the European Economic Area ("EEA"): This document does not constitute an offer of interests in any BPPE fund to investors domiciled or with a registered office in the EEA. No BPPE fund, their general partners or any of their respective affiliates intend to engage in any marketing (as defined in the Alternative Investment Fund Managers Directive) in the EEA with respect to interests in BPPE funds. Receipt of this document by an EEA investor is solely in response to a request for information about BPPE or Balfour Pacific, which was initiated by such investor. Any other receipt of this email is in error and the recipient thereof shall immediately return to BPPE or Balfour Pacific, or destroy, this document without any use, dissemination, distribution or copying of the information set forth in this document.