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**FOR IMMEDIATE RELEASE**

**October 28, 2021**



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## **ExchangeRight Affiliate Telos Capital Achieves Over 11% Investor Annual IRR with RV Resort Development**

PASADENA, Calif. - [ExchangeRight's](#) sister company Telos Capital, a private equity real estate investment company that focuses on value-add and development real estate investments across all asset classes and sectors, has brought its TCF2 Stella Mare investment full cycle on behalf of its investors. The property generated total returns including distributions during the hold period of over 168% of originally invested equity, with a net investor annual internal rate of return of over 11% annualized.

In 2015 Telos partnered with an experienced JV operator to identify and develop a best-in-class RV Resort,

leading to the investment in an approximately 25-acre parcel in Galveston, Texas. The investment opened in under a year and saw its performance consistently improve year-over-year even throughout the COVID-19 crisis.

“We are proud of how our team proactively managed our TCF2 asset to optimize investor value and ensure a successful full cycle outcome,” said Joshua Ungerecht, a managing partner of Telos and ExchangeRight. “We are pleased that we were able to execute a profitable exit on behalf of investors in the face of multiple hurricanes, the COVID-19 crisis, government shutdowns, and increased competition. We remain committed to protecting and growing the wealth of those who entrust us with their capital, and we are grateful for the investors, representatives, and advisors who chose to invest with our vertically integrated platform.”

### **About Telos Capital**

Telos Capital targets discounted, value-add, or opportunistic private real estate investments across all asset classes and sectors. The principals of Telos invest side-by-side with investors and are generally the largest investors in the company’s projects. Telos is affiliated with ExchangeRight, one of the nation’s largest 1031 DST sponsors. Please visit [www.teloscapitalfunds.com](http://www.teloscapitalfunds.com) for more information.

### **About ExchangeRight**

ExchangeRight pursues its passion to empower people to be secure, free, and generous by providing REIT, fund, and 1031 DST portfolios that target secure capital, stable income, and strategic exits. The company strategically syndicates net-leased portfolios of assets backed primarily by investment-grade corporations that successfully operate in the necessity-based retail and healthcare industries, as well as diversified value-add portfolios of inline and outparcel retail spaces shadow-anchored by strong-performing grocery tenants. Please visit [www.exchangeright.com](http://www.exchangeright.com) for more information.

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