

SAXUM SPECIAL OPPORTUNITIES GP FUND I

Fund Overview

The Saxum Special Opportunities GP Fund I, a unique investment vehicle to co-invest into special opportunities and General Partnership (GP) structures. The Fund is designed to offer investors the opportunity to co-invest alongside Saxum and participate in the Promoted Interest (Promote) on development and value-add projects located throughout the Northeast, Texas Triangle, and select national markets. The Saxum Special Opportunities GP Fund will invest in value-add and development opportunities across all asset classes, with a particular focus on multifamily, office, industrial, and student housing assets.

This Fund presents a rare investment opportunity and value proposition for investors seeking to achieve returns higher than a traditional Limited Partnership (LP) investment while maintaining similar risk profiles. Investors in the Saxum Special Opportunities GP Fund will be eligible for enhanced GP-like returns through flexible co-investment structures with Saxum.

Strategy

Rigorous selection process will focus solely on unique opportunistic investments which may be distressed due to market conditions or mismanagement. The Fund is timely and highly flexible to navigate and benefit from the current volatile and rapidly changing market environment which will force superior risk-adjusted investment opportunities to surface.

Total Offering	\$15,000,000
Strategy	Opportunistic; Value-Add
Minimum Investment	\$500,000
Hold	7 Years; 3, one-year extension options
Vertical	Agnostic



HOW TO INVEST

Accredited investors looking more information about investing in the Saxum Special Opportunities GP Fund should request an invitation to create an account on the Saxum investor portal from invest@saxumre.com. You should expect a response within one business day.

ABOUT SAXUM

Saxum Real Estate is a national boutique real estate investment and development firm. Saxum specializes in value-add and opportunistic development opportunities across the U.S. in multiple asset classes. Leveraging its vertically integrated platform, Saxum has the ability to implement a unique investment approach to creating value and enhancing real estate at every step of the investment life cycle.

