



Reina Property Group

Financial Analysis and Strategic Consulting Services

We Make Deals Come True

We provide our clients with analytical clarity through comprehensive financial analysis and strategic consulting for commercial and residential assets. Leveraging investment acumen learned in investment banking, corporate development, and private equity, Reina Property Group offers real estate investment consulting services tailored to meet the unique needs of real estate investors. With a focus on comprehensive financial modeling, market analysis, and investment feasibility, we empower clients to make informed decisions in complex markets. Our expertise spans underwriting, capital structuring, and bespoke advisory, helping investors – from private equity firms to individual stakeholders – identify, assess, and maximize opportunities. Committed to precision and data-driven insight, RPG taps into a depth of industry knowledge and a meticulous approach that enhances value and drives success in every engagement.



Financial Analysis and Strategic Consulting Services

We offer several service lines to position our clients for success in today's dynamic market landscape

- Financial Modeling** — Robust and dynamic financial models that provide clear insights into investment potential and project viability
- Pitchbook Creation** — Compelling memorandums that effectively communicate investment opportunities to stakeholders
- Financial Model Audit** — Meticulous financial model stress-testing to assure accurate calculations
- Highest and Best Use Analysis** — Nuanced property and market level analysis to maximize asset value and satisfy market demand
- Market Analysis** — In-depth market research to support data-driven investment decisions
- Lease Audit and Abstraction** — Precise lease audits and clear summaries to streamline asset and portfolio management
- Valuation and Cash Flow Analysis** — Detailed asset valuations and cash flow projections to inform investment strategy
- Capital Structuring Analysis** — Capital and partnership analysis that aligns stakeholder interests, effectively deploys leverage, and optimizes profit distribution

Asset Class and Investment Strategy Coverage

We have a track record of delivering strategic solutions for various asset classes and investment strategies, with engagements on over \$1B+ of transactions to date

Client Profile	Client Objective	Asset Type	Transaction Size	RPG Service
Real Estate Private Equity Fund	Development Analysis	Mixed-Use Residential + Retail	\$750M	Financial Modeling Financial Model Audit
Real Estate Private Equity Fund	Disposition Analysis	Multifamily	\$160M	Valuation and Cash Flow Analysis Partnership Structuring Analysis
Credit REIT	Loan Origination	Office	\$36M	Financial Model Audit Valuation and Cash Flow Analysis
Owner/Operator Hospitality Company	Redevelopment Analysis	Hotel-to-Multifamily	\$27M	Financial Modeling
Loan Origination Real Estate Firm	Loan Origination	Self-Storage	\$12M	Financial Modeling Pitchbook Creation
Net Lease REIT	Disposition Analysis	Office	\$12M	Financial Modeling Financial Model Audit
Development and Investment Firm	Redevelopment Analysis	Office-to-Multifamily	\$5M	Financial Modeling, Highest and Best Use Analysis, Valuation and Cash Flow Analysis
Land Investment Firm	Obtain Business Financing	Land Tax Liens	\$5M	Pitchbook Creation
Individual Investor	Obtain Portfolio Financing	Short Term Vacation Rental	\$4M	Financial Modeling Pitchbook Creation
Individual Investor	Acquisition Analysis	Short Term Vacation Rental	\$200K	Financial Modeling Market Analysis
Individual Investor	Acquisition Analysis	Short Term Vacation Rental	\$180K	Financial Modeling Market Analysis
Property Management Company	Model Maintenance	Office	N/A	Lease Auditing and Abstraction

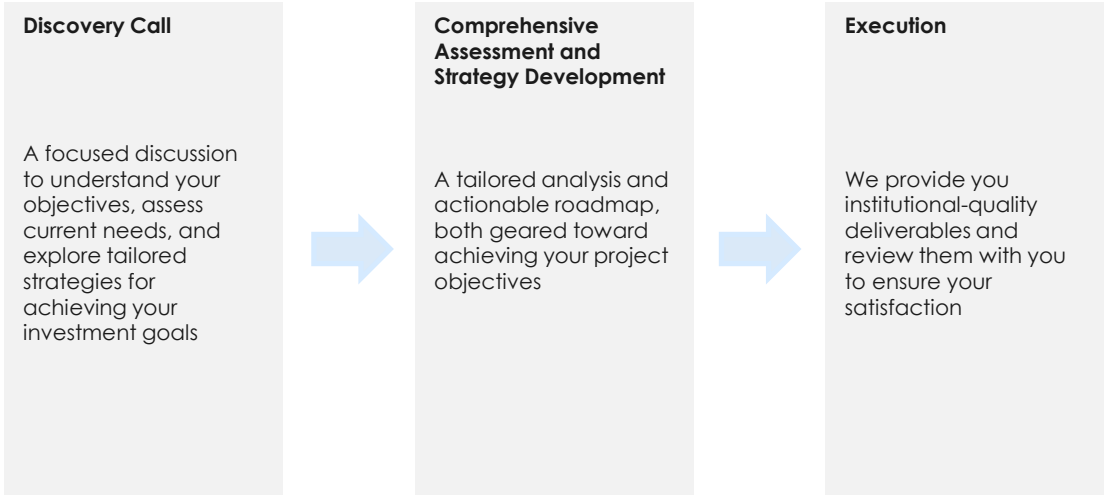
Institutional-Quality Output

We help our clients to effectively communicate their investment narratives, through numbers and words

Financial Models	Presentations
✓ Print-Ready Output Pages	✓ Cohesive Investment Narrative
✓ Monthly and Annual Cash Flow Projections	✓ Strategic Emphasis of Management Expertise
✓ Robust Returns Summaries	✓ Comprehensive Executive Summary
✓ Multi-Tier JV Waterfall Structures	✓ Thorough Illustration of Market Overview
✓ Scenario & Sensitivity Analysis Capabilities	✓ Key Investment Risks & Mitigant Strategies
✓ Flexible Operating & Exit Assumptions	✓ Effective Showcasing of Investment Appeal
✓ Strict Adherence to Industry Modeling Practices	✓ Impactful Business Writing
✓ User-Friendly Interface and Model Mechanics	✓ Credible Sources and Research

Our Process

A streamlined approach to deliver impactful solutions tailored specifically to your investment needs and objectives



Deep Industry Roots

A boutique firm, with a profound impact

Our firm is built on the principles and insights gained from experience in brokerage, investment banking, corporate development, and private equity. This expertise has enabled RPG to provide highly specialized advisory services that are precisely tailored to meet our clients' financial objectives. Beyond consulting, RPG has a proven track record of mentoring and training students from top academic institutions, many of whom have successfully advanced into prominent financial firms nationwide. By combining practical guidance with strategic insight, we help shape tomorrow's leading real estate investment companies, while also taking pride in fostering the next generation of leaders in finance and real estate.

Academic Institutions




Corporations



Why Reina Property Group

Companies struggle to find talent that complement their team dynamics, meet their qualifications, and align with their budget – we provide the solution to these challenges

		Full-Time Employee (FTE)	Freelance Platforms
Recruiting Timeline	Within 48 Hours	3-6 Months	1-2 Months
Recruiting Fee	\$0	20-30% of First Year Salary	\$0
Termination Costs	\$0	Very High	\$0
Work Quality	Very High	High	Low
Turnover Risk	None	Moderate	Low
Ethics	Very High	High	Moderate
Fringe Benefits	None	Very High	None

Additional Savings

Companies can expect to save 20-30% annually when factoring in costs associated with providing fringe benefits to FTEs

Client-Centric Pricing

Our pricing is tailored to your needs, offering hourly, project-based, ad hoc, and retainer options that align with your company's objectives

Flexibility

While we welcome long term engagements with our clients, we recognize that needs evolve. We give you the ability to remain nimble by allowing you to pause or resume services as needed



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