





# Executive Summary

Trinity Property Group (TPG) is a commercial real estate investment, development, and management firm headquartered in Doylestown, PA, with offices in Pennsylvania and Florida. TPG is run by a seasoned team of professionals with decades of relevant real estate experience. The principals of TPG have developed, renovated, and operated more than 5,000 student and conventional residential rental units in the Mid-Atlantic, Southeastern, and Southern regions of the United States, collectively valued at over \$550 million.

TPG specializes in the acquisition, operation, renovation, and management of multifamily apartments and manufactured housing communities. Assets that are stabilized, value-add with light to moderate rehab, and distressed are considered. TPG acquires assets with a goal of medium to long-term ownership with an operational emphasis on tenant satisfaction and retention, and utilizes a balanced philosophy of entrepreneurial execution and problem solving coupled with an institutional level of operation and detail.



## Current Markets

- Tampa, FL
- Tallahassee, FL
- Lakeland, FL
- Leesburg, FL
- Myrtle Beach, SC
- Atlanta, GA
- San Marcos, TX
- Willow Grove, PA
- Newark, DE



## Target Markets

- Southeast (FL, NC, SC, GA)
- South (TX)
- Mid-Atlantic (PA, DE)





# Current Holdings Summary

<u>Units</u>	<u>Multifamily Type</u>	<u>Location</u>
152	Apartment	Tallahassee, FL
168	Apartment	Tallahassee, FL
156	Apartment	Lakeland, FL
230	Student Housing (570 Beds)	Tampa, FL
147	Student Housing (514 Beds)	Myrtle Beach, SC
977	Apartment	Atlanta, GA
183	Student Housing (348 Beds)	San Marcos, TX
72	Student Housing	Newark, DE
132	Student Housing (264 Beds)	Willow Grove, PA

Current Holdings Value in Excess of \$387,000,000

Based on valuations as of 12/31/2022







# Historical Sales Transaction Summary

<u>Units</u>	<u>Multifamily Type</u>	<u>Location</u>
100	Apartment	Melbourne, FL
96	Apartment	Tampa, FL
64	Apartment	Tampa, FL
159	Apartment	Jacksonville, FL
120	Apartment	Jacksonville, FL
556	Apartment	Atlanta, GA
168	Apartment	Atlanta, GA
176	Manufactured Housing	Altoona, PA
415	Manufactured Housing/RV	Hamburg, PA

Total Sales Transactions of \$165,000,000

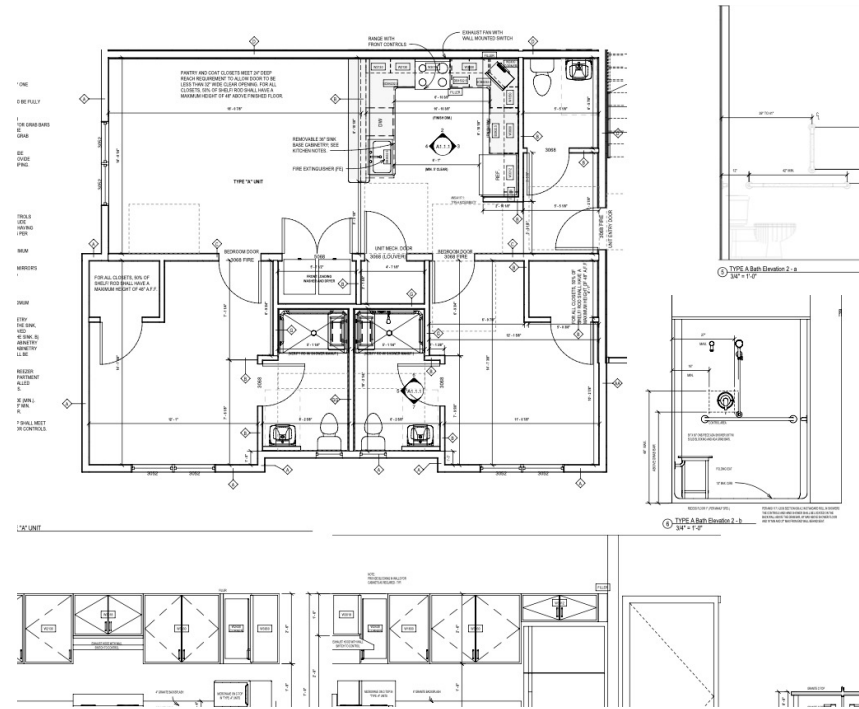






## College Station North, Willow Grove, PA

Serving Penn State, Abington Campus





# Executive Team

## Clyde "Chip" Leaver III

Principal  
Managing Director

Mr. Leaver has over 35 years of multifamily community ownership and management experience and is responsible for overseeing corporate strategy, joint venture and strategic relationships as well as the procurement of equity for the various investments made by Trinity Property Group, LLC.

Mr. Leaver's experience in financial services includes 15 years serving in various executive capacities, including President and CEO, of fee-based investment management firms in the Delaware Valley. Mr. Leaver is also a former owner of a Doylestown based Commercial Property & Casualty insurance agency, where he began his career in financial services.

Since the inception of the company in 2007, Mr. Leaver, with his partners, has successfully acquired more than \$550,000,000 of multi-family real estate assets in 9 states.





# Executive Team

## Jeffry Hirschoff

Principal

Director of Operations & Asset Management

Mr. Hirschoff oversees the development and implementation of corporate operational policies and procedures, and their ongoing management, across all company platforms. Mr. Hirschoff directs corporate operations, asset management, and accounting, and works jointly with accounting to monitor investor relations. Mr. Hirschoff also works directly with third party property managers, regional managers, and on-site management to accomplish specific operational objectives.

Mr. Hirschoff has over 20 years of experience in business operations, financial analysis, and fund management. He has previously held executive-level management positions with National Penn Capital Advisors, as well as Merrill Lynch & Co.

Mr. Hirschoff is a graduate of Houghton College with a BS in Business Administration, Economics and Finance, and holds an MBA from Rutgers University School of Business.



# Executive Team

## Anthony Triglia

Principal

Director of Finance & Acquisitions

Mr. Triglia is responsible for underwriting, financing, and acquisition of TPG's projects. Mr. Triglia holds specific expertise in multifamily apartments and has extensive knowledge of underwriting and debt acquisition and placement.

Mr. Triglia has over 20 years of experience with total transaction volume in excess of \$1B. Prior to joining TPG, he was Senior Financial Analyst for Capital Solutions, a commercial real estate and private equity firm located in Blue Bell, PA. While there, Mr. Triglia was responsible for conducting due diligence and developing financial models on all real estate acquisitions. Mr. Triglia was also responsible for overseeing investor correspondence and reporting while aiding senior executives in the management of the real estate portfolio.

Mr. Triglia is a graduate of Lehigh University with a BS in corporate finance.







# Contact

## Headquarters:

132 Veterans Lane, Unit A468

Doylestown, PA 18901

## Southeast Regional Office:

1767 Lakewood Ranch Blvd, Unit 317

Lakewood Ranch, FL 34211

(215) 489-8500



[www.trinity-pg.com](http://www.trinity-pg.com)

