



a  REALCROWD company

Apply for Test Flight

What We Do

Who We Are

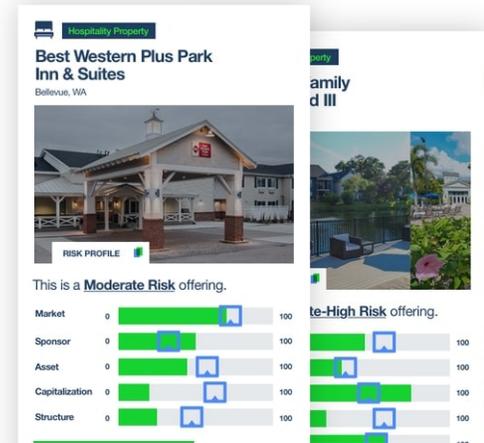
Philosophy

ReAllocate Pro

Real Estate for Everyone

Leverage our risk-based **Allocation Intelligence** to discover the benefits of real estate investing.

Sign Up

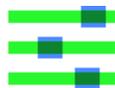


Our Platform

Intelligent Real Estate Investing

Our **AI platform is based on three components** to ensure your capital is invested responsibly, on a risk appropriate basis:

Risk Scoring



Every investment opportunity has an inherently quantifiable risk across five major categories. We analyze the **Market, Manager, Asset**

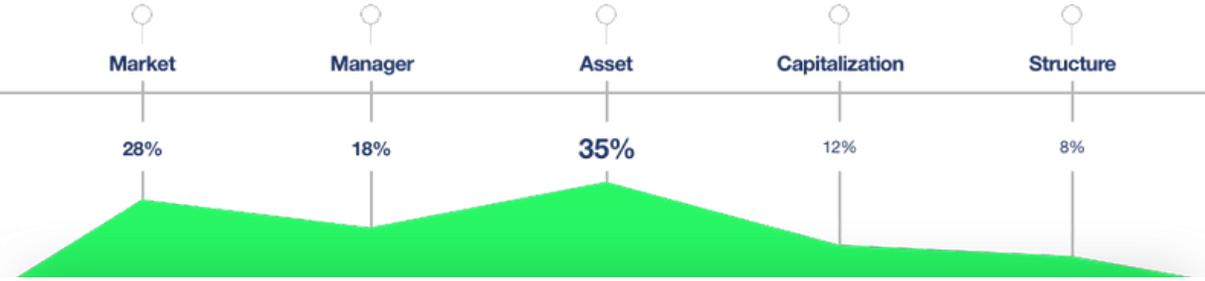
Risk Assessment



You are unique, so is your financial picture. **Personalized Risk Assessments** form the foundation of our investment allocation models

Market, Manager, Asset,
investments to create our proprietary
risk score.

investment allocation models.



Allocation Intelligence (AI)

Where the rubber meets the road. Our algorithms match your **Risk Quotient (RQ)** with the investment risk scores to provide personalized allocation recommendations.

Start Investing Now

Access to Exclusive

Direct Marketplace

Our parent company **RealCrowd** brings you access to over \$5B of proprietary investment opportunities.

Marketplace Stats

Deals **200 +**

Real Estate Value **\$5B +**

Average Realized IRR **24%***

Equity Multiple **1.68 X***

Losses **0***

Capital Invested **\$250MM +**

*Past performance is no guarantee of future results, and any targeted or expected returns or hypothetical projections may not reflect actual future performance.

[Visit Marketplace](#)



Our Philosophy

Smarter Investing Starts with Risk

Real Estate Investing can be hard. **Let us be your expert** so you can enjoy the benefits! Without the stress.

Our philosophy is guided by a few simple principles:

Start with Risk



Focusing on risk as the foundation of decision making is par for the course in most investment strategies, yet to date it has been near impossible to make prudent, risk-adjusted investment decisions in direct real estate opportunities.

[Learn More](#)



Diversification is Key



Another tried and true investing maxim that has been prohibitively expensive in direct real estate investments. Proper diversification across asset classes, strategies, managers, markets and product types form the basis for a well balanced portfolio.

[Learn More](#)

Smarter Decisions Through Data



Data is all around us, helping us make better decisions throughout our lives. Leveraging data allows us to analyze direct real estate investments at a fidelity only dreamed about in the past.

[Learn More](#)

What is ReAllocate?

[Our Background](#)

SEC Registered
Investment
Advisor



SEC registration carries with it a requirement to act as a fiduciary to our

Over 50
Years of Industry
Experience



The founders and executive team of ReAllocate has over 50 years of direct

clients. To put your interests ahead of ours. This forms the foundation of trust and analysis our platform is built upon.

real estate experience, spanning hundreds of transactions in markets across the US and with the country's leading real estate managers.

Western U.S.

Pathfinder Partners Opportunity Fund VII: Multifamily and Residential

Apply to Invest

RISK PROFILE Pathfinder Partners, LLC (San Diego, California)

Targets

This is a **Moderate Risk** offering.

According to your **Risk Assessment** you should pursue **Preservation Strategy** and should have between **8-15%** of your portfolio allocated to **Value Add** offerings.

Offering Risk Model is an **80%** match to your Risk Assessment.

IRR	-	Hold Period	2.5Y
Target EM	1.7-1.9x	Min. Investment	\$100K
Year 1 Cash on Cash	3%	First Distribution	N/R
Stabilized Cash on Cash	5.3-6.2% in Y3	Distribution Frequency	Quarterly
Co-Investment	34%	Asset Profile	Value Add
Preferred Return	9%	Loan-to-Value	60%
Investor Profit Share	80%	Current Occupancy	85%

Investment Risk Client Risk

Market Sponsor Asset

Over \$5 Billion of Transactions



24% Realized IRR Across RealCrowd Marketplace



ReAllocate is a subsidiary of RealCrowd, an industry leading direct investment marketplace that has featured over \$5 billion of real estate opportunities since its founding in 2013.

While past performance is no guarantee of future results, the investments featured on the RealCrowd marketplace have experienced zero losses and have

a average IRR of 24% across all realized, full cycle investments.

Apply for Test Flight

ReAllocate will hand select 10 advisors
into our Test Flight.

First Name *

First Name

Last Name *

Last Name

Contact Email *

Enter Contact Email

Name of your Firm *

Enter firm's name

AUM in Millions

Assets

Number of Clients

Clients

Phone Number

Enter Phone Number

Apply



a  REALCROWD
company

What We Do

Who We Are

Philosophy

ReAllocate for Advisors

RealCrowd is not a broker-dealer and does not solicit investors, engage in any negotiations regarding potential investments, or participate in the sale or purchase of any securities or otherwise effect transactions in securities. RealCrowd receives no commissions or transaction-based compensation in connection with the purchase or sale of securities through this website but may receive fixed fees for services. RealCrowd takes no part in the negotiation or execution of transactions for the purchase or sale of securities and at no time has possession of or access to funds or securities. Any sale or purchase of securities is in the sole discretion of, and is conducted directly between, the issuer and the prospective investor. All information regarding potential investment opportunities is prepared solely by the issuer, and such issuer is solely responsible for the accuracy of all such statements. RealCrowd has not independently verified any such information.

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PERFORMANCE. FURTHERMORE, PAST RETURNS MAY REFLECT THE PERFORMANCE OF ASSETS FOR A FINITE TIME, OR DURING A PERIOD OF EXTREME MARKET ACTIVITY. ALL INVESTMENTS INVOLVE RISK AND MAY RESULT IN PARTIAL OR TOTAL LOSS.

There can be no assurance that an investment mix or any projected or actual performance shown on this website will lead to the targeted or expected results shown or perform in any predictable manner. It should not be assumed that investors will experience returns in the future, if any, comparable to those shown or that any or all investors on this website experienced such returns. Recommendations, services and fees by Advisers may vary for each Client. Advisory fees, if any, are calculated based upon the amount of assets being managed.

The targeted, and estimated, return information is for informational purposes only and should not be relied upon to make predictions of actual future performance. Targeted, and estimated, returns are derived by the sponsor from its analyses of the investment. If any of the assumptions used do not prove to be true, results may vary substantially from the targeted, and estimated, returns set forth herein. Except where otherwise indicated herein, the information provided herein is based on matters as they exist as of the date of preparation and not as of any future date and will not be updated or otherwise revised to reflect information that subsequently becomes available or circumstances existing or changes occurring after the date hereof. Further, many factors may affect actual performance, including changes in market conditions and interest rates and changes in response to other economic, political or financial developments. Therefore, targets and estimates set forth herein may not be meaningful. The targeted, and estimated, return forecasts have been obtained from the sponsor and the Adviser assumes no responsibility for, and makes no representation or warranty, express or implied as to the adequacy, accuracy or completeness of, such forecasts or the information on which they were derived. The estimated returns do not include the effects of management fees or other expenses, which in the aggregate may be substantial and reduce net returns to investors.

The selected investments shown are provided to give investors illustrative examples of the types of investments available on the RealCrowd website, and are selected because they represent the types of investment opportunities Adviser advises on. The selected investments may not necessarily be representative of the investments that will be available now or in the future on the website. As a result, the selected investments are not intended to be, and should not be read as, a full and complete representation of each investment available. If you would like additional information regarding any other available investments, please view them on the RealCrowd website. Any information on the selected investments is provided for informational purposes only and subject to the other disclaimers with respect to such investment.

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