



# REAL ESTATE FOR **EVERY ENVIRONMENT**

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## PROPERTY TYPES

## FIRM SUMMARY

**Since 2003, Virtus has defined the leading edge of alternative property investment and cycle-resilient real estate strategies.**

Virtus focuses exclusively on niche property types such as Senior Living, Medical Office, Student Housing, Workforce Housing, Self-Storage, and Education Assets. With over \$3.7 billion dollars of combined acquisition value, we are one of the most experienced investors in

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## Real Estate Investing for Every Environment

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The Virtus investment philosophy is based on opportunities that do not depend on a particular economic environment or a rising real estate market. Instead, we capitalize on asset types with increasing demand that can be sustained even in the face of a recession or general decline in real estate values. Virtus achieves this by concentrating on property types whose demand is driven by major demographic trends. These persistent trends ensure continuing demand for certain types of real estate regardless of the condition of the overall economy. By thoughtfully capitalizing on these trends, investors can enjoy downside protection throughout economic cycles.

SENIOR LIVING  
SELF STORAGE

## A Disciplined Investment Strategy

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Virtus safeguards the success of investments in its operationally intensive sectors by retaining an exceptionally qualified and well rounded team, and by maintaining a much closer asset management role in its portfolio than most conventional real estate managers. Virtus currently focuses on workforce housing, senior living, medical office, student housing, and self-storage properties, though it is constantly innovating and finding new avenues for investment that meet the strict cycle-resilient criteria such as charter schools and early education.

STUDENT HOUSING  
MEDICAL OFFICE

## LATEST NEWS

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## Podcast: Highway to the Opportunity Zone

PERE's Lisa Fu talks with several experts, including Virtus CFO Will Strong, to break down the opportunities, risks and rules that come with the new US federal program creating buzz among real estate investors.

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## Transwestern, Virtus Real Estate Team Up on West Houston Medical Office Investment

"This acquisition epitomizes our investment strategy of finding high-quality, value-add opportunities within medical office," Virtus Chief Investment Officer Robert Schweizer said in an announcement.

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## PERE Exclusive: Virtus Inks Debut Early-Education RE Deal

Today Virtus announced a 21-property early education portfolio acquisition, its first deal in the growing early-ed space. Managing Director and acquisition lead Kevin...

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