





1Sharpe Capital is a leading investment management firm with approximately \$1 billion of assets under management as of March 2019. Founded in 2016, 1Sharpe manages assets on behalf of institutional and qualified investors across a range of credit and real estate investment strategies.

About 1Sharpe

1Sharpe's founders have a track record of investing in over 20,000 housing units, managing \$60bn of fixed income investments, and founding real estate operating companies.

The 1Sharpe team has decades of experience surrounding real estate, real estate lending, and fixed income investing, with a clear focus on delivering strong risk adjusted returns for our investors over the long term.

beneficial to the long-term success of 1Sharpe and its stakeholders.

ESG STATEMENT

2016

YEAR FOUNDED

20,000

HOMES PURCHASED,
MANAGED, RENOVATED
& FINANCED

6

REAL ESTATE-
RELATED
BUSINESSES
STARTED BY
1SHARPE'S
FOUNDERS

Principals

ROB BLOEMKER
*CO-FOUNDER AND CHIEF INVESTMENT
OFFICER*

GREGOR WATSON
CO-FOUNDER

Gregor is a member of 1Sharpe's Investment and Operating Committees. Prior to co-founding

investing in bonds, loans, and real estate. Most recently he was a Portfolio Manager at Cerberus Capital Management within their \$5 billion Mortgage Hedge Fund. Prior to Cerberus, Rob co-founded Dwell Finance, a lender to investors of single-family homes, which originated over \$500mm in loans and was sold to a unit of Blackstone, as well as Five Ten Capital where he raised, invested, and successfully liquidated three private equity funds that acquired, renovated, and managed 2,000 single family rental homes across the United States. He spent 12 years at Putnam where he was Head of Fixed Income overseeing \$60 billion in assets and co-founded the firm's absolute return and hedge fund strategies. His career began in the mortgage divisions of Salomon Brothers and Lehman Brothers. Rob is a graduate of Washington University, in St. Louis.

and Bain Capital. He is the founder of 643 Capital, a Real Estate Private Equity firm that has acquired, renovated and managed over 4,000 homes across the U.S. under its operating brand, StreetLane Homes. He also co-founded Dwell Finance, a lender to investors of single-family homes, which originated over \$500mm in loans and was sold to a unit of Blackstone. Gregor spent the early part of his career purchasing and developing land and apartments throughout California after graduating from Regis University in Denver.

370 Highland Ave,
Suite 200
Piedmont, CA 94611

+1 (510) 214 6239
info@1sharpe.com