

Clear Capital, LLC is a private equity firm specializing in multi-family real estate investments, with a focus on utilizing its wealth of experience and advanced repositioning strategies to create higher values

THE CLEAR STRATEGY

Targeting long-term returns in the low-to-mid teens with a focus on capital preservation



Market Identification

Identify early opportunities in emerging markets with untapped potential for rental growth and property appreciation



Property Acquisition

Leverage clearly defined acquisition criteria and operating platform to acquire properties where value can be created. Strong partnerships with lenders and financial sponsors



Asset Improvement

Longstanding partnerships with renovation and repositioning professionals with local market knowledge and expertise allows us to compete the high-quality, high-amenity property renovations that command higher rents



Asset Monetization

Monetize assets at favorable IRR's with a proven track record of generating superior returns while never having lost any investment capital





THE CLEAR DIFFERENCE

- Investors can earn a 6% annual preferred return – paid quarterly
- Significant upside resulting in IRRs of 12-15%, or more
- Since inception, Clear Capital’s annualized return on investment on properties sold, net of cash distributions, has been 21%
- Management invests alongside institutional partners, family offices and accredited Investors
- 1031 Exchange Capability creates an “accumulator effect”, Investors stay in the deal after Return of Capital and continue to receive gains

250+ Accredited Investors	\$25,000 Minimum Investment	21% Avg Total Annualized IRR
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I have been a client of Clear Capital since its inception and have participated in every deal. Clear’s real-estate investments provide portfolio diversification for me. I value the first-rate management team and their execution capability. I have personal relationships with the team and access to them at all times – they go above and beyond.

*Nick V. – Accredited Investor
Los Angeles, CA*

MANAGEMENT TEAM

Over 100 years of combined real estate experience



ERIC SUSSMAN



GREG WORCHELL



DAN HARDY



PAUL PELLIZZON



We Create Value

Clear Capital has a 20+ year track record of creating value for Investors

