

# HILLSIDE REAL ESTATE FUND

## About the fund

The Hillside Real Estate Investment Fund is a student-managed fund and course offered by the UConn Center for Real Estate at the University of Connecticut School of Business. It turns theory into practice, with students sourcing, analyzing, and investing in live real estate deals.

Thanks to generous donations from our board and alumni, our student-led program can invest in commercial real estate in and outside the classroom. This will help students gain real-world experience in the field, build their skillsets, and our investments will benefit the university.

**\$1MM**

**19  
STUDENT  
ANALYSTS**

## Visit/Workshop with TA Realty

The UConn Real Estate Society visited TA Realty and The Hillside Real Estate Investment Fund for an insightful and interactive experience. Students participated in an immersive case study on an industrial property in a Massachusetts regional market, led by industry professionals Jim Raisides, Christine Elmore, and Greg Lovely. The visit also featured presentations from student analysts Brendan Vodola, Joseph McElwee, Alexandra Richo, and David Brandeis, who showcased two deals they developed over the semester, highlighting their analytical skills and industry knowledge.



# LEADERSHIP & NETWORK

## Student Leaders

**Aminieli Hopson**



*Aminieli Hopson: Chief of Marketing - Junior Real Estate and Urban Economics Major Global Studies Minor (Joined Fall 2024)*

**Alexandra Richo**



*Alexandra Richo: Chief of Staff - Senior Real Estate and Urban Economics Major (Joined Fall 2024)*

**Ellenese Espailat**



*Senior Finance, Re Minor, Corporate Finance Concentration - Chief of Recruiting & Investment Analyst (Joined Fall 2024)*

**Adam Gaertner**



*Adam Gaertner: Senior Finance Major - Chief of Alumni Relations & Pipeline Management (Joined Fall 2024)*

**Brendan Vodola**



*Brendan Vodola: Investment Analyst - Senior: Economics*

**Daniel Gaudet**



*Junior - Real Estate Major: Chief of Investments (Joined Fall 2024)*

## Investment Board



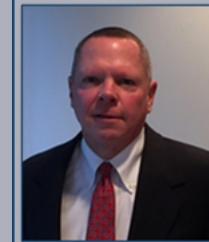
**Jack Navarro**  
Adjunct Professor



**David Wharmby**  
Director, Center for Real Estate



**Brian Navarro**  
Principal, Greylock Investment Group



**James Whalen**  
Partner, TA Realty

## Advisory Panel



**Christine Elmore**  
Parter, TA Realty



**John Anderson**  
CEO, Seneca Mortgage Servicing



**Rick Roth**  
President, Roth Equities

# ANALYST HIGHLIGHTS

**Zachary O'Connor, B.S Finance | Travelers Insurance**



“The Hillside Real Estate Investment Fund has been an incredible opportunity to learn more about the investment process in commercial real estate, including sourcing, underwriting, and holding a portfolio of properties across the country. The fund has allowed me to take ideas learned in the classroom and from professionals in the industry **to apply in investment opportunities through a hands-on approach.** Through learning from partnerships like TA Realty, one has the chance to see how a simple email could turn into building up the fund's dynamic portfolio. The opportunity to be part of such a new and rare program is scarce and I can gladly say **the fund has propelled my career in a forward direction.**”

**Alexandra Richo, B.S Real Estate | Cigna**



“This student-led fund has **been one of the most rewarding experiences of my college career.** The chance to invest real capital into deals we've sourced has been invaluable. These hands-on opportunities extend far beyond what traditional classrooms offer. It's crucial to continue growing the program so that future students can benefit from these transformative experiences as well.”

**David Brandeis, B.S Finance & Real Estate | Brixmor Property Group**



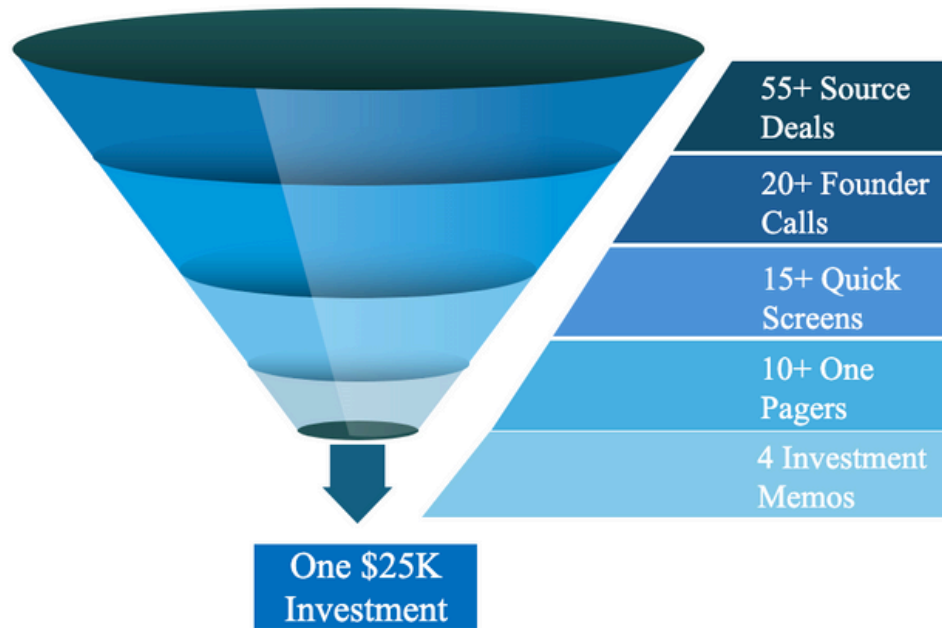
“I've gained practical experience in all stages of the investment process, from sourcing and underwriting potential deals to presenting opportunities **and forming relationships with professionals.** This hands-on involvement has allowed me to directly apply the knowledge I've gained from my coursework and previous internships, **enhancing my skills and preparing me for a career in commercial real estate.** The collaborative and supportive environment within the fund has been key to my growth. We have created an amazing community where my professors and fellow fund members have provided guidance and feedback. I'm excited to continue this journey and delve deeper into the real estate investment process throughout the remainder of the semester.”

## Analyst Outcomes





# DEAL FLOW



## Investment Highlight

### 120 Hamilton Ave, Stamford CT

Hillside Real Estate Investors (HREI) has completed its inaugural semester with its first limited partnership (L.P.) investment in a 112,000-square-foot high-bay warehouse development in Stamford, CT, with general partner and developer V20 Group. This project addresses the shortage of such properties in Fairfield County and meets both local and regional demand. The building will feature a flexible high-bay design and loading docks, making it suitable for leasing to a single tenant or subdividing for multiple uses. The sponsor plans to develop and lease the property over the next several years, with future plans to explore a sale or recapitalization



### GP Relationships

