

HILLSIDE REAL ESTATE INVESTORS

Hillside Real Estate Investors (HREI) is an experiential learning program at the University of Connecticut where students manage a live real estate fund with mentorship from industry partners and faculty.

Fund Overview

HREI was launched in August 2024 with generous support from donors, aiming to support this experiential learning program for undergraduate students studying real estate at UConn. HREI is a student-led co-curricular program complemented by up to two semesters of classroom instruction. Students are responsible for sourcing and evaluating potential real estate investments and presenting their recommendations to an investment committee for feedback and approval. All investments are made by the UConn Foundation on behalf of Hillside Real Estate Investors.

Investment Criteria

LP

Investment Type

3-7 Years

Hold Period

Ticket Size

Hillside seeks to minimize investments to maximize the educational impact of donations funding the program. The HREI Investment Committee approves investment levels. Investments are made by the UConn Foundation on behalf of HREI.

Core +/- Value Add / Opportunistic

Risk Profile

Unrestricted

Asset Types

Source

Screen

Pitch

Invest

Manage

LEADERSHIP & ADVISORY

Professors



David Wharmby is the Director of the Center for Real Estate at the University of Connecticut and teaches undergraduate and graduate courses in real estate and finance. Prior to joining his alma mater, he was Managing Director at Barings and its predecessor Cornerstone Real Estate Advisers where he was Head of Global Real Estate Securities, and part of the Real Estate Executive Leadership team. Dave has an accomplished track record in real estate private equity, public equities (REITs), and global capital markets. He has a BS and MBA from the University of Connecticut and is a CFA Charterholder.



Jack Navarro earned his bachelor's degree from the UConn Real Estate & Finance program. Navarro is a seasoned financial services entrepreneur and investor, having held senior management roles at Merrill Lynch, C-BASS, and Goldman Sachs where he led large-scale mortgage operations. He later founded Shellpoint Mortgage Servicing, transforming it into the 5th largest residential mortgage servicer in the U.S., overseeing 2 million loans and generating over \$430 million in revenue. With over 40 years of experience, Navarro has been at the forefront of investments worth hundreds of millions of dollars, excelling in strategic planning, leadership development, and innovative mortgage and real estate solutions.

Investment Board



Jim Whalen
Partner, TA Realty



Christine Elmore
Partner, TA Realty



Bryan Navarro
Principal, Greylock Investments

Advisory Panel



John Anderson
CEO, Seneca Mortgage Servicing



Greg Reilly
Interim Dean, School of Business

Portfolio

Recently Closed

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 Class A industrial properties in Fairfield County and meets both local and regional demand. With a flexible high-bay design and loading docks, the building will likely have multiple tenants spanning 30,000 SF to 75,000 SF. The sponsor plans on developing and leasing the property over the next several years, with future plans to explore a sale or recapitalization



100 East Putnam Ave, Cos Cob Greenwich CT

Hillside Real Estate Investors (HREI) second LP investment into the development of a 22-unit multifamily and 2-unit retail project. Positioned in a highly desirable market with strong demand for luxury residential and boutique retail, and given Cos Cob's limited supply of comparable assets, this investment presents a unique opportunity for long-term appreciation. The sponsor plans to lease and stabilize the property in the coming years, with a future strategy to explore a sale or recapitalization. The development is sponsored by a joint venture between St Katherine Group as the developer and Wellbuilt Co. as the GC.

