



No team understands the mountain markets like we do.

Fortius Capital - Investment Services is an asset class-agnostic, full service commercial real estate brokerage firm with a deep understanding of tertiary markets.



INVESTMENT SERVICES



Vail Valley Light Industrial
12,958 SF | Gypsum, CO

FIVE TOOL PLAYERS.

Fortius Capital - Investment Services offers something unique to mountain and resort markets as one of the few dedicated and full-service commercial real estate providers for property owners, business owners and investors. Our team will assist you with all aspects of identifying, evaluating, negotiating, purchasing, owning and disposing of real estate.

“We know the real estate, markets, tenants, lenders and buyers, and are able to leverage this to our client’s advantage. Our team successfully sells properties, regardless of size, location or special features.”

*- Erich Schmidt
VP, Brokerage*



Lot 3 - Development Lot
1.09 AC - Opportunity Zone, Avon, CO



Acquisition to Disposition.

Fortius Capital - Investment Services offers a full purview of real estate services, tools and resources to enhance outcomes for top clients. We have collectively participated in nearly \$1B in real estate transactions, including acquisitions, dispositions, leases and financings for a variety of clients.

With access to 5,000 professionals and 350 offices worldwide through our affiliation with NAI Global, our team has the tools and resources to represent you in all aspects related to office, retail, industrial, multi family, hospitality, mixed use properties and development land.

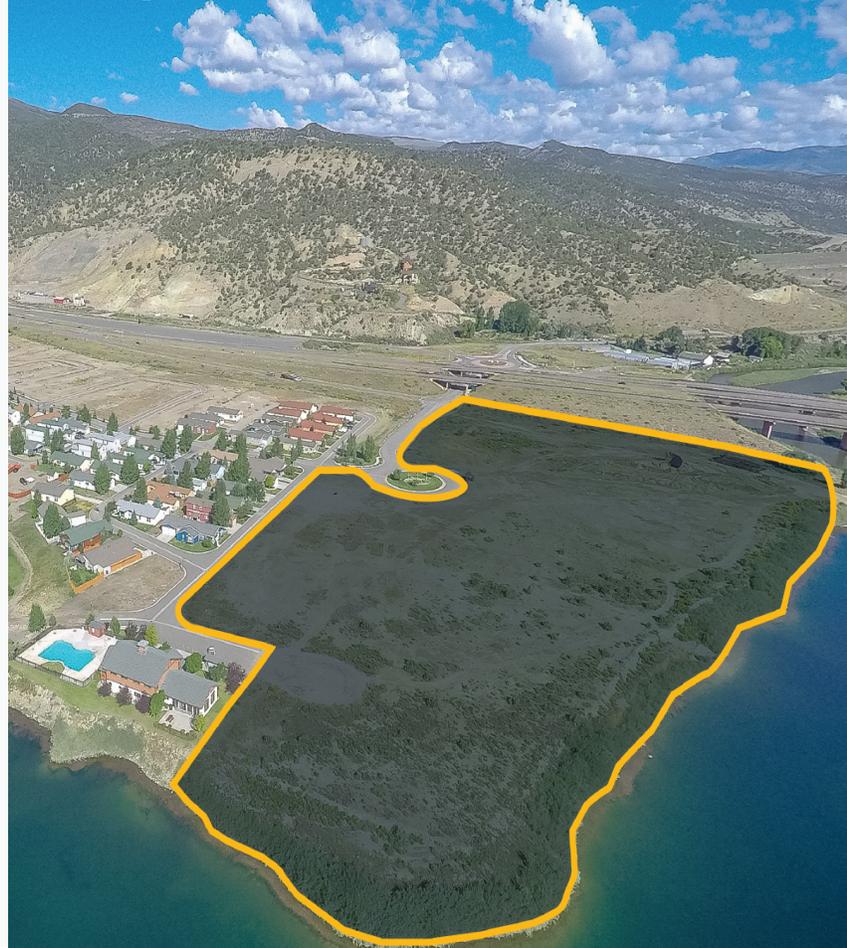
To maximize your commercial investment, we offer the following services:

- » Buy & Sell Side Brokerage
- » Property & Asset Management
- » Tenant & Landlord Representation
- » Property Operations & Maintenance
- » Site Selection
- » Marketing & Research

A to Z Agency Representation

- » From pre-construction to ribbon cutting, our investment services team delivers results across the entire process, including site selection, valuation, due diligence, brokerage, marketing and property management.

Village Center at Two Rivers Village
Development Land - Dotsero, CO



BRAND
refresh



2021

NAI Mountain
Commercial

is now

FJ FORTIUS
CAPITAL

INVESTMENT SERVICES

New Year, New Brand.

Fortius Capital - Investment Services is led by Erich Schmidt, VP of Brokerage, and Steven Sendor, VP of Acquisitions. With more than 15 years of commercial real estate experience in mountain markets, the former NAI Mountain Commercial team is now able to apply its investment sales and brokerage experience across mountain and resort markets under Fortius Capital. We possess local market knowledge and presence with the capabilities and resources of an institutional team.

» *Thinking Global, Acting Local as an NAI Global Unlimited Affiliate* - our team will remain an affiliate of NAI Global Unlimited. From Vail to Shanghai, from leasing to logistics, we leverage NAI Global's network to your advantage. NAI Global is the world's largest managed network, consisting of 5,000 professionals in 350 offices across 55 countries throughout the world. Our team works together with NAI Global's management team to help our clients strategically optimize their real estate assets. NAI offices around the world complete over \$45 billion in transactions annually. NAI Global also manages over 300 million square feet of commercial space.



 **ROCKY MOUNTAIN
COMMERCE PARK**

Recent, Current & Coming Soon.

SAMPLE PROJECTS FROM 2021 PIPELINE.

It's been a busy year, and it's only Q1. From light-industrial subdivisions and mixed-use developments to condominium-timeshares and sales of notable investment properties in the area, it's been a fruitful kickoff to 2021.

- » *28 Acre Light Industrial Subdivision in Gypsum, CO - Nine of 12 lots are currently UC. Construction will begin Spring 2021.*
- » *24 Unit Timeshare Condominium Project in Vail, CO - Transaction closed in Q4 2020.*
- » *71,432 SF Commercial Mixed Use Development near Beaver Creek (Avon, CO) - Opportunity coming soon. Marketing begins March 2021.*

“Our proven process provides an unparalleled system for delivering the critical information and advice necessary to support effective real estate asset and portfolio decision-making.”

*- Steven Sendor
VP, Acquisitions*

The Wellness Building at Basecamp Center
+6,000 SF Class A Medical Office Space Available Now | Frisco, CO



DATA-DRIVEN PRODUCTION.

DIGITAL TRANSFORMATION CREATES AN EDGE.

State-of-the-art technologies and creative strategies drive listing and project awareness, lead generation and maximize the value of a given project or listing by finding the right buyers at the right times.



WE HARNESS THE POWER OF BIG DATA FOR YOUR INVESTMENTS

Accessible data oceans and 'feet-on-the-street' in local mountain markets drives research and deal diligence. We connect disparate, segmented information from a variety of public and private data sources into actionable intelligence in the form of off-market mountain deals and real estate opportunities for future funds or our top clients.



WE KNOW DIGITAL MARKETING & INVESTMENT SALES.

Our team is composed of digital marketing leaders specializing in CRE strategy, communications, branding and graphic design with a focus on sophisticated, minimalistic property marketing and one-to-one sales methodologies. The result is first-class service, expert knowledge and creative, and unbiased information and analysis to help you meet and exceed your real estate investment goals.

- » *Institutional-Quality Collateral Packages Enable Sales*
- » *Market Research & Data-Driven End-User Analysis*
- » *Professional Photography & Aerial Drone Video*
- » *Advertising, PR & Promotion*
- » *Offline & Online Marketing & Sales Strategy*

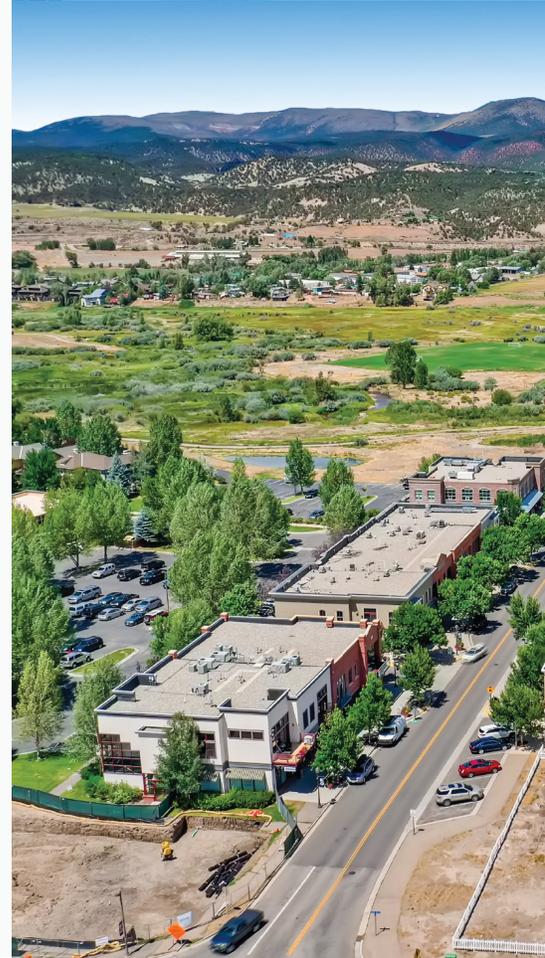




BUILDING VALUE, LIGHTNING FAST.

WHY FORTIUS CAPITAL - INVESTMENT SERVICES?

- » We put your interests first, and present long-term, viable options so you can maximize your investment.
- » We offer unbiased information backed by in-depth research so you can make sound decisions.
- » We focus exclusively on commercial real estate, enabling us to provide expert advice on the commercial marketplace to help avoid risky or low-return situations.
- » We provide high-impact and far-reaching marketing campaigns that allow for a faster, better ROI.
- » We identify capable and qualified buyers, maximize sales price and ensure proper disclosure for a low-risk selling situation, and are partnered with a global network that provides exclusive access to confidential market information, worldwide.





INVESTMENT SERVICES

Maximizing the Value of Mountain Commercial Real Estate

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Disclaimer

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