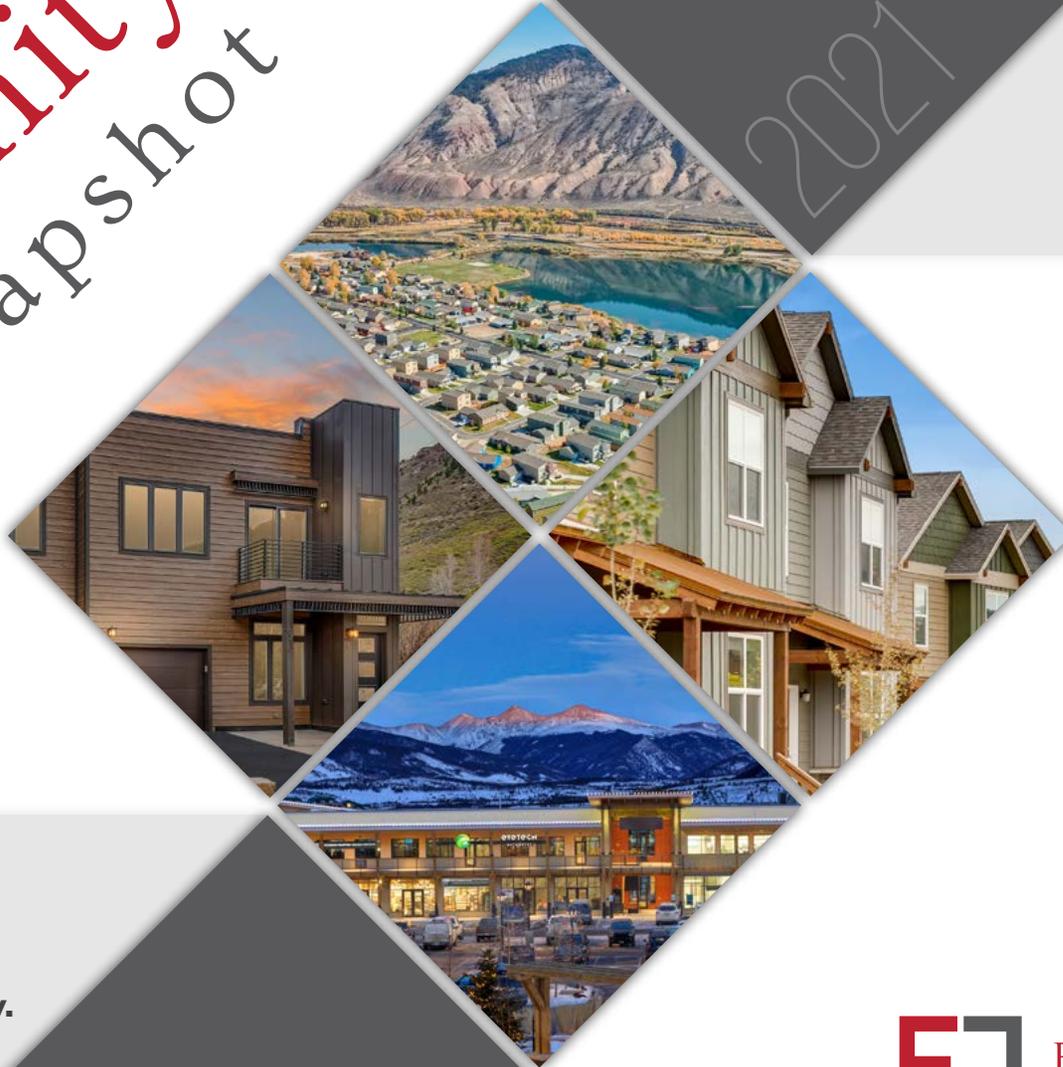


Opportunity Snapshot

2021



**The right resort deal at the right time
that actually pencils is hard to come by.
Sound familiar?**



245 Chapel Place, Suite C201,
Avon, CO, 81620



To whom it may concern,

If I were looking for quality commercial and residential investments or development projects in high value mountain and vacation markets without access to the right local professionals, principals, owners and key stakeholders, you might say to me, “it’s going to be tough finding the right deal at the right time to participate in a potentially lucrative investment”. With such limited and valuable opportunities in cherished markets, it’s easy to get caught in a pattern of seeing quality deals after they go under contract.

I'd agree with you, which is why over the last two decades our team has fostered meaningful relationships with movers and shakers of various types in high value mountain markets; in regions we currently operate and in new markets we're considering for future development. And, because we are the sponsor, operator and builder for almost all of our deals, there is no middle man, or woman. In fact, let this letter serve as a formal invitation to acquire unfiltered access to my office directly, the Founder, CEO and ultimate decision maker on every project and investment.

For a few select investors, I will provide a direct line of sight, what you can consider actionable visibility, into meaningful Fortius Capital-sponsored investment opportunities that meet targeted investment criteria, whether commercial or residential in nature. Moreover, although our portfolio is generally focused on affordable mountain housing for local workforces, opportunities spanning various asset classes are frequently considered.

View a sample of recent projects and receive updates on new investment opportunities.

Go to -> fortiusequity.com

Upon registration completion, I will contact you to discuss short and long-term synergies based on your method of contact preferences. If interested in discussing current or future investment opportunities immediately, or if you know of properties or land in mountain markets we may be interested in acquiring, please **call or text me directly at (970) 470-8402**, or **email my team at invest@fortiuscap.com**, to begin identifying how we might best support you or your firm.

Best Regards,

A handwritten signature in black ink, appearing to read 'Mike Pearson', with a stylized flourish at the end.

Mike Pearson
President & CEO
mike@fortiuscap.com
(970) 470-8402

Fortius Capital: Developing the Future of Mountain Real Estate

Neighbors in Profit - Not Your Typical Deal Sponsor

Fortius Capital is a real estate private equity, services and development firm based out of Avon, Colorado, with more than 15 years of experience capitalizing on attractive commercial investments and residential development projects across western US mountain markets. The company remains focused on delivering low-risk, high-yielding returns for select investors of cherished real estate in mountain markets where people love to live, work and play. Since 2014, Fortius Capital has become the largest home builder in Eagle County, Colorado, building and developing more than 350 homes for happy families across the western slope. Today, Fortius Capital is one of the only real estate operators in the State of Colorado with a vertically integrated developer/builder platform.



Two Rivers Village

Five Tool Players - Vertical Integration Enhances Investment Performance

We represent clients and our own portfolio in a variety of capacities, ranging from a deal sponsor of real estate partnerships to a builder, developer, asset manager and investment property advisor depending on the project, client or who you ask in markets where we operate. For most of our projects, we are the actual builder, not just deal sponsor. In fact, our team constructs projects with prefabricated construction that drives down costs, requires fewer local subcontractors and provides a longer building season; all major challenges other operators face.



Aspen Ridge

Recent Investments at a Glance - Active & Completed Projects

Recent projects include Two Rivers Village, a 130-acre lakefront single family bedroom community, Aspen Ridge, a 110-unit single family subdivision within Buckhorn Valley, and Rocky Mountain Commerce Park, a 28-acre light industrial subdivision offering the last two+ acre commercial sites adjacent to the Eagle County Regional Airport in Gypsum, Colorado.



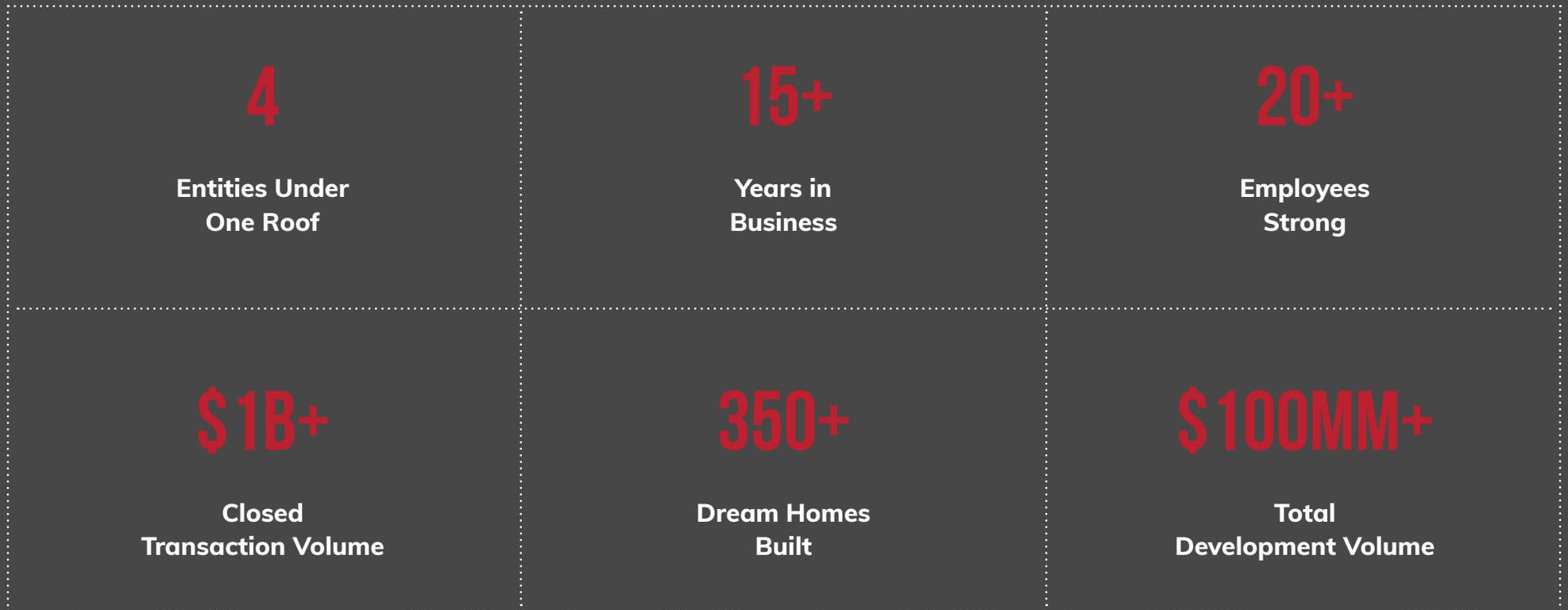
Rocky Mountain Commerce Park

Numbers Don't Lie:

Fortius Capital's DNA & Snapshot of Historical Performance

Celebrating 15 Years of Exceeding Investor, Homeowner, Tenant and Community Expectations

Demand for attainable, well-built housing in emerging mountain markets represents a shining star of investment opportunity in high-value, but typically inefficient mountain markets. Our investments make owning a mountain home possible for a variety of end users, including local workforce. Historically, investors who have allocated capital towards the affordable, middle-class homes and apartment niche have enjoyed consistent mid-teen returns. Additionally, because we source and capitalize the deal, design and build the real estate, and market and sell every project, the Fortius Capital team is able to de-risk each deal at every stage, resulting in additional cost savings, speed and return on investment.



[Read More On Website](#)

An Incumbent Operator - This Dog Has Legs

Fortius Capital's past performance is driven by a best-in-class team and return-driven strategy. There is absolutely no substitute for knowledge in this industry. Real estate transactions often hinge on accurate analysis, creativity, decisiveness, the ability to identify every value-enhancing opportunity and a network of trusted affiliates and associates. These advantages, gained through years of hard work, demonstrated business acumen and a resourceful global network, are found among every member of the Fortius Capital team.

Building Value, Lightning Fast - Acquisition Profiles Under Consideration

Raw land with a minimum of 50-unit development potential, and underperforming or value-add multi-family investment properties will continue to shape the core of our team's low-risk, high-yielding portfolio.

If you or your firm is actively considering a real estate investment in a mountain or vacation market, or know of any opportunities to acquire properties that meet the below criterion, please do not hesitate to reach out:

Land

Raw land with a minimum of 50-unit development potential:

- Single-Family, Townhome, Condo, Apartment
- Entitled Land (min. of 15 units)
- Price - \$1MM to \$25MM
- CO Resort Markets

Multifamily

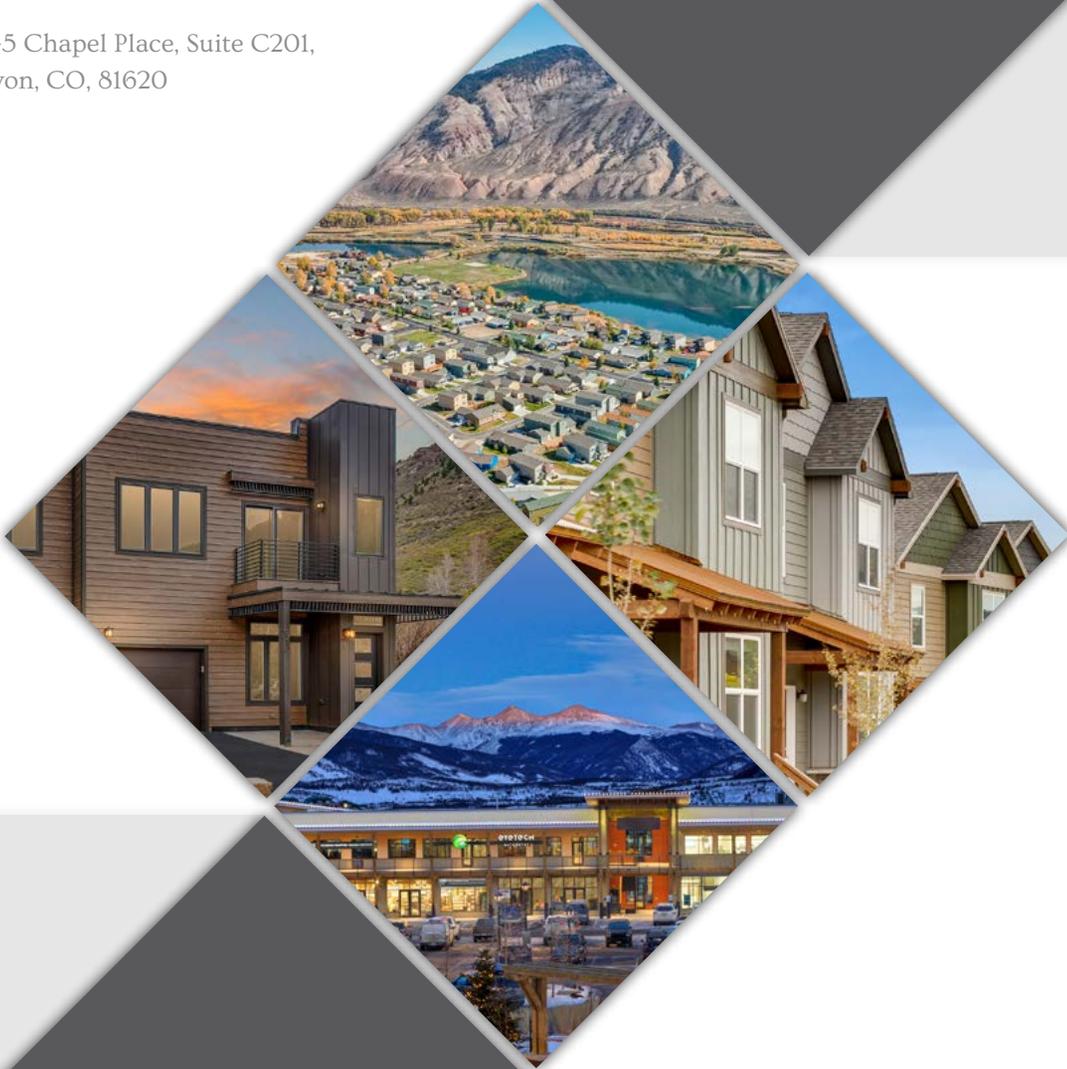
Underperforming or value-add multi-family investment properties:

- Will consider any market in Colorado
- Minimum of 50 units
- Price - \$4MM+





245 Chapel Place, Suite C201,
Avon, CO, 81620



Your One-Stop Mountain Shop

To begin exploring potential synergies, please call/text
(970) 470-8402, email our team at invest@fortiuscap.com,
or register for secure investor portal and deal room access
below:

Go to -> fortiusequity.com



Mike Pearson
President & CEO
mike@fortiuscap.com
(970) 470-8402