



Cypress Capital Group launches fourth private equity real estate fund

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New York, NY Cypress Capital Group, a multi-generational family real estate investment and advisory company, based in New York City and Silicon Valley, has launched its fourth private equity real estate fund, Cypress Capital Partners, 2022, LP.

Cypress Capital Group invests in residential properties located in tech-centered cities poised for economic growth. Already rooted in Silicon Valley and New York City, Cypress Capital Group plans to expand to Austin, TX in the near future. It will raise \$100 million for the 2022 fund.

“The launch of the fourth fund represents a significant step in our future expansion. The success of our first three funds came as a result of our proven local executional capabilities and the ability to identify strong incoming-producing single and multi-family assets,” said Wen Shiao, managing partner of Cypress Capital Group. “Our previous funds have achieved excellent risk-adjusted returns over the last decade. Our portfolio performance during COVID-19 in 2020, highlights our preservation of capital as the other sectors of commercial real estate were hit particularly hard. We remain excited about the investment opportunities as our most recent exit in Silicon Valley, July 2021, achieved similar returns to that of 2016. These returns give us great momentum for our fourth fund launch, Cypress Capital Partners, 2022, LP.”

Since the 1970s, Cypress Capital Group and its affiliates have invested in the United States and Asia amid multiple economic cycles and even expanded during economic downturns. Cypress Capital Group and its affiliates have a global real estate realized and unrealized value of \$82 million with a 19% gross internal rate of return and 30% loan to cost. The firm's most recent fund, Cypress Capital Partners, 2019, LP, has a RUV of investments ranging from 25% to 40% gross irr and approximately 50% LTC.

Known for developing high quality properties in prime locations and commanding premium pricing for its residences, Cypress Capital Group takes an opportunistic and value add approach in its investment strategy. Cypress Capital Group's partners have over 90 years and \$100 billion of combined institutional experience at some of the largest pension funds and bulge bracket investment banks. Institutionally trained with an entrepreneurial spirit the firm leverages its local knowledge to acquire the optimal assets at the right price.

The firm is currently developing a California property located at 1200 Stockbridge Ave. in Redwood City. The single-family home is being renovated to be a modern five-bedroom, five and a

half-bathroom residence that will round out the neighborhood. In an effort to ease the shortage of housing in California, Cypress Capital Group is adding an 800-square-foot accessory dwelling unit. This addition creates more housing or can serve as a separate office space for future residents as people continue hybrid remote work models. Cypress Capital Group is dedicated to building projects that maintain the charm of the area they are set in while creating new standards that add value to the community.

Cypress Capital Group seeks to be the premier investor in single and multifamily residential properties in tech-centered cities by serving its investors, end users and the communities it develops in. Recognizing its responsibility to the cities and neighborhoods it is a part of, Cypress Capital Group donates 10 percent of its profits to local organizations.

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