

## US Capital Global Securities Advises on \$200MM Preferred Equity Financing for Retail Real Estate Development Company



*Global private financial group provides financial advisory services for Tristate, a development company with a retail portfolio built upon the strength of high-revenue anchor tenants like Giant, Aldi, TJX, Kohl's, Dick's Sporting Goods, and Lowe's.*

SAN FRANCISCO, SEPTEMBER 2023 – **US Capital Global Securities LLC**, an affiliate of US Capital Global, has provided customized financial advisory services for Tristate Real Estate Investments, LLC (“Tristate” or the “Company”), a retail real estate development company headquartered in Pennsylvania. The Company has a large portfolio of cash-flowing commercial real estate and acquisitions in Pennsylvania, New Jersey, and New York.

With offices in San Francisco, Dallas, Miami, New York, London, Milan, and Dubai, US Capital Global is a full-service private financial group with an established track record in investment banking, asset management, and capital formation services. All securities are offered by the group through its FINRA-member, SEC-registered broker-dealer affiliate, US Capital Global Securities LLC.

John P. Fasciano, Managing Partner at Tristate, expressed his appreciation for the partnership with US Capital Global, stating: “We value our collaboration with US Capital Global for their instrumental role in designing and structuring our equity offering, as well as for connecting us with equity investors and handling negotiations on our behalf.” Fasciano’s extensive experience includes the successful development and financing of over \$1 billion in real estate projects along the East Coast spanning the past two decades.



"We greatly appreciated working with John, whose in-depth understanding of his projects was exceptional," noted **Ish Spencer**, Managing Director and Partner at US Capital Global. "Tristate sought \$200 million in equity for its diverse portfolio, encompassing grocery stores, multi-family housing, and medical offices. We successfully garnered interest for the full amount from an institutional investor, who conducted an extensive site visit. It was a pleasure to assist Tristate, as it continues to expand its impressive portfolio on the East Coast."

### **About Tristate Real Estate Investments, LLC**

Established in 2001, Tristate is a retail real estate development company with a successful track record in management, acquisitions, and development. Specializing in grocery-anchored shopping centers, the Company strategically acquires and develops properties, aiming for low acquisition costs and later securing long-term leases with high-credit anchor tenants like Giant, Aldi, TJX, Kohl's, Dick's Sporting Goods, and Lowe's to enhance property value. With a 20-year history in ground-up development and redevelopment, Tristate and its affiliates boast strong, longstanding relationships with numerous high-credit retail tenants, including Giant, Acme, Whole Foods, Amazon, Wal-Mart, Target, Wegmans, Aldi, and Price Shopper.

### **About US Capital Global**

**US Capital Global Securities LLC** (USCGS) is the FINRA-member broker-dealer division of US Capital Global that acts as placement agent for growth-stage companies, projects, and investment funds. Since 1998, US Capital Global has been committed to providing lower middle market businesses and investors with sophisticated debt, equity, and investment opportunities usually available only to larger middle market companies and institutional investors, using the latest FinTech and RegTech innovation. US Capital Global entities manage direct investment funds and provide wealth management and capital raise services. USCGS or its affiliates may provide advice to, be compensated by, may have other business relationships with, or may from time to time acquire, hold, or sell a position in the securities of the issuers mentioned herein. Any such offer or solicitation shall be made only pursuant to the confidential private placement memorandum. View USCGS' Form CRS at [www.uscapglobalsecurities.com/crs.html](http://www.uscapglobalsecurities.com/crs.html).

**To learn more about US Capital Global Securities and its services, email Charles Towle, CEO, at [charles@uscapglobal.com](mailto:charles@uscapglobal.com) or call +1 415-889-1010.**