



ZIFF
REAL ESTATE
PARTNERS

Vertically Integrated Necessity-Based Retail in High-Growth US Markets

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\$685M

Current AUM

24.5%

Realized Retail
Gross IRR

2.9x

Realized Retail
Gross MOIC

58

Realized Retail
Assets

35 Yrs

Investing in Multiple
Market Cycles

INVESTMENT STRATEGY

We acquire and reposition necessity-based retail assets in high-growth US markets, creating value through operational excellence and disciplined capital deployment. We target assets below replacement cost in supply-constrained markets, focus on tenants providing essential goods and services, and drive NOI through leasing, expense control, and property improvements — all executed through a fully integrated in-house platform.

The opportunity in necessity-based retail is structurally resilient: grocery-anchored, service-oriented, and discount tenants outperform through economic cycles because demand is driven by **everyday needs, not discretionary spending.**

WHY WE OUTPERFORM

Sourcing Advantage

Relationship-driven, off-market acquisitions at attractive bases

Operational Control

35-person in-house team manages leasing, property management & execution

GP Alignment

25–50% of equity invested by internal partners in each deal

INTEGRATED PLATFORM



Ready to Invest in Necessity-Based Retail?

- Open to accredited investors
- Deal-by-deal single asset vehicles
- LP equity tickets range from \$25k - \$1mm
- Targeting net returns of mid teens IRR and 2.0x+ multiple

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