



edifis
INVEST | DEVELOP | MANAGE

WHO WE ARE

You can confidently **COUNT ON EDIFIS GROUP** to handle all aspects of your asset's operation. Our team boasts a combined **40 YEARS' EXPERIENCE** in investment, development, asset/property management and accounting, and expertise in all property types throughout numerous markets across the country. Our **IMMERSIVE MANAGEMENT STYLE** means we treat each property as if it were our own.

Our onboarding process includes a full review of your property, its operating costs, and its potential. We will evaluate and recommend

adjustments to maintenance services and schedules, physical improvements, and leasing strategies, by pairing our extensive knowledge of market and industry trends with your long-term goals. Our trusted vendor relationships allow beneficial vendor pricing leverage that often results in **IMMEDIATE AND SIGNIFICANT COST SAVINGS** to our clients and their tenants. This **PROVEN HANDS-ON APPROACH** in the day-to-day operations of your asset translates to **MAXIMIZED VALUE**.



CONTACT US

JOSH ARUH 832-241-5773
JOSH@EDIFISGROUP.COM

LEAH VALENTINO 832-241-5827
LEAH@EDIFISGROUP.COM

CHRIS SHORT 832-241-5544
CHRIS@EDIFISGROUP.COM

TARRALYN MEYER 832-241-5972
TARRALYN@EDIFISGROUP.COM

3939 WASHINGTON AVENUE, SUITE 200
HOUSTON, TEXAS 77007
F. 713-668-7420 | WWW.EDIFISGROUP.COM

INVESTING IN
THE FUTURE

Edifis Group is a **PERFORMANCE-DRIVEN** firm, dedicated to cultivating **LONG-TERM RELATIONSHIPS** with our property owners, tenants and vendors. By engaging a distinct and intensive owner/operator perspective in identifying investment opportunities and executing management and leasing strategies, Edifis Group serves as a **TRUSTED ADVISOR**, improving the quality of each asset in our portfolio, and generating **CONSISTENTLY EXCEPTIONAL RETURNS**.

Hands-on Property/Asset Management

Lease administration
Vendor management and strategic sourcing
Regular inspections with tenant contact
Construction management
Risk management
Receivership management
Tenant retention

Capital improvement planning & implementation
Financial modeling and analysis
Business plan development
Cash management
Due diligence
Debt origination
Buy/sale analysis and evaluation

Accounting Services

Monthly financial analysis & reporting
Annual operating and capital budgets
Using nationally recognized MRI software and AvidXchange automated A/R workflow system
Accounts receivable/payable
Property tax appeals
Bank reconciliations
Loan compliance

WHAT WE DO



INVESTMENT STRATEGY

1 SOURCE

With years of experience as a results-oriented investment and development firm, we've built key relationships based on expert knowledge, trust and integrity. This results in exclusive access to real estate investment opportunities with high barriers to admission, typically seen in institutional funds.

2 SELECT

EDIFIS performs an aggressive and comprehensive property selection process, identifying and acquiring retail, office, industrial, and multi-family assets with unique growth potential, in order to thrive in a highly competitive environment.

3 FOCUS ON DIVERSITY

We pursue consistent, competitive returns with an emphasis on capital preservation. The conservative deployment of funds utilizing various debt instruments to increase yield and preserve liquidity results in our ability to offer unique opportunities for participation in a variety of income-producing commercial real estate in core, value-add and development properties.

4 RESULTS

With a keen ability to identify potential for enhancement, and a proven track record of recognizing when to purchase, develop and hold assets along various time horizons and exit strategies, we have developed a measurable risk/reward portfolio with consistent and predictable returns.

DEVELOPMENT

EDIFIS GROUP is a Houston-based real estate portfolio and asset manager. We invest in core, value-add and development opportunities of retail, multi-family industrial and land properties.



NEW FOREST CROSSING
BW 8 & Wallisville Rd., Houston, TX



PALMER PLAZA
Palmer Hwy & Hwy 146, Texas City, TX



GRAND CROSSING
I-10 & Grand Parkway, Katy, TX



STUDEMONT JUNCTION
Studemont St. between I-10 & Washington
Houston, TX



THE CROSSING AT ALMEDA
Almeda-Genoa Rd & Minnesota Rd, Houston, TX