

Entoro Real Estate Capital is a Texas-based real estate merchant bank and investment platform that delivers institutional capital solutions and investment opportunities through advisory, fund management, and technology-enabled capital formation.

Solving the Private Capital Problem

Bank lending for real estate is constrained. We connect Texas and Sunbelt sponsors with institutional capital (debt and equity) through our network of family offices, RIAs, private equity firms, and institutional investors.

An Investment Platform, Not Just a Broker

We operate as both placement agent and co-investor, raising capital for sponsors' opportunities and investing alongside them, aligning our incentives from day one. Through OfferBoard®, we digitize and distribute private real estate offerings to a broader pool of accredited investors.

Focused Exclusively on Sponsors Who Meet Our Bar

We work with proven real estate sponsors on transactions of \$5 million and up, focused on Texas with select Sunbelt opportunities, spanning multifamily, industrial, mixed-use, and build-to-rent. Entoro Real Estate Capital is the disciplined, institutional-quality partner Texas sponsors trust.

\$1B

TARGET PORTFOLIO

TX+

TEXAS & SUNBELT

40+

YEARS COMBINED EXPERIENCE

WHAT WE DO**Debt Placement**

Construction loans, bridge debt, mezzanine, and private credit from banks, funds, and on-lending partners.

Equity Placement

JV equity, preferred equity, and LP capital from family offices and institutional investors.

Specialty

1031 exchange facilitation and tokenized real estate offerings via Entoro's OfferBoard® platform.

HOW WE WORK

- 1 Sponsor Intake**
Evaluate the opportunity, sponsor track record, and capital structure.
- 2 Capital Matching**
Identify the right debt or equity source from our network.
- 3 Introduction & Process**
Manage introductions, due diligence, and term negotiation.
- 4 Close**
Terms finalized and the opportunity funds.

CAPITAL & OPPORTUNITY TYPES

Construction Loans

Bridge Debt

Mezzanine

JV Equity

Preferred Equity

Private Credit

1031 Exchange

Tokenized RE

HOW WE ENGAGE

OPTION 1 Automated, no cost. Sponsor completes Entoro's proprietary intake and screening system; the opportunity is reviewed and assigned a project number.

OPTION 2 Manual, retainer basis. If non-automated functions are required, a work fee applies.

OUR TEAM**George Yepes****Head of Business Development, Entoro Capital**

Four-plus decades of institutional capital markets experience, including \$10B+ in institutional capital raising and matching. Prior roles include Head of Business Development at Arel Capital, Senior Vice President of Sales at Gottex Fund Management, and Head of North American Sales at FRM / Man Investments.

Alex Vandiver**Associate, Entoro Capital**

Business development across real estate, energy, and AI. MBA from Rice University's Jones School of Business; six years of commercial real estate experience in Texas markets.

WHO WE WORK WITH

Developers & sponsors seeking debt or equity for Texas and Sunbelt opportunities. **Family offices** looking for curated real estate exposure alongside proven sponsors. **Institutional partners** deploying private credit through a relationship-driven investment platform.