



FOR IMMEDIATE RELEASE-

Washington D.C., November 30th, 2021 - Ritz Banc Group (RBG), a real estate private equity and alternative asset management firm, announced the acquisition of 310 Tyson Drive, a 244,500 square foot industrial warehouse located in Winchester, Virginia. The property, situated at the center of the top Winchester industrial park, is 100% leased and represent RBG's first industrial acquisition in the I-81 Corridor market.

“We are excited to have acquired an industrial asset in such a strong market,” said Nasr El Hage, Co-Founder and Managing Director at RBG. “The attractive acquisition basis in such a low vacancy market with significant projected rent growth was very appealing to us and our investors.”

The property is well located in the Winchester market, a growth region of the I-81 Corridor. Winchester provides direct last mile distribution to Washington DC and its position on I-81 provides easy access to the primary trucking route servicing the East Coast. The property is within a one-day truck drive of one third of the nation's income. Demand for these distribution / logistics facilities is burgeoning as many companies are looking for space to improve their supply chain networks across the country. The Winchester market is well positioned to capitalize on these factors and is seeing strong demand from a variety of e-commerce, logistics, and distribution focused tenants.

“Continued growth in the industrial sector is a key focus for RBG going forward,” said Amer El Souki, Co-Founder and Managing Director at RBG. “We are thrilled to have completed another seamless acquisition and are looking forward to expanding our portfolio of assets in the rapidly growing industrial space.”

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About the Ritz Banc Group

RBG is a real estate, private equity and alternative asset management firm headquartered in Washington, D.C. aimed at advising investors on deploying capital in U.S. real estate. Since 2013, RBG has successfully built a portfolio of more than \$500 million in assets under management. The firm is a vertically integrated investment and property management platform that provides value creation, diversification, and capital preservation for its limited partners through rigorous underwriting practices and deep market knowledge and relationships.

Media Contact US

Nasr El Hage
Managing Director
nelhage@ritzbank.com
+1 202 839 3602

Media Contact EMEA

Amro Nahas
Managing Director
anahas@ritzbank.com
+971 50 818 5651