



## RiverPark Floating Rate CMBS Fund (RCRIX) Overview

### Investment Philosophy

The RiverPark Floating Rate CMBS Fund (the “Fund”) invests in high-quality commercial real estate debt in the form of commercial mortgage backed securities (“CMBS”), commercial real estate-secured bank loans (“Bank Loans”), certificated mezzanine loans (“Mezzanine Loans”) and collateralized debt and loan obligations (“CLOs”) (collectively “CRE Debt”). The Fund is managed by Edward L. Shugrue III, CEO of Talmage, LLC (“Talmage”).

The Fund’s objective is to provide investors with current income and capital appreciation consistent with the preservation of capital. Typically, the Fund’s investments will be floating rate, will have a 50% loan-to-value ratio, will be protected by debt and equity credit support and will have a remaining term of three to five years.

The Fund generates its returns primarily from the monthly current cash coupon of its investments. These returns may be enhanced through opportunistic trading and, for investments purchased at a discount, loan repayments at par. Under current market conditions, the Fund intends to invest primarily in floating-rate investments with coupons that typically reset monthly, however, the Fund may also invest in fixed-rate investments.

### Investment Emphasis

The Fund seeks to generate current income and capital appreciation consistent with the preservation of capital by investing in debt instruments that are secured, directly or indirectly, by income-producing commercial real estate assets, primarily in the United States.

Having closely observed and invested in the U.S. CRE Debt market for the past two decades and through multiple business cycles, we believe that the CRE Debt market remains significantly undervalued and frequently offers compelling opportunities.

Since the financial crisis of 2008, the approximately \$600 billion CRE Debt market, while gradually stabilizing, remains overlooked. The CRE Debt market is traded privately as opposed to on an open exchange, creating barriers to entry for new market participants and providing an opportunity to acquire well-secured, asset-backed and cash flowing CRE Debt often at discounts to face value.

Although periodic volatility in the CMBS market may temporarily impact the value of the Fund’s holdings, the Fund’s investment decisions are based upon a “yield-to-maturity” analysis. The Fund



expects to invest primarily in assets that can withstand short-term pressures and that will repay at par at maturity. If, however, a trading opportunity arises where an asset may be sold at an attractive price, we will do so. Finally, if investments repay ahead of maturity, our returns are typically further enhanced.

### **Investment Process**

The Fund's investment process is driven by a relentless focus on credit quality. Talmage, the Fund's sub-advisor, utilizes a dynamic investment process comprised of three interrelated components. The process has been refined over many years and is designed to provide key outputs: the strength of the credit, the appropriate pricing for the investment and the hold/sell strategy.

**Real Estate Due Diligence.** The process begins with the identification of the investment opportunity through Talmage's broad origination network. The analysis starts at the property level. The Talmage team of credit professionals has visibility on a large number of commercial real estate "touch points" through its existing investments. This information, combined with Talmage's well-established relationships with owners, lenders, leasing, sales, marketing and appraisal professionals, provides us with insight on all 50 states, in all asset classes and more than 5,000 properties. Often, the investment process stops at this juncture if the underlying property fails to satisfy the quality threshold.

**Capital Structure and Yield Analysis.** Should a property pass the asset quality test, we will then examine the capital structure and analyze the various yield scenarios associated with that investment in order to determine the price of the investment under consideration. Again, the Talmage team has a substantial advantage due to its considerable investment experience, having made in excess of \$10 billion of CRE Debt investments.

**Active Asset Management and Trading Capabilities.** Talmage continuously reviews all investments, including detailed asset reviews that include an analysis of leasing/occupancy levels, cash flows, market factors and the continued validity of the investment's investment thesis. The investment process is refreshed continuously with new market information. Talmage actively tracks more than \$250 billion of CRE Debt investments.

### **Portfolio Construction**

Securities become candidates for purchase when the CRE Debt possesses attractive investment characteristics and can be purchased at an attractive price.

Typically, an investment will have an average weighting of approximately 5%, however, the Fund may opportunistically increase a weighting for a security to greater than 5% if the Fund believes that the security has an exceptionally high expected return based on current prices.



The Fund is expected to hold 15-25 investment names at any one time. The strategy is a low turnover strategy and securities are typically held for three to five years.

### **Competitive Advantages**

**Market Intelligence and Due Diligence.** The Sub-advisor's loan portfolio, owned and monitored, gives us insight to over \$250 billion of real estate in all 50 states, in all asset classes and in more than 5,000 properties with a nationwide network of owners and investors as well as leasing, sales, marketing and appraisal professionals.

**Structuring and Workout Skills.** As a rated Special Servicer with over \$40 billion of successful workouts, recapitalizations and loan modifications, Talmage applies this experience to the selection of attractive CRE Debt investments for the Fund.

**Trading and Sourcing.** Talmage is actively trading CRE Debt regularly. We have a broad and well-established network throughout Wall Street's CMBS sales, trading and research groups that provides us with excellent transaction sourcing, intelligence and trade execution.

**Liquidity.** The CRE Debt market, despite being a private market, registers approximately \$1 billion of daily trading volume. Talmage's active participation in the CRE Debt market enhances the Fund's ability to execute its trades efficiently.

**Highly Experienced Team.** Since 2008, Talmage has invested in over \$2.7 billion of CRE Debt in more than 375 transactions. Talmage's team has been investing together since 2008 and has over \$40 billion of collective investment and workout experience in the CRE Debt market.



**To determine if this Fund is an appropriate investment for you, carefully consider the Fund's investment objectives, risk factors, charges, and expenses before investing. This and other information may be found in the Fund's summary and full prospectuses, which may be obtained by calling 888.564.4517, or by visiting the website at [www.riverparkfunds.com](http://www.riverparkfunds.com). Please read the prospectus carefully before investing. Additional information may be obtained by visiting the sub-advisor's website at [www.talmagellc.com](http://www.talmagellc.com)**

*The Fund will be structured as a closed-end "interval" fund. Interval funds, similar to open-end mutual funds, price their portfolios and publish their NAV daily. Investors wishing to purchase fund shares may do so daily at NAV. Unlike open-end mutual funds, shareholders may not redeem their shares on a daily basis. The Fund will make quarterly repurchase offers for between 5% and 25% of outstanding shares at NAV with no discount.*

*Mutual fund investing involves risk including possible loss of principal. In addition to the normal risks associated with investing, international investments may involve risk of capital loss from unfavorable fluctuation in currency values, from differences in generally accepted accounting principles or from social, economic or political instability in other nations. There can be no assurance that the Fund will achieve its stated objectives.*

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