



VETERAN REAL ESTATE INVESTMENT PROFESSIONALS LAUNCH 35 SOUTH CAPITAL AND ANNOUNCE FIRST PROPERTY ACQUISITION IN HOUSTON

New Company's Front Porch Fund Acquires Mixed-Use, Retail and Office Property in Sought After West University Place

HOUSTON, TX – June 7, 2021 — Newly formed real estate investment company [35 South Capital](#) has launched its inaugural fund, The Front Porch Fund, and acquired its first property: a two-story, 13,142 square-foot, mixed-use, retail office project at 3642 University Blvd., in the highly desirable West University Place neighborhood of Houston. The deal closed on May 26, 2021. Initially, 35 South Capital will collaborate with Michael Hsu Office of Architecture to modernize the fully leased building while improving its connectivity to the local community and adding to its strong tenant base.

35 South Capital was launched in 2021 by a quartet of real estate industry veterans with a long track record of accomplishments. John Morton will serve as Chief Executive Officer and brings over 20 years of experience to his role. Prior to helping establish 35 South Capital, he founded Triple Crown Investment Group, a family office and real estate investment company based in Houston. Triple Crown Investment Group was recently a Houston Business Journal Landmark Award finalist for its development of the Southside Commons building located at 4191 Bellaire Blvd., once the site of Palace Bowling Lanes.

“We’re Texans through and through, and by making the most of our connections and experience, intend to procure best in class real estate investments around the state,” said Morton. “Our collective knowledge in this sector will assist in identifying properties and projects with high ROI for our investors. And our unique set of skills will make for an effective, synergistic business strategy primed for a noticeable impact in the Lone Star State.”

Joining Morton is joined by three other co-founders: Chairman Steve LeBlanc, co-founder and Senior Advisor of CapRidge, a real estate investment company focusing on value office acquisitions; Chief Financial Officer John Anderson, co-founder of CJN Investments, a boutique private equity firm that invests in local businesses and real estate in the greater Houston area and throughout Texas; and Ryan Haley, Chief Operating Officer, who previously established Barbour Investments, a real estate development and investment company which focuses on boutique projects in Houston.

Together, 35 South Capital’s team has over 100 years of experience in all major product types leading publicly traded Real Estate Investment Trusts (REITs), large institutional investors, private equity funds, and development companies. 35 South Capital’s initial strategy for Front Porch Fund is to find real estate

projects located in Texas’s four major markets – Houston, Dallas/Fort Worth, Austin, and San Antonio – cities that lead the nation in job and population growth. The mission of 35 South Capital’s veteran team is simple: employ their experience to spot and act on market opportunities to bring the highest risk adjusted returns to their investors.

“We are four, like-minded entrepreneur partners with a long history of collaboration,” said 35 South Capital Chairman Steve LeBlanc. “It’s a natural next step for us to come together to build a Texas focused investment platform buoyed by the tailwinds of the Texas economy. We are looking forward to a bright future working together.”

Further information about the company and its executives can be found at: www.35southcapital.com.

MEDIA PHOTOS: [Dropbox](#) (Courtesy 35 South Capital)

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ABOUT 35 SOUTH CAPITAL

35 South Capital is a real estate investment company founded by four accomplished industry veterans in 2021. Our mission is to provide “best in class” real estate investment opportunities to our investors by leveraging our strong Texas-based relationships and designing creative solutions for complex transitions that maximize the potential for each asset. Our team's experience is critical in achieving optimal outcomes through an active approach to deal execution and asset management, focused on investing in the four major markets of Texas: Houston, Dallas, Austin, and San Antonio. For more information, please visit www.35southcapital.com.

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