

CONSTRUYENDO VALOR, NOW IN THE MIDWEST

Eleven years of tailor-made commercial and industrial development across Latin America — now building a Chicagoland platform of value-add strip retail and light industrial, anchored by the Pinewood Crossing acquisition in Gurnee, IL.

FIRM	Strata US / Strata REI LLC
FOUNDED	2014, Bogotá
MARKET	Chicagoland
FLAGSHIP	Pinewood Crossing
U.S. LEAD	Augusto Hurtado
WEB	strataus.net

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YEARS TRACK
RECORD

\$70M+

ASSETS DEVELOPED

540K+

SQUARE FEET BUILT

95+

REAL ESTATE UNITS

23+

COMMERCIAL
TENANTS

2

COUNTRIES

T-01 THE MIDWEST THESIS

BUY BELOW REPLACEMENT COST. LEASE TO ESSENTIAL SERVICES. REFINANCE ON STABILIZED INCOME.

Strata US targets neighborhood strip retail and light industrial in the Chicago suburbs — supply-constrained sub-markets where fully-leased centers trade well above the basis at which under-leased ones can be bought. The playbook is the one Strata has run for eleven years: fix the plant, lease to essential-service tenants, refinance on the higher appraised value.

- **Target assets:** 20–90K SF strip retail and light industrial, 40–90% leased at close, \$2–8M purchase price.
- **Markets:** Lake, DuPage, Kane and Cook County suburbs — 30–60 minutes from O'Hare, along I-94 / I-88 / I-90.
- **Tenancy:** medical, dental, orthodontic, fitness, quick-service dining, neighborhood services — recession-resistant, appointment-driven.
- **Structure:** sponsor co-invests; deals structured with capital partners and regional lenders; operated through Strata REI LLC.

P-01 SELECTED ACQUISITION RECORD

ASSET	PURCHASE	OUTCOME
LINDENHURST CENTER Lindenhurst, IL · Retail 85K SF	\$4.2M (2023) 42% leased	97% leased · refi appraisal \$12M
CENTERVILLE CROSSING Snellville, GA · Retail 22K SF	\$2.2M (2023) 55% leased	100% leased · listed \$5.5–6M
78 REGIONAL DR Concord, NH · Industrial 58K SF	\$4.5M (2023) 100% leased	100% leased · valuation \$6.2M
1519 E MAIN ST St Charles, IL · Industrial 47K SF	\$2.55M (2025) 54% leased	Stabilizing · projected \$5.6M

G-01 FLAGSHIP U.S. ASSET



1455–1475 N DILLEYS RD · GURNEE, IL · 31,800 SF ·
2.96 AC

PINWOOD CROSSING

Strip retail off I-94 in the Gurnee Mills corridor, anchored by Golden Corral and Prairie Orthodontics. Acquired at 87% leased; vacant bays whiteboxed and leased to 100%.

100%
LEASED

+37%
NOI GROWTH

+\$1.85M
VALUATION GAIN

S-01 LEADERSHIP

AUGUSTO HURTADO

PARTNER · U.S. LEAD

MBA, Wharton exec. ed. Leads Midwest sourcing, underwriting and deal structure from Chicago.

CAMILO ANDRADE

PARTNER

20+ yrs financial markets & real estate; Bancolombia, Citigroup NY.

JOSE REYES

MANAGING PARTNER

Founder, Strata (2014). 100+ units and 24 strip malls developed across Colombia.

J. JULIAN TAFUR

PARTNER

Build-to-suit for national brands: D1, Suramérica Comercial, Fitness 24 Seven.