



HUBERT STREET CAPITAL

Company Overview

ABOUT Hubert Street Capital

OUR FIRM

Hubert Street Capital (HSC) is a fully integrated real estate private equity platform with Asset Management, Project Management, Development, Design, Leasing and Property Management. With over 20 years experience based in NYC, HSC manages separate account vehicles targeting value-add investments. HSC's management team has relied on an investment philosophy and organizational structure that results in its investors uncovering special situations and getting to opportunities ahead of the market, while receiving an unmatched level of service, transparency and accountability. HSC maintains an unwavering commitment to put its investors needs first.

20+

Years Experience

\$500M+

Asset Value Over Last 7 Years

Asset Management

Project Management

Property Management

Development

Leasing

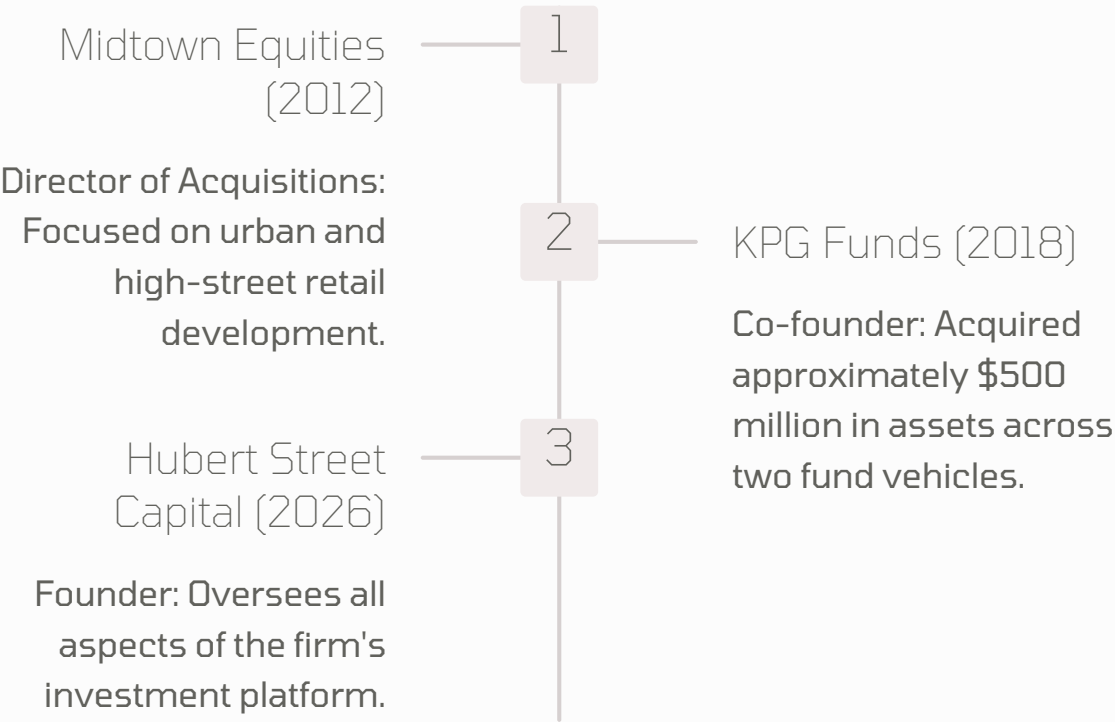
Design



ABOUT The Founder

Rod Kritsberg

Rod Kritsberg is the Founder of Hubert Street Capital. He oversees all aspects of the firm's investment platform, from sourcing and underwriting new acquisitions to development execution, leasing strategy, and capital partnerships. Rod's approach combines rigorous financial analysis with deep, street-level market knowledge to identify and execute high-conviction opportunities. Prior to founding Hubert Street Capital, Rod co-founded KPG Funds in 2014, an institutionally backed real estate investment platform that acquired approximately \$500 million of assets across two fund vehicles focused on high-street retail and boutique office investments. Earlier in his career, Rod served as Director of Acquisitions at Midtown Equities, an ultra-high-net-worth family office focused on urban and high-street retail development.



PROVEN Sponsorship - Select Assets



Howard X Crosby
2 Crosby Street NYC

Prime SoHo boutique office and retail redevelopment anchored by Rick Owens' flagship headquarters.



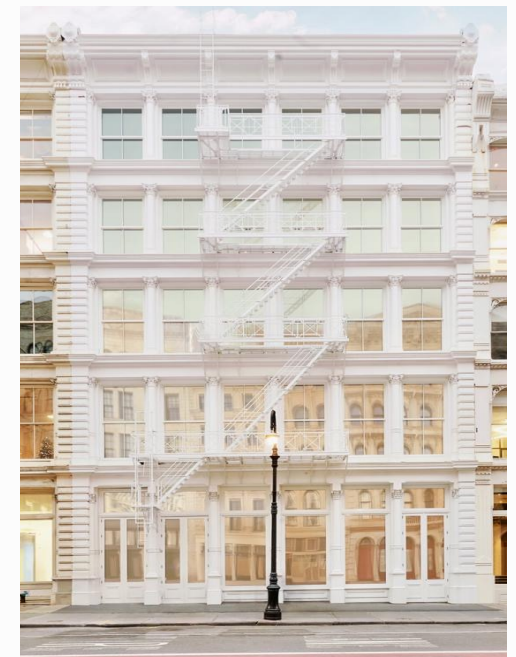
The Crosby
480 Broadway NYC

Luxury mixed-use redevelopment. Premier NYC retail corridor. Flagship retail and boutique office with a private Crosby Street lobby.



NoName
155 Spring St

Premier SoHo office asset with A+ office tenancy anchored by high-street retail on one of the district's most valuable blocks.



L'Atelier
446 Broadway

Record-setting boutique office and retail redevelopment featuring high-end finishes and ultra-luxury office suites.

PROVEN Sponsorship - Select Assets (Continued)



Le Gallerie

132 W 14th Street

Complete redevelopment of a century old nonprofit building into an ultra-luxury office asset. Transformed from obsolete to best-in-class.



141 EH

141 E Houston Street

Ground-up ultra-luxury, crypto-centric boutique Class A office building anchored by Solana Labs and the Flyfish Private Club.



Chambers

102 Chambers Street

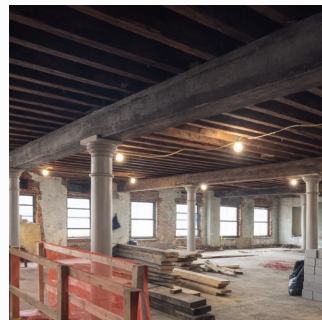
Highly visible, design-forward glass cube retail condo within a ground-up luxury development, long-term leased to a credit communications tenant.

REDEVELOPMENT ACUMEN

Hubert Street Capital specializes in acquiring and transforming architecturally and historically significant assets into ultra high end luxury product. We target underutilized, often landmark or legacy buildings in irreplaceable locations and unlock their full potential through thoughtful design, strategic redevelopment, and hands on execution. Our comprehensive approach consistently elevates physically important properties into iconic office, retail, and mixed use environments that drive exceptional value and superior returns for our investors.

AFTER

BEFORE



AFTER

BEFORE



PARTNERSHIPS & BANKING RELATIONSHIPS

Hubert Street Capital has cultivated deep, trusted relationships with leading financial institutions and strategic partners. Our track record of successful execution and transparent communication has established HSC as a preferred borrower and reliable partner. These relationships provide our investors with access to competitive capital and strategic resources that enhance value creation across our portfolio.

HSC BANK RELATIONSHIPS



HSC PARTNERSHIPS

