



INSIDE A COMPLETED POOL

DISTRESSED PROPERTY POOL · NEW YORK, NEW YORK ·
ACQUISITION THROUGH EXIT

A Distressed Asset Pool in New York, New York

Shore Acres Capital acquired a pool of distressed residential property across New York, New York, a high-barrier market. It was sourced through direct relationships with asset managers, municipal channels, and auction sources, acquired off-market and below replacement cost. The pool closed at a gain, with no leverage used against it.

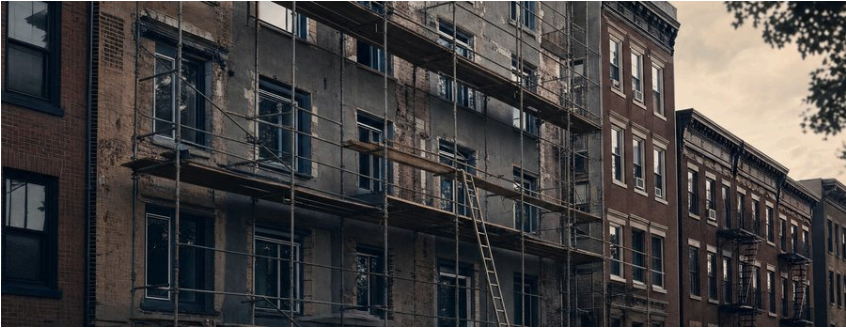
This is not opportunistic house flipping. It's institutional portfolio acquisition: sourcing distressed pools through channels most buyers can't access, then choosing the fastest, most capital-efficient exit for every

position. That means wholesale to other real estate firms when speed and capital velocity matter most, or renovation and retail sale when the underwriting supports the extra return. The pool is the strategy, not any single property in it.

Pool summary

METRIC	AMOUNT
Capital deployed (all-in)	\$1,903,869
Realized proceeds (exit)	\$2,698,888
Gross spread	\$795,019
Gross return on cost	~42%
Equity multiple (gross)	1.42x
Leverage used	None

Pool-level results on Shore Acres Capital's own capital, gross of the costs listed in the disclosures below. Individual asset detail is not disclosed.



Acquisition & exit strategy



Source.

Distressed, off-market residential property acquired across New York at a discount to value, sourced through direct relationships with asset managers, municipal entities, and auction channels, before it is ever broadly marketed.



Underwrite.

Every position in the pool is underwritten independently for its fastest, most capital-efficient path to exit.



Exit.

Most of a pool is sold wholesale to other real estate firms shortly after acquisition. That is the primary strategy, built for capital velocity. Where the underwriting supports it, Shore Acres renovates and sells at retail instead for the additional upside. This pool was fully realized at a gain, in months rather than years.

Why this works



Below replacement cost. Assets are acquired at a fraction of current construction cost, creating margin at purchase.



Off-market sourcing. Direct relationships with asset managers, municipal entities, and auction channels mean limited buyer competition, not bidding wars.



No leverage. This pool was owned outright.

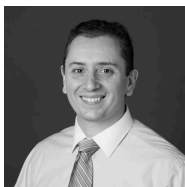
Leadership



Kenneth D'Anna

FOUNDER & MANAGING PARTNER

30 years acquiring and repositioning distressed real estate at scale. Deal flow comes through his direct relationships with asset managers, municipal entities, and auction channels, the kind of institutional access that surfaces distressed pools before they're ever broadly marketed.



Frank A. Deliessche, MSM, PMP

MANAGING PARTNER

Over 35 years of enterprise-scale operational and digital strategy experience. His tenure at Pfizer, where he led global brand governance across 70 countries, informs how the firm approaches investor communications, digital infrastructure, and operational discipline.

About Shore Acres Capital

Shore Acres Capital is led by Kenneth D'Anna, who has spent 30 years acquiring and repositioning distressed real estate at scale. Deal flow comes through direct relationships with asset managers, municipal entities, and auction channels, the kind of institutional access that surfaces distressed pools before they're ever broadly marketed.

Next step

This case study reflects one completed pool. If you're exploring how a debt-free approach to distressed real estate could fit into what you're already doing with your capital, we'd welcome a conversation. This isn't an offer to invest. It's a discovery call to see if it's a fit.

BOOK A CALL

Important disclosures

Investing in securities involves risk, including the possible loss of principal.

Realized results from prior principal activity, shown in gross dollars and excluding closing costs, financing, carrying costs, and taxes. Figures are unaudited and certain holds are approximate. Past performance is not indicative of future results. This material is for informational purposes only and does not constitute an offer to sell or a solicitation to buy any security.

This page is for informational purposes only. Any offer will only be made through definitive offering documents.

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