



ShoreGate
PARTNERS



ShoreGate Partners is a real estate investment,
asset management, and property management firm
located on the Eastern Shore of Maryland



ShoreGate Partners targets under-marketed multifamily and commercial real estate investment opportunities in the Mid-Atlantic area, generating predictable, double-digit, cash-on-cash returns.

Our Firm

We are seeking to build a portfolio of cash flowing assets for primarily family, close friends and a network of sophisticated investors who are looking for current cash flow distributions on a monthly or quarterly basis. We are targeting under-marketed multifamily and commercial real estate investment opportunities located in secondary markets with transaction values ranging from \$1M to \$8M. Our target properties typically generate stable, in-place cash flow upon acquisition, with the opportunity for superior current cash-on-cash returns upon the implementation of a value add strategy.

In order to achieve the upside potential, we rely upon several distinct competitive advantages: deal sourcing ability, local market knowledge, creative incentive structures, and reliable execution of a 100-Day Value Creation Plan. We are responsible for all aspects of the investment's life cycle, including acquisition, value enhancement, asset/property management, capital markets, dispositions, and risk management.

Our Investment Criteria



Geography

Secondary and tertiary markets located within the Mid-Atlantic states



Asset Type

Multifamily and warehouse/flex; other property types considered on a selective basis



Investment Size

\$1M to \$8M with the ideal size of \$2M to \$5M



Target Return

Superior cash-on-cash returns in excess of 10% per annum

Partners Overview



Justin Nonemaker

Partner

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Justin Nonemaker is co-founding partner of ShoreGate Partners, a privately held real estate company based out of Easton, Maryland. ShoreGate invests and manages a real estate portfolio for close family and friends with a wide range of holdings including commercial and multi-family properties located throughout the Mid-Atlantic.

Prior to founding ShoreGate Partners, Justin was a Managing Director of the New York and Mid-Atlantic region for Meritage Properties, a private equity firm focused on commercial real estate investment. He was responsible for the asset management of over 1.4 million square feet of office space spread over seven assets located in the New York City metropolitan area and greater Washington, DC. Prior to joining Meritage in December of 2005, Justin spent nearly four years with Goldman Sachs & Co. in downtown Manhattan, working within the Equities Division. Justin graduated from Colgate University in 2002 with concentrations in both Economics and Spanish.



Eric Zagorsky

Partner

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Eric Zagorsky is co-founding partner of ShoreGate Partners, a privately held real estate company based out of Easton, Maryland. ShoreGate invests and manages a real estate portfolio for close family and friends with a wide range of holdings including commercial and multi-family properties located throughout the Mid-Atlantic.

Prior to co-founding ShoreGate Partners, Eric was a vice president at Morgenthaler Private Equity, an investment firm focused on controlled buyouts of industrial and business services companies. Eric was a member of the investment team focused new investments, portfolio company management and new deal origination. Eric also served in two operations roles at a Morgenthaler Portfolio company as Director of Financial Planning & Operations and in an interim European management role. Before joining Morgenthaler in November of 2005, Eric spent over three years with JPMorgan in mid-town Manhattan, working with the Leveraged Finance Group. Eric graduated from Colgate University in 2002 with a concentration in Economics.