

# Conlon believes US offers real opportunities

LIBERTY Asset Management (LAM) is introducing the Conlon Real Estate Opportunities Fund, which is seeking to raise \$25 million of investor equity to fund real estate opportunities in the US, sourced and managed by Chicago-based Sean Conlon.

The Irish immigrant to the US, who founded Conlon & Co, is one of the USA's most colourful real estate entrepreneurs.

With almost 20 years experience in both Chicago and the broader US markets, he has established a track record in real estate investment and development across all asset classes including office, retail, shopping centres,

development sites (residential and commercial) and hotels.

In Conlon's opinion, 2008 looks set to offer the biggest opportunity for Irish investors to buy US real estate for decades. He also believes that the changing landscape of US market provides opportunities that weren't apparent until quite recently.

According to LAM this particular investment may be suitable for experienced investors who wish to diversify their portfolio.

Conlon invested heavily during the past two US recessions, in the mid-90s and more recently in 2001 and 2002. He also claims to be a great believer in the Warren

Buffet philosophy of being fearful when others are greedy and greedy when others are fearful. He feels that economic and property cycles are bottoming out, US interest rates are on the decline and with the Euro and Sterling at record levels against the dollar there are obvious opportunities.

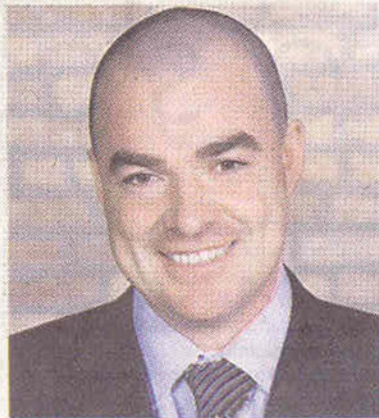
LAM says that this fund will use Conlon's ability to identify, negotiate and capitalise on high yielding real estate transactions. Targeting off-market opportunities that demonstrate the potential for superior returns is the stated primary focus. Both LAM and Conlon have committed to invest \$2.5 million equity to the fund.

Investments must be committed for the term of the fund which is seven years, with the intention to commence maturing the fund after five years subject to market conditions.

LAM says it has two off-market seed transactions already secured.

The targeted return for investors from the fund is over 20% Internal Rate of Return (IRR). Participation is open to self-administered pension funds and non-pension investors with the minimum investment being \$100,000.

For further information contact 01-636 2700 or visit [www.lam.ie](http://www.lam.ie).



Sean Conlon is urging people to invest in his US property fund.