



RiverPark Floating Rate CMBS Fund*

(RCRIX)

Overview

An Introduction to the RiverPark Floating Rate CMBS Fund

RiverPark Funds is excited to announce the launch of its most recent mutual fund, the RiverPark Floating Rate CMBS Fund (the “Fund”), which will be sub-advised by an affiliate of Talmage, LLC (“Talmage”). The Fund is a conversion of an existing private fund that has been managed by Talmage since its inception in 2010.

The Fund is expected to launch on September 30, 2016 with over \$50 million from the predecessor fund’s existing investors, including \$10 million from its portfolio manager, Edward L. Shugrue III. The Fund is our third fixed income fund and our first fund focused specifically on the commercial real estate sector.



The Fund will be structured as a closed-end “interval” fund. Interval funds, similar to open-end mutual funds, price their portfolios and publish their NAV daily. Investors wishing to purchase fund shares may do so daily at NAV in the same way investors would purchase shares of an open-end mutual fund. The shares will not trade on an exchange and will thus not be subject to any discount to NAV. Unlike open-end mutual funds, shareholders may not redeem their shares on a daily basis. The Fund will make quarterly repurchase offers for between 5% and 25% of outstanding shares at NAV, without any discount or repurchase fees.

The interval fund structure was chosen to allow the portfolio manager the freedom to execute his management strategy without the constraints of providing daily liquidity. We believe this will allow him to manage the cash position more efficiently and thereby potentially lead to more attractive returns than would be the case in an open-end-structure.

The Fund’s objective is to seek current income and capital appreciation consistent with the preservation of capital by investing predominantly in the approximately \$600 billion commercial mortgage backed securities (“CMBS”) market that is secured by income-producing commercial real estate assets predominantly in the United States.

RiverPark believes that the Fund provides a unique opportunity to generate mid-single digit income yields (based upon current coupons and purchase discounts) with both limited credit and interest rate risk and with a proven and experienced manager. RiverPark believes the Fund should be considered by investors looking to decrease their exposure to the risk of rising interest rates in



their fixed income portfolios and investors seeking non-correlated alternative investments that generate current income.

As has been the case since the predecessor fund's inception, in the current environment, the Fund expects to invest primarily in:

- Single asset/single borrower CMBS that are secured by **institutional quality** commercial real estate assets that we believe generally have better liquidity, transparency and sponsorship;
- Performing (non-distressed) assets supported by robust **in-place cash flow**;
- Investments that are protected by subordinate layers of debt and equity, with an average portfolio **loan-to-value ratio** or "LTV" of less than 50% (and with no single asset greater than 65% LTV) ; and
- **Floating-rate** instruments that reset monthly with short to medium term maturities (generally averaging three years), thus substantially reducing the interest rate risk of the Fund.

Talmage's investment process is a fundamental based "bottom up" approach that emphasizes due diligence of the underlying real estate, comprehensive capital structure and yield analysis, and active asset management. Talmage, which manages approximately \$1 billion in other real estate debt strategies, has access to extensive data points at every level of the commercial real estate sector. The Fund intends to buy and hold its investments (the predecessor private fund typically had turnover rates of less than 50%). The Fund will invest across the debt capital structure, with the majority of investments expected to be at or just below investment grade. Talmage believes that there are substantial inconsistencies in credit ratings providing opportunities for the Fund to use its extensive knowledge of the underlying real estate to generate attractive risk-adjusted returns.

Mr. Shugrue, the CEO of Talmage, has over 25 years of commercial real estate investing, lending and restructuring experience as an owner, lender and advisor. He founded Talmage and its predecessor investment business in 2003. From 1997 until 2003, Mr. Shugrue co-built one of the country's first commercial real estate mezzanine investment platforms in his capacity as the Chief Financial Officer of Sam Zell's Capital Trust, Inc. (NYSE: CT). From 1991 to 1996, Mr. Shugrue was one of four people responsible for turning around, taking public and selling RiverBank America, a New York bank. From 1988 through 1990, Mr. Shugrue was employed in the real estate group of Bear Stearns & Co. Inc. where he worked on principal, agency and securitization assignments.



Mr. Shugrue is a graduate of the University of Pennsylvania with a BA (honors) in political science and a degree from the Wharton School. Mr. Shugrue is a former governor of the Commercial Mortgage Backed Securities Association.

RiverPark believes strongly in investing alongside our shareholders. As of December 31, 2015 RiverPark principals had over \$35 million invested in the RiverPark Funds. Additionally, the Fund's portfolio manager and affiliates have invested over \$10 million in the Fund and other RiverPark principals will invest at the Fund's inception more than \$1 million.



To determine if this Fund is an appropriate investment for you, carefully consider the Fund's investment objectives, risk factors, charges, and expenses before investing. This and other information may be found in the Fund's summary and full prospectuses, which may be obtained by calling 888.564.4517, or by visiting the website at www.riverparkfunds.com. Please read the prospectus carefully before investing. For more information about Talmage, please visit the website at www.talmagellc.com.

Mutual fund investing involves risk including possible loss of principal. Bonds and bond funds are subject to credit risk, default risk and interest rate risk and may decline in value as interest rates rise. High yield bonds involve greater risks of default or downgrade and are more volatile than investment grade securities, due to the speculative nature of their investments. Securities backed by commercial real estate assets are subject to securities market risks similar to those of direct ownership of commercial real estate loans including, but not limited to, declines in the value of real estate, declines in rental or occupancy rates and risks related to general and local economic conditions. There can be no assurance that the Fund will achieve its stated objectives. The Fund is not diversified.

Talimco, LLC, a Registered Investment Advisor subsidiary of Talmage, LLC is the named sub-adviser.

The RiverPark Floating Rate CMBS Fund is distributed by SEI Investments Distribution Co., which is not affiliated with RiverPark Advisors, LLC, Talmage, LLC, or its affiliates.

** This material has been updated. Please note this Fund launched as the RiverPark Commercial Real Estate Fund. The name and certain characteristics of the Fund changed effective 3/10/2017.*