

FRICS • CFA • 24 YEARS INSTITUTIONAL EXPERIENCE

# Your Portfolio Has Scaled. Your **Operations** Haven't.

Process engineering and technology implementation for commercial real estate and infrastructure portfolios—delivered by someone who has managed \$750M+ in institutional assets.

[Schedule a Consultation](#)[Our Approach](#)

**24** Years Institutional Experience

**<100** Global FRICS+CFA Holders

**4×** Market Benchmark Returns

## THE OPERATING CONSTRAINT

# Portfolio Growth Is Outpacing Operational Capacity

### **Manual Processes Consuming Strategic Resources**

Your investment professionals spend 60% of their time on data reconciliation, administrative workflows, and reporting tasks that should be systematized. Deal velocity has accelerated, stakeholder reporting requirements have intensified, yet operational infrastructure remains largely unchanged.

### **Technology Investments Delivering Minimal ROI**

You've committed significant capital to "enterprise solutions" that remain underutilized because they don't align with your actual workflows. Implementation teams lack real estate domain expertise, and vendors struggle to translate operational requirements into functional systems.

### **Competitive Disadvantage from Process Inefficiency**

While your team manually aggregates market intelligence and portfolio analytics, institutional peers with optimized workflows are identifying opportunities 3-4 weeks earlier. This timing gap directly impacts deal flow, investment performance, and stakeholder confidence.

### **Unclear Path to Process Modernization**

Technology consultants promise transformation without understanding lease economics, portfolio rebalancing mechanics, or infrastructure asset management fundamentals. You need expertise that bridges institutional real estate operations and technical implementation.

Without operational optimization, you face a fundamental constraint: **accept margin compression** as processing costs rise relative to AUM, or **risk failed implementations** that consume capital without delivering efficiency gains. Meanwhile, competitors with modern operations continue to expand their performance advantage.

#### PROVEN CAPABILITIES

## Institutional Experience. Technical Execution.

Tenebrus Capital brings 24 years of commercial real estate and infrastructure portfolio management, combined with enterprise systems implementation—a skillset held by fewer than 100 professionals globally who maintain both FRICS and CFA designations alongside technical credentials.



### Business Process Optimization

Systematic workflow redesign that eliminates repetitive tasks while maintaining compliance and audit trail requirements. Clients typically achieve 40-50% reduction in processing time with measurable improvements in data accuracy and regulatory adherence.

\$10K – \$150K+



## Technology Strategy & Implementation

Strategic roadmaps that align system investments with portfolio objectives—not generic IT recommendations. We translate operational requirements into technical specifications that vendors can execute, preventing costly misalignment between purchased capabilities and actual needs.

\$15K – \$100K



## Institutional Training Programs

Practical capability building delivered through 1-2 day workshops tailored to real estate operations. Focused on immediately applicable tools for lease analysis, market research, and portfolio monitoring—no computer science background required.

\$3.5K – \$18K



## Market Intelligence & Feasibility Analysis

Advanced analytical capabilities that would require weeks of analyst time to compile manually. We combine quantitative methods with deep sector knowledge to deliver actionable insights for acquisitions, development decisions, and portfolio optimization.

\$10K – \$100K

#### ENGAGEMENT PROCESS

## From Assessment to Implementation—A Structured Approach

1

### Operational Assessment

45-minute consultation to understand your portfolio composition, current workflows, and efficiency constraints. We identify immediate opportunities and strategic optimization pathways. No fee, no commitment required.

2

### Strategic Planning

We document existing processes, evaluate optimization opportunities, and develop an implementation roadmap with quantified ROI projections. You have complete clarity on scope, timeline, and expected outcomes before any capital commitment.

3

### Execution & Integration

Our team designs and deploys optimized workflows that integrate with your existing systems—no wholesale platform replacement

required. Typical engagements range from 6 weeks (focused training) to 6 months (enterprise-wide process reengineering).

4

## Knowledge Transfer & Sustainment

We don't simply deliver systems and disengage. We train your team, monitor performance metrics, and refine workflows until target efficiency levels are achieved. You retain full ownership of the systems and the expertise to operate them.

### TRACK RECORD

## Institutional Results Across Public and Private Portfolios

**141%**

#### PORTFOLIO RETURNS

4× market benchmark (141% vs. 35%)  
through disciplined asset management  
and systematic rebalancing

**50%**

#### PROCESSING EFFICIENCY

Reduced operational workflow time by  
half while improving compliance  
adherence across 900+ properties

**\$5M+**

#### COST RECOVERY

**\$750M+**

#### AUM EXPERIENCE

Identified and captured millions in operational inefficiencies through systematic analysis

Institutional-scale portfolio management across 204,000 acres of commercial and infrastructure assets

**FRICS** Fellow, Royal Institution of Chartered Surveyors

**CFA** Chartered Financial Analyst    **Columbia** AI & Machine Learning Certificate

**Stanford** Machine Learning Specialization

## Explore Operational Optimization for Your Portfolio

Schedule a 45-minute consultation to assess how process optimization can reduce operating costs, accelerate decision cycles, and create sustainable competitive advantage.

[Schedule Consultation](#)

[Review Capabilities](#)

✓ No-fee initial consultation

✓ Zero commitment

✓ Actionable recommendations

# Tenebrus Capital

Operational optimization and technology implementation services for commercial real estate and infrastructure portfolios.

Led by Reggie Chan (FRICS, CFA), we combine 24 years of institutional investment experience with technical execution capabilities to deliver measurable efficiency improvements.

## SERVICES

Process Optimization

Technology Strategy

Training Programs

Market Intelligence

## INDUSTRIES

Commercial Real Estate

Linear Infrastructure

Private Equity

Public Sector

## CONNECT

Schedule Consultation

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