



TOM DELAHANTY, CCIM
PRINCIPAL

Jacksonville, FL

T - (904) 900-2131

F - (904) 512-0245

SKYPE - T.Delahanty

WHATSAPP - (57)3144599269



*"We exist to help our partners
realize their long-term goals....
they make it possible for us to
realize ours."*

Formed in 2004 as a platform to join with savvy investors; enabling them to directly invest in larger real estate projects for its passive income benefits, perhaps otherwise out of reach to them. Blue Sphere's role as General Partner has successfully generated stable returns for its partners and investors over the last 12 years.

Blue Sphere serves and advises several high net worth individuals, foreign and domestic, who invest domestic and abroad in real estate as they look to diversify their portfolios and earn better risk adjusted returns. We would be pleased to do the same for you.

EXPERIENCE & BACKGROUND

Tom Delahanty, a CCIM member since 1997, is principal with 27+ years of real commercial estate experience and participation in approximately \$850 million in completed acquisition/sales transactions since 2000, Mr. Delahanty is a proven industry veteran. Areas of expertise include real estate sectors including office, retail and focused development projects.

Prior to founding Blue Sphere, Mr. Delahanty was Florida Director of Acquisitions for a Florida REIT. It was at this REIT where he specialized in portfolio and single asset acquisition, economic analysis, due diligence, sales and leasing of retail properties throughout Florida.

Since leaving that environment and forming Blue Sphere, Mr. Delahanty has been fortunate to utilize the skills learned to acquire the Deerfield Plaza in Orlando.

FOCUS

Investing requires patience as well as foresight, individual leadership as well as partnership, honest communication in an atmosphere of mutual respect. Combined these principals set the parameters for business relationships. It is the commitment and focus of these principals, that during this past decade of real estate investment turmoil, Mr. Delahanty has managed to shepherd his partner's investment and return stable and on projection distributions to his partners. This stability is byproduct of our personal commitment to the success of our partners. Which keeps the focus on what's most important; growth and preservation of investor's capital.

DEAL SOURCING

We are focusing on well trafficked properties within residentially dense markets, for which our investment selection criteria is simple;

- Economic stability of the marketplace
- Good positioning within its market
- Good access and parking
- Longevity and stability of cashflow