

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

**REQUEST FOR ACTION**

**Subject:** Alternative Assets Commitment

**Action Requested:** Approval of MDH Fund II, L.P.

**Background and Summary:** We recommend a commitment of up to \$20 million from the Long Term Portfolio to MDH Fund II, L.P., offered by an Atlanta, GA, based manager that invests in industrial warehouse and distribution properties located primarily in the southeast and southwest United States and in Texas.

Founded by Jeff Small, Jr. and Michael Pelt in 2005 as a successor company to a fifty-year-old family-owned industrial property development firm, MDH Partners ("MDH") specializes in acquiring, developing, and managing industrial and logistics real estate. The firm has in-house development and construction expertise as well as in-house asset management expertise.

MDH's deep networks and its reputation for being a reliable transaction partner have contributed to a substantial amount of proprietary deal flow over time. The team's investment discipline and its excellence in execution has led to unusually strong performance over an extended period of time. This commitment offers the Long Term Portfolio the opportunity to invest alongside an experienced team in an attractive strategy.

Respectfully submitted,



Kevin P. Hegarty  
Executive Vice President and  
Chief Financial Officer

February 2021