

Case study

How helping **PEG Companies**
launch an Opportunity Zone
Fund started a long-term
relationship





Vistra supported the launch of an Opportunity Zone Fund, **ensuring compliance with complex regulations** and recommending a cost-efficient yet optimal technology solution. This has led to Vistra now administering four of PEG's funds.

Overview

Client: PEG Companies

Industry: Real Estate

Location: United States

Founded in 2003, PEG is a vertically integrated real estate investment firm focused on opportunistic and value-add opportunities across the US. Known for its creative and well-executed real estate developments, PEG has grown to be a full-service real estate platform with in-house investment, development, construction, asset management, commercial property management, and hospitality management teams. PEG's US\$2.4B AUM includes multi-family residential, single-family rental communities, student housing, office, mixed-use, and hospitality across 29 states and two Canadian provinces.

The friction

Since its inception in 2003, PEG Companies had launched standalone entities with its joint venture partners that it manages in-house. In 2018, it raised its first closed-ended PERE Fund with external investors, which was outsourced to a local fund administrator.

In 2019, PEG was focused on raising an Opportunity Zone Fund. As a new product, PEG recognised the need to review existing investment frameworks and identify a capable fund administrator with the ability to effectively manage the fund.

Cost and relevant experience were a key drivers for PEG when choosing an administrator. Critically, Opportunity Zone Funds come with a distinct set of regulations for both managers and investors, something that PEG had limited experience and knowledge of.

Our solution

PEG contacted Vistra regarding outsourcing fund administration for the Opportunity Zone Fund, outlining their preferred approach. From the outset, Vistra was able to assist in establishing the fund, handling necessary investor onboarding, and ensuring regulatory compliance within cost parameters.

Where Vistra added real value was in making a compelling case for the use of the Investran platform, which would not only deliver on all digital requirements, but would do so in a more cost-effective manner.

Vistra's overall approach from day one was to be flexible, cost conscious and provide recommendations on best practices as well as on technical accounting matters. As a result, we have assisted PEG with further fund launches, which have attracted institutional investors, and now provide fund administration services for four active funds, including full-scope accounting services, investor services and year-end services.

The progress

- PEG had peace of mind that specific regulations related to Opportunity Zone funds were met
- Specific cost parameters were also met, especially around technology, ensuring the original fund launch was completed to budget
- Vistra continues to deliver and provide recommendations for best practices that will enable PEG to be efficient across all funds, even those not administered by Vistra
- Our team has a deep understanding of PEG's funds and their needs, so we are truly an extension of their business

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funds now administered

\$441 million

assets under management for four funds

199

investors



Services provided

Fund Administration

Regulatory Compliance

Investor Onboarding

Accounting

Investran Implementation



“Having managed the vast majority of our own funds over the years, turning to an external provider was a large decision and we had very specific requirements for the fund and expectations of the third party. **Vistra delivered on all counts** and their knowledge has benefitted PEG beyond simply the funds they administer.”

John Hart

Senior Controller PEG Companies

Contact us

For more information [get in touch.](#)

[vistra.com](https://www.vistra.com) 

About Vistra

Here at Vistra, **our purpose is progress**. As a close ally to our clients, our role is to remove the friction that comes from the complexity of global business. We partner with companies and private capital managers along the corporate and private capital lifecycle. From HR to tax and from legal entity management to regulatory compliance, we quietly fix the operational and administrative frustrations that hamper business growth. With over 9,000 experts in more than 50 markets, we can accelerate progress, improve processes and reduce risk, wherever your ambition takes you.