



Santa Barbara County Employees' Retirement System

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**DATE:** March 22, 2023 **Agenda Item #3**  
**TO:** SBCERS BOARD OF RETIREMENT  
**FROM:** SBCERS Investments  
**RE:** **2023 Private Real Estate Strategic Plan**

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***Recommendation***

That the Board of Retirement receive and approve the 2023 Private Real Estate Strategic Plan presented by Principals Elizabeth Bell and Natalie Fitch.

***Summary***

The reports cover the direction of the Private Real Estate (“RE”) portfolio for calendar year 2023 including commitment pacing and strategic targets.

Hamilton Lane will commit \$65-\$85M during 2023 to maintain the Private Real Estate target allocation of 10% of SBCERS’ total plan assets. Commitments will focus on closed end funds offered by existing managers while evaluating new and complimentary manager opportunities. Hamilton Lane will look to reduce core exposure closer to 55% of the overall Real Estate portfolio. New commitments to Value-Add and Opportunistic managers will shift the tactical property type allocation to within the ranges established in the Board of Retirement’s Investment Policy. Continued focus on primary geographic exposure to North American, funds targeting developed markets exposure will also be considered. Rebalance property-type exposure by reducing industrial and reallocating to other asset types.

***Attachments***

- SBCERS 2023 RE Strategic Plan