

The result wasn't magic, just discipline.

“Those outcomes did not come from a single blockbuster deal or a bet on rising prices. They flowed from a series of quieter decisions about where to buy, how much to pay, and how much risk to take on.”

“We're seeing a lot of opportunity to take advantage of a dip in the market, and we can be very opportunistic by buying some of these properties.”

— Josh Will

“Our differentiator is that we wanted to be opportunistic and have diverse holdings.”

— Josh Will

“I think that we are the next big thing in private real estate, and we have a very compelling story for portfolio managers and investment advisors.”

— Josh Will

VIRTUS
DIVERSIFIED
REIT

DISCIPLINED.
OPPORTUNISTIC.
CASH FLOW
FOCUSED.

JOSH WILL
President
Virtus Diversified REIT

Green Street News

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Q+A: Virtus' Josh Will has his eyes set on a \$250m portfolio - and soon

The REIT, which looks outside primary markets, has several acquisitions in the pipeline



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AUGUST 22, 2025



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Virtus Diversified REIT Capitalizes on Market Dislocation with Opportunistic Investment Strategy



Written by:
Steve Marcinuk

Date:
16 Jul 2025

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Written by:
Chris Caggiano

Date:
14 May 2026

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CASH FLOW OVER SPECULATION



PATIENCE OVER TIMING



OPPORTUNISTIC ACQUISITIONS

