



Acquisition Criteria for Investment Opportunities

Property Type:

Value-Add, Distressed, Lease Exposure (*A story that describes how you make your money on the investment. We're open to hear what you're thinking.)

**Office, Industrial (Land & Buildings), Multi-Family
Single Asset or Portfolios
Single Tenant or Multi-Tenant
Class "B" and "C" Quality**

Price:

**\$5 million minimum with no maximum
Preferred size is \$10 million or higher**

We Prefer:

**Vacant – Partially Vacant
Stabilized with Upside Potential
Under Performing and Mismanaged
Projects with Excess Land Included
Well Located Areas – Major Markets, or their MSA's (Sunbelt preferred)
California, Arizona, Texas, New Mexico, Nevada**

Project Size:

20,000 square feet – 1,000,000 square feet

Financing:

Ability to close with all cash for the right property – offers not subject to financing.

Will consider existing financing on case-by-case basis