

## 2018 INVESTMENT CRITERIA

**Our Clients** have successfully acquired over \$700 million worth of assets since 2014 and we are actively seeking core plus, value added and development investment opportunities that meet the following parameters:

**Transaction Size:** \$20,000,000 - \$400,000,000

**Investment Types:**

- **Core Plus - Single Tenant Long Term Net Leases**
- **Value Added - Minimum 50% occupancy**
- **Development/BTS - Minimum Equity size of \$20 million and up**

**Property Types:** Office / Industrial, Retail and MOB.  
Prefer properties built in the year 2000 or newer

**Lease Type:** Prefer triple net (NNN) with contractual rental escalations. A minimum lease term of twelve (13) years for STNL properties is preferable.

**Tenant Financial Strength:** Investment grade rating (S&P rating of BBB or better) is preferred.

**Locations:** CBD and Suburban locations in First and Second Tier cities

**Closing/Pre-Sales:** Immediate close and also consider pre-sale opportunities on build-to-suit projects (funding to occur within 12-18 month time frame).

**Please forward submissions to:**

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# Acquisitions

## Continental Automotive Systems, Inc.

- 351,425 square foot Class A Headquarters building
- Chicago, Illinois
- Tenant is Continental Automotive Systems Inc.
- Thirteen-year Sale/Leaseback Transaction
- Purchased in September 2014
- Client is an International Investor

## FBI – Denver

- 206,176 square foot Class A Headquarters building
- Denver, Colorado
- Tenant is the GSA
- Sixteen year lease
- Purchased in July 2014
- Client is an International Investor

## GE North American Operations Center

- 339,678 square feet
- Cincinnati, Ohio
- Tenant is General Electric
- Fifteen year lease
- Purchased October 2016
- Client is an International Investor

## Lash Group Headquarters

- 247,824 square feet
- Fort Mill, South Carolina
- Tenant is Lash/Amerisource Bergen
- Twelve year lease
- Purchased in March 2016
- Client is a Foreign Investor

## Lenovo Enterprise Campus

- 485,536 square foot Class A Headquarter Campus
- Research Triangle Park in Raleigh Durham, North Carolina
- Tenant is Lenovo, Inc.
- Thirteen-year Lease
- Purchased in February 2015
- Client is an International Investor

## Saint-Gobain North American Headquarters

- 321,226 square feet
- Philadelphia, Pennsylvania
- Tenant is Saint-Gobain Corporation
- Fifteen-year lease
- Purchased in February 2016
- Client is an International Investor

