

# Retail Real Estate Investments

## Acquisition Criteria



We are principals who purchase retail properties or mixed use properties.

**Existing Portfolio** – We own 60+ freestanding and food anchored centers throughout New Jersey on highways, downtown CBD's, in urban and in high income areas. We are currently developing several mixed use projects.

**Areas of Interest** – All of New Jersey.

**Size** – Existing 5,000 square foot free standing buildings to 250,000+ square foot shopping centers. All properties must have a retail component of at least 50% of the gross leaseable area. Centers with substantial vacancies are the most desirable.

**Price Range** – \$1,000,000 to \$10,000,000.

**Financing** – We have the ability to close quickly with cash.

**How to Submit Sites** – Call us with the size of the building, historical income and expenses, an approximate idea of the selling price and the market rents and we can tell you immediately if the property is of interest.

**Commission** – We are principal buyers – you should strive to obtain your commission from the seller. However, we would not be opposed to paying you a fee or contributing to same in order to level the playing field towards acquiring the property so as to minimize competition. Send us your commission agreement; we welcome the opportunity to sign it.

**References** – Available upon request.

- Other** –
1. We prefer to purchase vacant buildings or convert industrial buildings to retail use (zoning permitting). We are not necessarily a “cap” purchaser. We prefer run down properties requiring substantial cash improvements towards renovation. Centers with substantial vacancies are most desirable.
  2. We are very aggressive and often pay top dollar for good real estate.
  3. We welcome properties with environmental problems or vacancies.
  4. We will purchase partial interests in existing partnerships.
  5. We have our own in-house counsel, accounting and property managers which allow us to close deals quickly. We are not acting as brokers and do not peddle properties to others – we are principals acting on our own behalf. Send us your commission agreement, we will sign it!

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