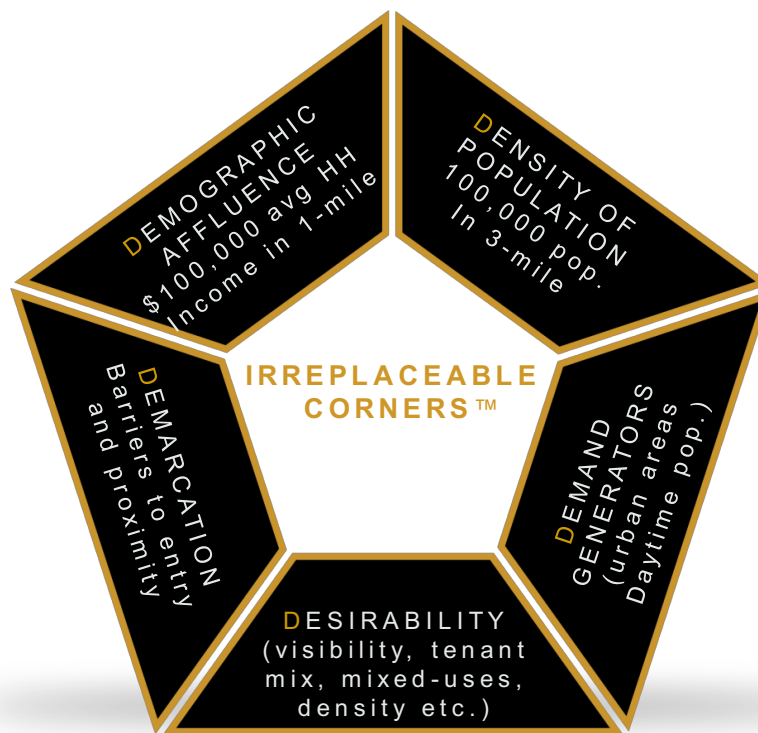


Investment Criteria

Locations:

- Urban, infill, retail-centric and mixed-use properties located within the major markets in Texas (Houston, Dallas, Austin, Fort Worth and San Antonio)
- Target:
 - Infill locations with 100,000 population within a three-mile radius
 - Incomes of over \$100,000 within a one-mile radius
 - Urban areas with multiple-demand generators such as office submarkets, universities, hospital districts, entertainment / tourism



Profile:

- \$3 to \$50 million; willing to assume in-place debt; capable of larger transactions with joint venture partners
- Will consider portfolios provided that each property fits the required locational attributes
- Desire a “value” story such as covered land value, redevelopment, mark-to-market rent opportunity, improve tenant mix, change of uses and other creative approaches to realizing highest and best use
- Return metrics are risk-adjusted to market



If you have a property you would like to submit, please send the following to both of the contacts below:

- Asking Price
- Address
- Site Plan
- Survey (if available)
- Rent Roll with lease commencement, lease expiration, rental amounts with bumps, expense treatment (i.e. NNN, gross, +E), and renewal options
- Sales Reports
- Historical Operating Statements (Last 3 Years and Year-To-Date)
- Argus File

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