

Property Inquiries

We desire urban, infill, community-focused retail and mixed-use properties located within the major markets in Texas (Houston, Dallas, Fort Worth, Austin and San Antonio). We focus on individual properties as well as portfolios of properties.

PROPERTY CRITERIA

Affluent, densely populated urban submarkets in major metropolitan cities.

Target:

- Infill locations with 100,000 population within a three-mile radius
- Average Household 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
- 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

DEAL SIZE & RETURN

- \$5 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
- Return metrics are risk-adjusted to market

PRODUCT TYPE

- We will consider mixed-use, retail, office, residential and service properties that contribute to the communities where they are located

STRUCTURE & TAX ADVANTAGE

- In addition to property purchases, we will provide structured debt and equity capital such as mezzanine capital, preferred equity and other creative ways to bridge a solution for your value proposition
- If you are an owner of an Irreplaceable Corner™ and would like to diversify your investment, we accept contribution of your property through a tax deferred contribution in exchange for ownership interests in one of our funds

Please contact us if you have properties that meet our criteria. We also offer the benefits of diversification and tax deferral if you would consider merging or exchanging your property into Fifth Corner. **Please contact:**

Tenel Tayar

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Tim Ng

Senior Vice President
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713.751.2311

INFORMATION TO SUBMIT

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
- Tenant Sales Reports
- Historical Operating Statements (Last 3 Years and Year-To-Date)
- Argus File (if available)