

## INVESTMENT PROFILE

- **Price Range:** \$2 million – \$30 million
- **Stabilized income-producing properties preferred**
- Will consider **Value-Add opportunities** with a compelling investment thesis
- **Sale-Leaseback transactions** are highly desirable
- **Target CAP Rate:** 7.50%+ (dependent on market and asset fundamentals)

## PRIMARY REAL ESTATE FOCUS



### TARGET MARKETS

- Triad (Winston Salem, Greensboro, High Point)
- Greater Charlotte area
- Greenville/Spartanburg (SC)
- Coastal Area (Wilmington to Myrtle Beach)

## ASSET TYPES OF INTEREST

### INDUSTRIAL/FLEX

- Class B/C warehouses or manufacturing facilities or flex
- Ceiling heights: 14'+ preferred

### RETAIL

- Strip centers and shopping centers
- Preference for national/regional anchor tenants
- High visibility locations with strong demographics
- Net lease structures preferred
- Stabilized or value add

### MEDICAL OFFICE

- Specialized medical-use facilities
- Examples: dental offices, plastic surgery centers, urgent care, outpatient facilities
- Preference for properties occupied by health systems or specialty users

### TRADITIONAL OFFICE

#### (LOWER PRIORITY)

- Suburban locations in strong submarkets
- Minimum 50% occupancy
- Presence of anchor or lead tenants required
- Access to existing amenities