

# Acquisition Criteria

L T INVESTMENT SERVICES

## 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)
- Columbus MSA
- Cincinnati MSA

## 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

Linville | Team Partners

COMMERCIAL REAL ESTATE

TO LEARN MORE ABOUT  
INVESTMENT SERVICES:

[Michael@LTPcommercial.com](mailto:Michael@LTPcommercial.com)  
336.830.9364

## WHY REFER OPPORTUNITIES TO LTP INVESTMENT SERVICES?

- **Quick and Decisive Underwriting**
- **Trusted, Experienced Partner**
  - Proven track record of smooth, creative deal execution
  - Deep market knowledge across the Southeast
- **Flexible Deal Structures**
- **Fully Capitalized**
  - Access to committed equity and debt sources
- **Quick Decision Making**
- **Buyer Rep Fee**



# Recent Acquisitions

L T INVESTMENT SERVICES



## 1310 Union Street, Spartanburg, SC

Office/Warehouse

Purchased:	2/27/2025
Sales Price:	\$3,186,500
SF:	30,000
Type:	Corporate Headquarters



## Clemmons Town Center

Class A, High Profile

Purchased	3/7/2025
Sales Price:	\$16,402,344
SF:	72,513
Type:	Shopping Center



## 1214-1216 S. Main Street, Kannapolis, NC

Sale-Leaseback

Purchased:	3/10/2025
Sales Price:	\$2,300,000
SF:	22,695
Type:	Flex-Retail



## 4722 & 4724 Northgate Blvd, Myrtle Beach, SC

Office

Purchased:	4/23/2025
Sales Price:	\$1,160,000
SF:	7,788
Type:	Office



## 5100-F Kilgore Avenue, Hampton, VA

Class A, Retail

Purchased:	6/6/2025
Sales Price:	\$3,380,000
SF:	31,854
Type:	Retail



## 2031 S. Centennial Ave, Aiken, SC

Corporate Office

Purchased:	9/11/2025
Sales Price:	\$7,810,000
SF:	52,800
Type:	Office



## 1604-1616 S. Main Street, Lexington, NC

Retail/Warehouse

Purchased:	10/24/2025
Sales Price:	\$4,600,000
SF:	112,374
Type:	Retail



## Peninsula Town Center, Buildings G & H

Class A, Retail

Purchased:	11/5/2025
Sales Price:	\$16,975,000
SF:	146,000
Type:	Retail

Curious what else we've done? Register to explore past deals and what's coming next.

