
ACQUISITION CRITERIA

Strategy for Multi-Tenant Properties:

- ◆ Our multi-tenant strategy is to acquire “turn-around” properties, which are undervalued and can be purchased below replacement cost. The properties should be those to which value can be added by assumption of development risk, lease-up risk, market repositioning, property rehabilitation or change of use. Properties should have income growth potential.
- ◆ We are not passive investors. Therefore, we are **not** interested in multi-tenant properties which are fully leased at market rents.

Strategy for Single-Tenant Properties:

- ◆ We are interested in properties that are leased to single-tenants on long-term triple-net leases, or properties that we can buy and leaseback to corporate users on long-term leases.
- ◆ We will also develop build-to-suit facilities for single-tenant users, and lease the property back to the user on a long-term net lease. Leases can be custom designed to suit the long-term needs of the tenant.

Property Types and Locations:

- ◆ For *multi-tenant* properties that match our strategy, we are interested in all types of properties, i.e., industrial, office, retail and multi-family. Minimum value is \$2 Million. We are only interested in acquiring multi-tenant properties that are located in the States of California, Arizona and Washington, with a strong preference for Southern California properties.
- ◆ For *single-tenant* properties we are interested in industrial, office or retail. Leases preferably should be net leases, without landlord responsibility, with a minimum term of 15 years. Minimum value \$1 Million. No maximum. Locations anywhere in the United States in major metropolitan areas.
- ◆ We will also consider portfolios of properties that match our strategy, or portfolios of notes that are secured by properties that match our strategy.

Contact: Gary A. Aminoff

e-mail: gaminoff@aminoff.com

or: acquisitions@aminoff.com