

Acquisition Criteria

- Notes or Fee Interests
- Existing office buildings – built after 1980 preferred
- Single, free-standing buildings or portfolios
- Excellent suburban locations
- Value-add opportunities; vacancy of 15% or more; poor leasing and management, marketing or deal making, etc.; some curable obsolescence.
- \$5 million to \$20 million per building transaction size
- Multi-tenant properties with traditional flexible floor plates; must accommodate various tenant sizes.
- Other commercial property will be considered

Underwriting Terms

- Short due diligence and closing schedules
- All cash closings through existing Lines of Credit
- Ability to assume existing debt
- Complete confidentiality and discretion

Broker Benefits

- Pace acts solely as a principal
- Broker firms referring properties will have priority for leasing and management

Preferred Property Locations

- Midwest Markets
 - Columbus
 - Indianapolis
 - Kansas City
 - St. Louis
- Southeast Markets
 - Charlotte
 - Jacksonville
 - Orlando
 - Raleigh
 - Nashville
 - Tampa
 - Washington, D.C.
 - Palm Beach County
- Southwest Markets
 - Austin
 - Dallas
 - Ft. Worth
 - San Antonio

*Other markets in these regions considered.

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