



Investments for growth >

ACQUISITION CRITERIA

2024



# CREIT Acquisition Criteria >

## 01 Asset Types >>>

### Multi-Tenant / Single-Tenant >

#### Industrial:

- Distribution, Manufacturing, Warehouse, Flex/Showroom, Lab
- Self, Cold, and Outside Storage

#### Retail:

- Infill Open Air Neighborhood and Power Centers (Grocery and/or Discount Anchor, Daily Needs / Services Focus)

#### Net Lease:

- All Asset Classes
- Structured Sale Leaseback
- HQ and Mission Critical Use

#### GSA / Medical / Specialty

- High Credit Tenancy / Mission Critical Locations
- Medical Certificate of Need (CON) States Preferred

## 02 Investment Size >>>

Single-Tenant: Typically starting at \$15MM+

Multi-Tenant: Typically starting at \$25MM+

Portfolios typically \$50MM+. Assets that fall below minimums stated above will be reviewed opportunistically.

## 03 Geography >>>

### Primary / Active Management >

- Top 25 MSA
- Concentrated focus on AZ, CA, CO, MN, NV, OR, TX, and WA

### Secondary / Net Leased With Less Than Five Tenants >

- Top 50 MSA
- Focus on demographic growth factors and high barriers-to-entry / supply

## 04 Investment Period >>>

### Term Varies / Typically 10 Years+

- With a focus on the long term, we implement value-add strategies for strong returns and dividend durability, while opportunistically disposing of assets based on property and market considerations, aligning our capital deployment with favorable market conditions.

## 05 Deal Types >>>

### Core + / Value-Add:

- Durable dividend and strong total returns
- Excess land or vacancy lease up
- Operational mismanagement

### Structured Credit

- First trust deed
- B-note participation
- Mezzanine
- Preferred equity

### Co-GP / Joint Ventures:

- Sponsors with successful track record
- Asset type agnostic, sponsor w/ expertise
- Ability to sell, hold, or recapitalize

### Development:

- Preferred built-to-suit
- Forward commitment opportunity
- Structured credit



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