

# INVESTMENT PARAMETERS

***Investment Classification:***

High core-plus, value-add and opportunistic

- ▶ Direct property investments
- ▶ JV structures and recapitalizations
- ▶ Note purchases
- ▶ Purchases out of a bankruptcy, foreclosure and deed-in-lieu

***Total Fund Size:***

\$200 million programmatic joint venture with BayNorth Capital

***Property Types:***

- ▶ Office (including medical)
- ▶ Industrial
- ▶ Flex
- ▶ Retail
- ▶ Mixed-Use (including multi-family residential, hospitality and parking)

***Property Characteristics:***

Properties with the following profiles will be considered:

- ▶ Class A, B or C
- ▶ Low occupancy
- ▶ Redevelopment/Renovation opportunities
- ▶ Property repositioning
- ▶ Functional obsolescence
- ▶ Near-term expirations
- ▶ Below market rents
- ▶ Properties with additional FAR

***Deal Size:***

Targeted total capitalization of \$10 - \$40 million.

Total capitalization can include acquisition price, leasing capital and base building or redevelopment capital required to complete the strategic plan.

Notwithstanding, deals ranging from \$6 million to \$75 million will be considered.

***Geographic Criteria:***

The expanded Midwest from Kansas to New Jersey and Minnesota to Georgia with concentrations on primary, secondary and tertiary markets. A secondary focus includes the Carolinas, Colorado, Texas, Arizona and the southwest.

***Please send information for investment opportunities to:***

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