



Firm Introduction



Professional Accomplishments

Greg St. Clair is the Principal and founder of St. Clair Commercial Real Estate. He brings over 30 years of experience in all facets of commercial real estate from acquisitions, asset and property management, development, redevelopment, and dispositions. Since forming SCCR in 2016, the firm has acquired over 2 million square feet of value add opportunities deploying both high net worth private capital and institutional investments. In addition to direct investments, SCCR has active fee asset management engagements and offers a full range of consulting services to select clients.

About SCCR

St. Clair Commercial Real Estate (SCCR) is a diversified real estate investment company that seeks opportunistic and value add projects in Southern California, Texas and other Southwestern markets. SCCR focuses on the acquisition of industrial, office and multifamily assets. SCCR has established financial relationships that provide unparalleled access to both private and institutional capital, allowing the firm to pursue both smaller middle market properties as well as larger individual and portfolio acquisitions and development projects. SCCR has the expertise and in-house capabilities to deliver strong risk adjusted returns.

In addition to direct acquisitions, SCCR offers a full range of consulting services:

- Fee asset and portfolio management
- Valuation Analysis
- Equity and Debt Solicitation
- Acquisition Due Diligence
- 1031 Exchange Analysis
- Estate Planning and Trust Administration

Mission Statement

Our mission is to...

Build a significant portfolio commercial assets, located in growth markets throughout the Western United States.

Provide our investment partners with competitive investment returns, clear and transparent communication, and the ability to grow and protect their wealth through investments.

Deliver best in class service that is built on a foundation of experience trust, dedication and a passion for what we do

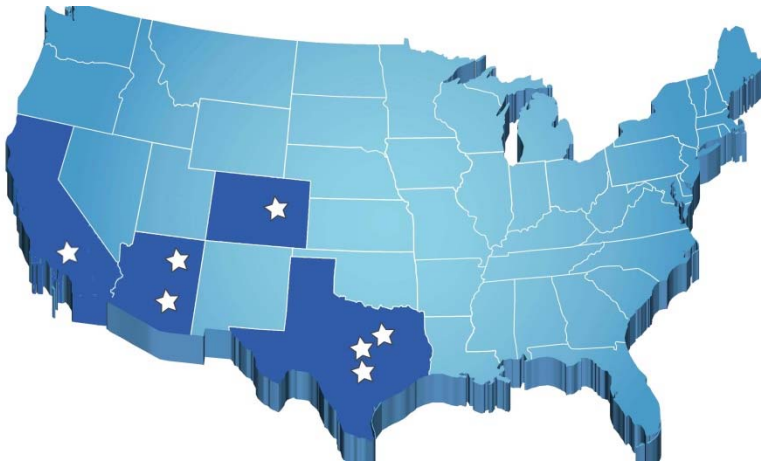
Create a fun, enriching, and positive working environment for our investors, team members, and operating partners .

Acquisition Methodology

SCCR is not limited by traditional thinking often prevalent in the real estate industry. We are truly entrepreneurial and have the capital relationships that allow us to pursue a broad range of opportunities. For each property we pursue we look for the “Story” – a reason why the property makes sense to purchase, and a niche that will allow us to provide a successful investment.

Investment Size: Individual properties from \$2.5M to \$50M. Portfolio acquisitions up to \$200M

Target Markets



- California** *Infill Los Angeles Submarkets, Orange County, San Gabriel Valley, Inland Empire, Ventura County and San Diego*
- Texas** *Austin, Dallas, Houston and San Antonio*
- Arizona** *Phoenix and Tempe*
- Colorado** *Denver and Surrounding Suburbs*

Property Types

Multi-Tenant Industrial, including small and mid-bay properties and business parks.

Multi-Tenant Flex and Value Office, including properties that have a combination of office and research/development areas, and single-story suburban office.

Industrial Development Sites, in submarkets where we are currently active and can develop big-box distribution or last mile fulfillment centers.

Portfolio Acquisitions, seeking multiple properties that will allow us to achieve scale

Key Considerations

- Target infill areas of growing markets
- Targeting properties that are underutilized, poorly managed or have below market rents. Will consider vacancy and willing to accept lease-up risk and construction upgrades
- Will consider adaptive re-use of older facilities and redevelopment opportunities
- Actively seeking industrial development sites and joint venture opportunities.
- Investment opportunities will be available for brokers, managers and principals
- Ability to close “All-Cash” and provide a surety of close on all transactions that we pursue

Property Types

[Industrial and Flex](#)

[Value Office](#)

[Industrial Development](#)

Over three decades of proven, success in commercial real estate services.

Expanding your portfolio by building capital relationships with experience, dedication and trust.