

INVESTMENT CRITERIA



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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

Asset 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.

Target Markets

California *Infill Los Angeles Submarkets, Orange County, San Gabriel Valley, Inland Empire and Ventura County*

Texas *Austin, Dallas, Houston and San Antonio*

Arizona *Phoenix and Tempe*

Colorado *Denver and Surrounding Suburbs*

Key Considerations

- Focus on 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 available for brokers, managers and principals
- Ability to close “All-Cash” and provide a surety of close on all transactions that we pursue