

# Acquisition Guidelines

## You should know:

1. We act as Principals\*.
2. We are value-add investors.
3. We love stories. Tell us why the deal you are submitting is a fit for us.

Our investment philosophy is to increase NOI through a variety of deliberate strategies, including:

- Aggressive Leasing of Vacancies
- Rent Conversions to Market Rates
- Tenant Repositioning
- Property Redevelopment & Reuse
- Management Efficiency

## We like to invest in:

- Retail (Sweet Spot)
- Apartments
- Office
- Multi-Tenant Industrial

We like to spend \$1 to \$10 million per deal; our **Sweet Spot is \$2 to \$6 million.**

We like to be in the top 50 MSA's Nationwide. Must have at least 50,000 people in a 5-mile radius.

**To submit a deal, provide the following so we can promptly underwrite the deal:**

- The Story
- Property and Location Description
- Market/Demographic Information on The Area
- Sales Comps
- Lease Comps
- Photographs, Maps and Aerials
- Detailed Rent Roll
- Trailing 24 Month Operating Statement

## **Send Deals to:**

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