



## ACQUISITION CRITERIA

Combined Properties, Inc. ("CPI"), founded in 1984, is a \$1+ billion real estate operating company that specializes in the investment, development, and ownership of retail, residential, and mixed-use properties. CPI owns 43 institutional-grade properties comprising ~5 million SF and has \$1 billion of mixed-use development in the pipeline. With offices in Beverly Hills, CA and Washington, D.C., and in-house management, leasing, and acquisitions / development professionals, CPI can pursue the simplest or most complex real estate projects. Moreover, as private owners with entrepreneurial spirit, CPI is able to pursue acquisitions quickly and nimbly, without bureaucratic obstacles.

### Property Type

- Existing multi-family, class A & B, properties with value-add potential
- Individual assets and portfolios
- Core, core-plus, and value-add with potential for re-tenanting, lease-up, repositioning and redevelopment
- Ground-up development opportunities

### Location

- Southern California & Washington, D.C. Metro
- Well-located, in-fill locations; on or adjacent to major transportation arterials, public transportation, and "main and main" intersections

### Investment

- CPI can close all cash and assume existing debt; \$15M - \$44M

### Desired Submittals

Price, leasing plan, rent roll, trailing 12 month opex costs, debt information, photos, tenant sales, income and expense information, zoning, survey

### Brokers

We view brokers as the life blood of our business and are committed to work with all brokers that bring us both on-market and off-market opportunities with the highest level of professionalism.

## CONTACTS

### EAST COAST

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