

Sergi Enterprises, LLC
Acquisition Criteria
Multi-Tenant Office Properties

| | |
|----------------------------------|--|
| Purchasers: | Sergi Enterprises, LLC. We are acting as principals, not brokers. We may be represented by our subsidiary brokerage firm or outside representation on a case by case basis. Contracts executed by the company and assigned at closing to subsidiary single-asset entities owned by the principals. |
| Location: | Kane, DuPage, Cook, Lake, Will, DeKalb, Kendall, Kankakee, Grundy, LaSalle, and McHenry counties. May consider properties outside of market parameters on a case by case basis. |
| Market Characteristics: | No negative population growth, we prefer diverse employment base, and a steady trend in household incomes. |
| Property Profile: | Preferably 6,000 square feet or more but smaller may be considered on a case by case basis. Must be freestanding structures, (no condos or TIC arrangements) independent properties, that are not part of a larger community, park, or association unless the entire “park” is included in the offering. |
| Value Add: | We prefer underperforming properties, including low-occupancy, deferred maintenance, high expense profiles etc. These are typically C grade or occasionally lower end B grade properties. Special consideration will be given to properties with expansion or turnaround potential. Smaller local tenants and mixed use properties are acceptable. |
| Investment Grade: | Typically grade A or solid B properties that are stable and well performing. With a <i>minimum</i> of 1200-1500sf suite size. A form of “NET” lease (NNN, NN, or N) is preferred. |
| Age: | Open. |
| Price Range: | \$1.0 -\$10.0 million |
| Management: | Self Managed, fee management contracts evaluated on a case-by-case basis. |
| Financing: | Cash buyer; Existing loans can be assumed. |
| Due Diligence Deliveries: | We require actual operating numbers; no pro forma numbers will be accepted. A 3-5 year history is preferable. Current rent roll with copies of all leases and appropriate data. Copies of current survey, title report, mortgage documents (if applicable), photos, and area demographics. |
| Special Requirements: | Due to current market trends, properties below a 9% cap rate are unlikely to be qualified acquisitions. We will only purchase on actual performance, no pro forma pricing will be used. |
| Brokerage Fees: | Seller paid. |
| Offering Submission: | Email: property@sergienterprises.com Office: 312-784-7900 |