

Sergi Enterprises, LLC
Acquisition Criteria
Single/Multi- Tenant Industrial 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, Dekelb, 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 5,000 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, bulk distribution and light manufacturing properties, including properties with 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 flex space are acceptable.
Investment Grade:	Class A and B bulk distribution and light manufacturing buildings located close to major transportation hubs. Preference given to stable properties or portfolios with high occupancy, low short-term rollover and/or excess land for expansion. No environmental problems.
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. Sale/Lease-back situations may require additional due diligence. 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 Submissions:	Email: property@sergienterprises.com Office: 312-784-7900