

Sergi Enterprises, LLC
Acquisition Criteria
Multi-Tenant Retail 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 8,000 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 may be acceptable.
Investment Grade:	Typically grade A or B properties that are stable and well performing. Special scrutiny will be given to tenant industry mix.
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 10% 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