

Sergi Enterprises, LLC
Acquisition Criteria
Single Tenant Office/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 a diverse employment base and a steady trend in household incomes.
Property Profile:	Single-Tenant. Owner or Tenant occupied. Preferably 6,000 square feet or more but smaller may be considered on a case by case basis. Must be freestanding, (no office condos) independent properties, that are not part of a larger community, park, or association.
Value Add:	Vacant properties may be acceptable. We prefer underperforming properties showing deferred maintenance, high expense profiles, requiring capital improvements and/or modernizations 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. "Flex" office/industrial space acceptable.
Investment Grade:	Typically grade A or solid B properties that are stable and well performing. A form of "NET" lease (NNN, NN, or N) is preferred, and NNN is ideal. "Flex" office/industrial space acceptable.
	Preferred Tenant Type: Retail: National Credit Tenant, e.g. Walgreens. Local tenants will be considered on a case by case basis. Office: Legal, government, medical, professional. Local tenants acceptable.
Age:	Open- If occupied, a <u>minimum</u> of 3-5 years remaining on current lease.
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 Submissions:	Email: property@sergienterprises.com Office: 312-784-7900