

# ACQUISITION CRITERIA

## Geographical Preference

<u>Southern California</u>	<u>Greater Seattle/Tacoma</u>
Greater Los Angeles Basin	Seattle Close-in
San Bernardino	Kent Valley
Riverside	Tacoma/Fife
South Bay	Eastside
Open to other So Cal locations	Snohomish

## Property Types

<u>Southern California</u>	<u>Greater Seattle/Tacoma</u>
Multi-tenant Industrial	Multi-family/Apartment
Warehouse/Distribution	

Only class A or B

## Transaction Size

<u>Southern California</u>	<u>Greater Seattle/Tacoma</u>
\$4 Million - \$40 Million	\$7 Million - \$25 Million

## Property should have a story to tell

<u>Industrial</u>	<u>Multi Family</u>
Below market rents	Short leases
Deferred maintenance	Condo quality
Long term ownership	Special Location
Poor management	
Above-average vacancies	
Opportunity to demise, add square footage, or re-tenant	
Other opportunities to create higher cash flow	

*"We protect  
Introducing Broker  
Fees."*

*Granite Peak is aggressively  
pursuing new acquisitions and  
anticipates purchasing \$150 million  
in assets in the next  
12 months.*

*We primarily focus on \$4-\$40  
million industrial and apartment  
properties but will consider other  
property types that match the diverse  
investment needs of our clients.*

*We act as principals on our  
acquisitions so the listing broker who  
brings us their properties receives  
both the listing and buyer side of the  
commission.*

*Please contact us with anything you  
feel is relevant to our acquisition  
criteria.*

## CONTACT INFORMATION

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