

# BlackGate

## BUYING NEIGHBORHOOD SHOPPING CENTERS THROUGHOUT THE US

### ACQUISITION CRITERIA

- Buying Value-add and Stabilized unanchored/ shadow-anchored strip centers
- Secondary and tertiary US Markets
- Local and regional tenants
- 15,000- 75,000 SF
- Good access/ visibility/ traffic
- Price: \$2MM-\$15MM
- MSA Population: 50,000- 3MM



### VALUE-ADD METRICS

- Significant upside available
- Occupancy: 50% or higher
- Price: Less than \$150/ SF
- Will consider assets with significant renovation needed

### STABILIZED METRICS

- Some upside available through leasing vacancies or improving rents
- Occupancy: 85% or higher
- Cap Rate: Greater than 8%



### THE BLACKGATE ADVANTAGE

- Will pay broker/ finder's fee for off-market properties!
- 85+ years of combined experience in strip retail
- \$50MM+ purchased in last 5 years