

## STERLING VALUE ADD PARTNERS III (SVAP III) ACQUISITION CRITERIA

### CHARACTERISTICS OF OUR TARGETED VALUE-ADD RETAIL REAL ESTATE INVESTMENTS INCLUDE:

- Major market MSAs
- In-fill locations, 75,000 people in 3 mile radius
- Potential for significant income growth
- Real estate fundamentals more important than credit of tenants
- Below market rents
- Redevelopment opportunities
- Unique opportunities
- Loan originations and/or workouts
- Deal size: \$10 million to \$1 billion
- Individual deals and/or portfolios

**TRANSACTION REFERENCES AVAILABLE UPON REQUEST.**

**MORE THAN**  
**\$500**  
**Million**  
**OF BUYING POWER**

## PRIMARY TARGET MARKETS

SVAP III's fully discretionary capital will be deployed in primary target MSAs shown below.

