

ACQUISITION CRITERIA



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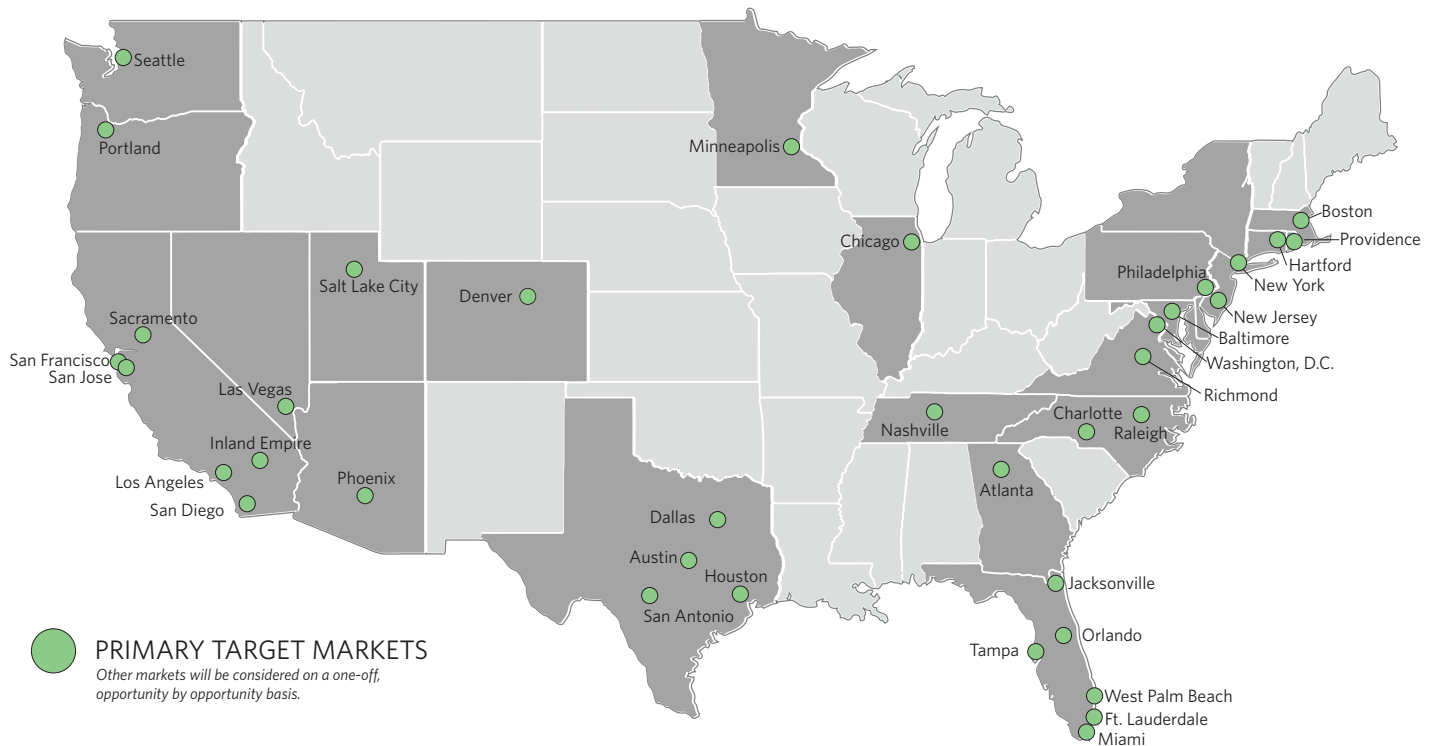


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Sterling Organization is actively seeking retail shopping center investment opportunities and has over \$1 billion of buying power across various investment strategies.



VALUE-ADD RETAIL

- Major markets within the United States
- Acute focus on real estate fundamentals

- Open air shopping centers with potential to add value over time (3 - 7 years)
- Primarily targeting grocery-anchored and power centers
- Open to unique/structured opportunities
- Assets with potential for repositioning and/or redevelopment
- Special situations, loan originations and/or work-outs

CORE GROCERY-ANCHORED

- Core/stabilized grocery-anchored shopping centers
- Well-leased, stable, predictable, cash flowing assets with market-dominant grocers featuring strong sales and reasonable health ratios

CORE POWER CENTERS

- Individual deals and/or portfolios
- Infill locations ripe for growth

- Core/stabilized market-dominant power centers
- Well-leased, stable, predictable, cash flowing assets with multiple strong performing anchor box tenants