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Active Buyer Requirements

To Purchase	Property Type	Location	Price Point	Notes
	1031 Gas/ Service Station	New England	\$ 20 Million + (will consic	Downleg Closing End of Year
Investment Properties	Property Type	Location	Price Point	Notes
Investment	Dark Grocery Stores or Grocery Conversion	MA/Ri/CT/Southern NH	n/a	20,000 sq ft +
Investment	Industrial/Land	North Of Boston/West of Boston	n/a	30,000 sq ft + 22' clear span ceiling height. Prefer larger buildings
Investment	Hotel Development Site	Massachusetts	n/a	raw land or entitled
Investment	Office	Massachusetts	n/a	Add value office. Core locations
Investment	Retail/Multi Family	Cape Cod, MA	n/a	add value by development/repositioning
Investment	Medical	MA/RI/CT	\$750,000 - \$5 mm	Credit Tenant with long term leases
Investment	Multi Family	RI/Southeast MA	\$1m - \$3 m	Small apartment buildings 10 units + - No 3/4 family style
Investment	Multi Tenant Retail	MA	Up to \$3.5 mm	Mixed credit OK
Investment	Multi Tenant Retail	Southeast MA/RI	Up to \$1.5 mm	Mixed credit OK
Investment	Self Storage	Massachusetts	n/a	Entitled site or law land
Investment	Multi Tenant Retail/Multi	Texas/Midwest	n/a	Dallas Based - Add value/development opportunities
Investment	Sale Leaseback or Flex Warehouse	MA/FL	n/a	short term leases OK - prefer below market rents
Investment	Retail/Gas Sites	East Coast	n/a	Focus on corner locations. 1.5+ Acres minimum. Gas
Investment	Retail	Florida	\$2mm +	non anchored - add value
Investment	STNL Retail	Within Route 495/MA	n/a	Long term, credit tenant
Investment	Multi Family	Southern NH/Northern MA	\$750,000 +	prefer add value - stabilized OK if not neg leverage
Investment	Multi Family	25 Miles of Leominster	n/a	50 + Units or more
Investment	Mixed Used	Boston/Cambridge/Somerville	n/a	B/C Class infill. Also
Investment	Self Storage	Massachusetts	n/a	Existing facilities only. 25,000 + rentable sq ft
Investment	Hospitality/Industrial	Portsmouth, NH/Seacost	n/a	stabilized/add value
Investment	Multi Family	Connecticut	n/a	non profit - seeking affordable housing properties
Investment	Industrial/Land	FL/TX/NC & SC	n/a	development/reposition
Investment	Multi Family	Brookline	n/a	Residential Development/Condo Conversion
Investment	Grocery Anchored	East Coast/Mid West/South East	N/a	Grocery Anchored 90% Occupied - Credit
Occupier Services	Property Type	Location	Price Point	Notes
Occupier Services	Mixed Used	Bristol County, MA	Up to \$1 mm	Seeking Multi Tenant Mixed Use/Office/Retail
Occupier Services	Retail/Office	Southern, MA	Up to \$2mm	High Traffic, Highly Visibility
Occupier Services	Car Wash	New England	N/A	20,000 + VPD. 1+ acres ideally
Occupier Services	Coffee / Drive Thru	Central FL/Tampa Bay	N/a	Newer concept seeking to purchase
Occupier Services	Warehouse/Flex	MA 24/140/495 Area	Up to \$2 mm	15,000-30,000 sq ft. Warehouse with some office ideal.
Occupier Services	Gas Station	Massachusetts	n/a	Independant locations. 2.5-3x multiple on sales
Occupier Services	Event Spaces	Massachusetts	n/a	150 + guest event facilities with real estate
Occupier Services	Auto Repair	Massachusetts	n/a	Business with or without real estate

