



LOS ANGELES · CHICAGO · GREENWICH

GRIFFIN CAPITAL

ACQUISITION CRITERIA

Griffin Capital, a rapidly-growing, Los Angeles-headquartered real estate investment company, has substantial capital available for immediate investment in high quality office and industrial assets valued from \$20-100 million located in major U.S. metro markets. We have a proven track record, close quickly with no financing contingency, and are targeting stabilized assets to add to our current 7.0 million square foot portfolio located in 13 states. We have acquired 13 projects totaling approximately \$500 million of assets over the past 24 months and intend to acquire an additional \$500 million in the next 12 months. We cooperate with, and protect brokers. For more information, see our criteria below and visit our web site at www.griffincapital.com.

We are aggressively seeking to acquire additional properties pursuant to the following investment criteria:

- Location:** Major U.S. metropolitan areas, including both primary and select secondary markets, but excluding tertiary (remote) locations; markets should be stabilized or recovering in terms of real estate fundamentals (rental rates, occupancy levels, etc.)
- Transaction Size:** \$20-100 million
- Property Types:** Single and multi-tenant office, flex, warehouse distribution, and mixed-use commercial properties and multi-family residential
- Quality/Appearance/Grade:** Institutional-quality construction; Class A to B+ grade with significant “curb appeal” (i.e., attractive, modern and functional appearance)
- Single Assets vs. Portfolios:** Single assets strongly preferred; select portfolios will be actively considered
- Occupancy/Rent Roll:** Current occupancy of 80% or higher, stabilized or increasing, with a manageable lease rollover schedule
- Tenant Base:** Strong credit quality (national or regional tenants) preferred
- Leverage/Encumbrance:** Strongly prefer properties with no mortgage debt in place, but will consider leveraged properties on a case-by-case basis
- Broker Cooperation:** We cooperate with, protect, and compensate brokers that bring us high quality acquisition opportunities (preference given to “off-market” solicitations)

Submit Properties to:

Western U.S.

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Eastern U.S.

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