



REPUBLIC PROPERTY COMPANY

Acquisition Criteria

Republic Property Company is an Atlanta based, private real estate firm focused on acquisition and development of high quality, well-located industrial properties.

Republic Property Company is actively seeking sale lease-back, opportunistic and value-added industrial property acquisitions in the Southeast, South-central, and Midwest sections of the U.S. Republic is currently considering the acquisition of individual properties, or portfolios, in the range of \$3.5-\$60 million per transaction.

Republic is an all cash buyer with fully discretionary money. We are willing to consider the purchase of assets with vacancy, existing debt and properties encumbered by curable environmental issues.

Republic's investment criteria are as follows:

Property Types

- Bulk Distribution, Light Industrial and Office/Warehouse
- Buildings From 100,000 to 300,000 S.F.
- Clear heights from 24' to 36'
- Tilt-up concrete or precast construction
- Building age: not more than 20 years old
- Single or multi-tenant
- Up to 20% office finish

Target Markets

Republic is focusing on investments in national and regional distribution hubs in the Southeast, South-central and Midwest sections of the United States. The following are the targeted markets:

- Atlanta
- Chicago
- Dallas
- Indianapolis
- Jacksonville
- Nashville
- Orlando
- South Florida
- Tampa

Transaction Size

\$3,500,000 minimum transaction size up to \$60,000,000.

Transaction Types

Fee simple ownership is preferred, but Republic will consider other ownership and financing structures. We will actively seek the purchase of short-term, long-term and partial leasebacks of individual property, as well as value-add opportunities and selective equity investments to recapitalize existing joint ventures.

Yield Requirements

The yield requirements vary based on tenant credit, location, lease terms, physical attributes, and will be commensurate with market conditions.

Property Submittals

Our preference is for a complete offering package. Republic has a flexible acquisition program with the ability to react quickly to all investment opportunities. Although not an exhaustive list, the following submission information is requested:

- Argus Models
- Current Rent Roll
- Site Plan/Survey
- Floor Plans
- Location Maps
- Lease Abstracts
- Existing Financing Information
- Physical Description
- Tenant Financial Statements
- Operating Statements

Contact

Jerry Daws (404) 975-5200 Ext. 23

Rawson Daws (404) 975-5200 Ext. 25

Seth Morris (404) 975-5200 Ext. 27