



CLARITY OF PRINCIPLES, CLARITY OF DESTINATION, CLARITY GROUP

WITH  
**50**

MILLION COMMERCIAL  
PROPERTIES IN THE  
UNITED STATES

AT A VALUE OF

**\$6**

TRILLION FOR ALL  
DOMESTIC COMMERCIAL  
REAL ESTATE PROPERTIES

**How many  
deals do you  
need this year?**

## THE CHALLENGE

**Not enough qualified deal flow for your firm to acquire.**

Right or wrong, property owners are proud of their commercial real estate. Because of this they often seek a price that is either out of line with the market or out of line with your acquisition criteria. These so-called deals quickly become real skinny and distasteful, for you, the buyer.

## THE SOLUTION

**High quality, off-market opportunities, in your axe and in your inbox.**

Having prequalified deal flow from a trusted source is ideal. Clarity Equity Group provides this using our proprietary network of property owners and business connections. Clarity finds—and performs—tabletop underwriting of commercial real estate before teeing up the deal for your firm to acquire.

---

## ABOUT CLARITY

For serious property buyers who have a specific axe in commercial real estate, Clarity will find and tee up properties for acquisition. This prequalifying of deals will speed up your firm's acquisition timeline and get another set of eyes out in the market for you.

We are not agents or brokers. We are property owners just like you!

We won't send you an 18 megabyte, proforma-filled OM that has been picked over by thousands of other buyers—just to clog your inbox in the process. You will get only what you are looking to acquire.

We move quickly, professionally, and decisively, and we work exclusively with people like us.

# FAQs

## Aren't you cherry-picking the best for yourself and leaving me with the leftovers?

No. We have the discipline to know that we aren't buyers of all property types in all MSAs. We have a strict diet of asset types and locations ourselves. But this certainly doesn't preclude us from sending deal flow to other smart professionals.

## What MSAs and asset types do you work in?

We source deal flow nationwide in the four main food groups: office, industrial, retail, and multifamily.

## What's the cost to me? And what is in it for you?

There is no upfront cost or risk to you or your firm. You are committed to nothing. Clarity will collect a small fee for putting the deal together at close of escrow. Our remuneration will be explained and agreed upon clearly before any paperwork is signed.

## CAPITAL PLACEMENT

Clarity is also excited about placing capital in your acquisitions. We provide debt and equity to the four food groups (office, industrial, retail, and multifamily) in Tiers I, II, and III MSAs nationwide. Ticket sizes for debt start at \$2 million and for equity at \$1 million.

Clarity Equity Group's sweet spot for commercial real estate is value-add and stabilized properties, purchased at a great basis, between \$3 million and \$25 million. We can go higher for compelling opportunities.



### ABOUT SETH WILSON, OUR MANAGING DIRECTOR

Seth S. Wilson is the Managing Director of Clarity Equity Group, LLC, a well-funded and highly regarded real estate solutions provider of both stabilized and value-add commercial properties. Clarity operates nationwide in deal flow, consulting, capital formation and placement, private debt syndication, and arbitrage of commercial assets.

Seth also cofounded Clarity Management Group, LLC, that specializes in property management of 80+ units in multifamily properties in the Kansas City MSA with \$65 million in AUM.

As an officer in the US Air Force, Seth continues to serve part-time in the Missouri Air National Guard where he pilots the C-130 Hercules. He is a four-time combat veteran.

Seth wrote the best-selling book *Real Estate Flight Plan: A Combat Pilot's Guide to Navigating Real Estate Success*. Contact us for a free copy or buy it on Amazon.com

**Tell us what's in your wheelhouse and let's start a mutually beneficial, long-term relationship with Clarity Equity Group. Call us at (816) 945-8181.**