



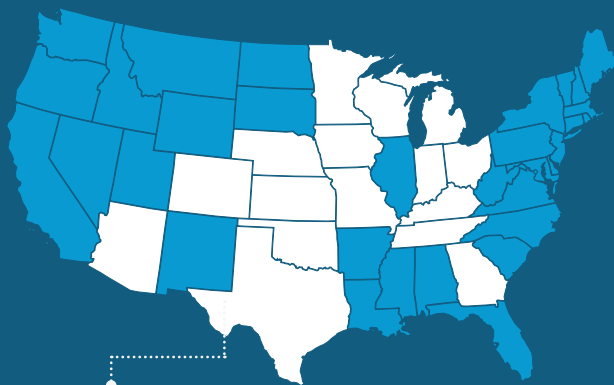
# Office Property Wanted

Clarity Equity Group in association with Foutch Brothers is acquiring distressed office properties in the central states. The team has more than 20 years of experience in this space with properties valuing more than \$400mm.

The team has multiple equity backers and a credit facility ready to close on office properties that meet the below criteria.

## ACQUISITION CRITERIA

- ✓ Down-on-their-luck office properties located in CBDs or suburban markets
- ✓ 100,000ft<sup>2</sup> and larger
- ✓ Strong, growing local demographics
- ✓ Bank owned property is okay
- ✓ Current tenants are okay
- ✓ Complete vacancy is preferred
- ✓ Historic properties built before 1975 are preferred.
- ✓ Known hazardous conditions (lead, asbestos) are okay



**Central States:** Missouri, Kansas, Minnesota, Wisconsin, Michigan, Indiana, Ohio, Kentucky, Tennessee, Oklahoma, Texas, Colorado, Arizona, Nebraska, Iowa, Georgia

## HOW WE DO BUSINESS

There is a lot of talk about office properties lately. It takes a deft owner and operator to make these properties viable again.

The experience of our team has been proven.

This intimate understanding of office properties allows you surety of closing—without you or the seller being strung along in the process.

Once you present a property, we will quickly perform table top due diligence to see if this is a property we can acquire. From there we are happy to sign an NDA to look at the following information: floor plans, MEP, engineering, Phase I, ALTA and parking situation. If the above information shows that this property is a good candidate, we will visit the site and will make an offer based on the information collected.

**We aren't going to waste your time or ours in the process by putting assets under contract that we can't close on.**



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