

Clearwater Real Estate Investments

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ACQUISITION CRITERIA

Clearwater Real Estate Investments is a nationwide buyer of first mortgage debt secured by commercial real estate. Our priority is to identify and acquire debt secured by properties with low to moderate risk, stable cash flow, and reasonable certainty of value preservation.

We compensate and protect cooperating brokers. For more information, please see our acquisition criteria below and visit our website at www.clearwaterrei.com.

Debt Acquisition Criteria

- ✓ First Mortgages only
- ✓ Non-Performing
- ✓ Incoming producing commercial real estate secured
- ✓ Purchase Price: \$500k to \$5mm
- ✓ Geographies: Nationwide with the exception of the Rust Belt. Western US is preferred
- ✓ Property Type: Office, Retail, Light Industrial, Multi-Family, Hospitality, Assisted Living
- ✓ Property Grade: Class A and Class B Properties
- ✓ Current occupancy of 50% or higher, stabilized or increasing, with a manageable lease rollover schedule
- ✓ Other Attractive Considerations
 - NNN Leases
 - Credit Tenants
 - Annual Rent Increases
 - Assumable Financing under Tenant In Common Structure
 - Newer (1980 and newer) properties with minimal deferred maintenance