

# STERLING VALUE ADD PARTNERS III ("SVAP III") Acquisition Criteria



STERLING  
ORGANIZATION

Characteristics we seek in our targeted **VALUE-ADD RETAIL** real estate investments include:

- Major market MSAs
- In-fill locations, 75,000 people in 3 mile radius
- Potential for significant income growth
- Real estate fundamentals more important than credit of tenants
- Below market rents
- Redevelopment opportunities
- Unique opportunities
- Deal size: \$10 million to \$1 billion
- Individual deals and/or portfolios

**MORE THAN  
\$1 Billion  
OF BUYING POWER**

SVAP III's fully discretionary capital will be primarily deployed in target MSAs shown.

