



Aurora City Square, Aurora, CO



Shops at Metropolis, Plainfield, IN



Gables of Avon, Avon, IN



Copley Center, Schaumburg, IL



Lake Zurich Corners, Lake Zurich, IL



Division Place I & II, St. Cloud, MN

Core Acquisitions specializes in acquisitions and development that utilizes our expertise in entitlements, construction, property management, asset management, underwriting and financing.

Our Acquisitions Typically Have The Following Characteristics

Deal Criteria

Between \$2 – \$30 Million of project cost and 10,000 to 200,000 Square Feet

Value add component through lease up, hands on management, or construction of new buildings

Stabilized retail assets

Development of Multi-Tenant and Single Tenant freestanding buildings

Re-tenanting and Re-positioning of out of date and vacant retail assets

Strong location, robust retail market, with solid fundamentals of quality demographics, traffic, visibility and co-tenancy

Deal Profile

Core Plus – Typically these projects are longer term holds (5-10 years) and have good existing cashflow and tenant base, with the opportunity to increase value over time.

Value Add – Implement our aggressive business plans for each asset along with our execution capability. Our goal is to maximize returns to our capital partners.

Development – Outlot development and build-to-suits for our national retail clients. Our focus is on convenience oriented small shop users, often significantly pre-leased, that are manageable projects and have shorter term life cycles than multi-phased institutional projects.

Tenancy

National, Regional, and Strong Local Tenants

Properties that have a “story”

We have bought notes, bank REO, and re-capitalizations of distressed projects as well as traditional acquisitions.

Markets

Illinois, Wisconsin, Indiana, Colorado, Ohio and Minnesota

Recent Track Record Highlights (2013-2016)

Property Name	Date Acquired	Sq Ft	Project Value	Strategy	Major Tenants
Division Place I & II, St. Cloud, MN.	October, 2016	127,000	\$16,500,000	Core Acquisition – Operate	TJ Maxx Starbucks
Outlot Development South Elgin, IL	March, 2016	8,500	\$3,000,000	Ground Up Development	Panera Bread Mattress Firm
Gables of Avon Avon, IN	February, 2016	140,000	\$20,000,000	Core Acquisition – Operate	Ashley Furniture Aldi
Mid Oak Plaza Midlothian, IL	October, 2015	60,000	\$5,300,000	Lease Up	Charter Fitness White Castle
Shops of Metropolis Plainfield, IN	September, 2015	187,000	\$13,000,000	Core Acquisition – Operate	Burlington Coat Factory The Room Place
Copley Center Schaumburg, IL	April, 2015	70,000	\$12,000,000	Core Acquisition – Operate	The Room Place Fruitful Yield
Aurora City Square Aurora, CO	August, 2014	140,000	\$14,000,000	Core Acquisition – Operate	Chuck E Cheese JoAnn Fabrics
Champaign Town Center Champaign, IL	January, 2014	25,000	\$4,000,000	Core Acquisition – Operate	David’s Bridal America’s Best
Marley Creek Square Orland Park, IL	January, 2014	60,000	\$6,000,000	Note Acquisition – Lease Up	Jewel Osco Starbucks
Quentin Corners Palatine, IL	December, 2013	50,000	\$5,000,000	Lease Up	H&R Block Papa John’s
North and Harlem Plaza Oak Park, IL	December, 2013	30,000	\$7,000,000	Core Acquisition – Operate	American Mattress Orange Theory
Lake Zurich Corners Lake Zurich, IL	September, 2013	12,000	\$6,000,000	Ground Up Development	Panera Bread AT&T

Our Firm

Adam Firsel managing principal

Adam is the founder of Core Acquisitions and oversees all aspects of the acquisition, disposition, construction management, project management and financing process for the portfolio.

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Brad Joseph principal

Brad leads Core Acquisitions’ asset management department and acquisition/disposition process from underwriting and due diligence through closing.

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