



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Re-tenanting and Re-positioning of out of date and vacant retail assets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 (2015-2019)

Property Name	Date Acquired	Sq Ft	Project Value	Strategy	Major Tenants
Ten Parkway North (Office) Deerfield, IL	February, 2019	100,000	\$11,000,000	Value Add Acquisition – Lease Up	Markel Corporation
Burr Ridge Village Center Burr Ridge, IL	February, 2019	195,000	\$20,000,000	Value Add Acquisition – Lease Up	Cooper's Hawk Winery, Kohler Waters Spa
Shops of Palatine Palatine, IL	December, 2018	12,600	\$8,200,000	Ground Up – Development	Aspen Dental, T-Mobile
Chatham Centre (Office) Schaumburg, IL	December, 2017	206,000	\$21,000,000	Value Add Acquisition – Lease Up	Sagent Pharmaceuticals, DB Schenker
Lockport Gateway Lockport, IL	December, 2017	7,750	\$4,250,000	Ground Up – Development	Panera Bread, Aspen Dental
Bloomington Commons Bloomington, IL	September, 2017	188,000	\$13,500,000	Value Add Acquisition – Lease Up	Schnucks, JoAnn
Liberty Plaza Matteson, IL	March, 2017	60,000	\$7,000,000	Loan Acquisition – Lease Up	Davita, ATI Physical Therapy
Rockford Crossings Rockford, IL	March, 2017	90,000	\$10,500,000	Core Acquisition – Operate	Best Buy, Ross
Division Place I & II St. Cloud, MN	October, 2016	127,000	\$18,000,000	Core Acquisition – Operate	TJ Maxx, Starbucks
Gables of Avon Avon, IN	February, 2016	140,000	\$20,000,000	Core Acquisition – Operate	Ashley Furniture, Aldi
Perry Marketplace Plainfield, IN	September, 2015	187,000	\$18,000,000	Value Add Acquisition – Lease Up	Burlington Coat Factory, The Room Place
Copley Center Schaumburg, IL	April, 2015	66,000	\$12,000,000	Core Acquisition – Operate	The Room Place, Fruitful Yield

Our Firm

Adam Firsell 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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