

## Acquisition Criteria

United Realty Partners, LLC is an all-cash buyer seeking to acquire properties with the following characteristics:

Criteria	MULTI-FAMILY	OFFICE	HOTEL
<b>Objective:</b>	Class A- & B apartment properties	Class A- & B office properties	3 & 4-Star Business and Long-term Stay hotel properties
<b>Capital:</b>	\$5 Million total investment	\$10 Million total investment	\$10 Million total investment
<b>Target Product:</b>	Prefer well located in-fill garden & mid-rise complexes. Competitive unit sizes and amenity packages	Low-rise, mid-rise & high-rise office buildings will be considered	Prefer well located properties with competitive amenities and rates
<b>Markets:</b>	Eastern United States markets with favorable demographics	Eastern United States markets with favorable demographics	Eastern United States markets with favorable demographics
<b>Minimum Size:</b>	200 Units	10,000SF Net-Rentable Area	100 Keys / Rooms
<b>Age:</b>	Prefer 2000 or newer for Core; no age constraint for Value-Add	Average market age for Core; no age constraint for Value-Add	Prefer 2000 or newer for Core; no age constraint for Value-Add
<b>Occupancy:</b>	80% for Core properties; no leasing requirement for Value-Add	80% for Core properties; no leasing requirement for Value-Add	Market on Core properties; no leasing requirement for Value-Add
<b>Initial Yield:</b>	Rate varies based on market	Rate varies based on market	Rate varies based on market
<b>Other:</b>	Tenant base should be diversified amongst area employers; limited exposure	Floor sizes should accommodate a wide variety of tenant needs and be easily	Prefer properties currently managed by experienced hotel operators or

### About United Realty Partners

United Realty Partners, LLC invests in and develops real properties for its own account, joint ventures with others, provides strategic advice to clients on complex real estate transactions, and through its own affiliates, sponsors and advises Real Estate Investment Trusts. Our mission is to identify opportunistic real estate investments, develop creative strategies for adding value and effectively executing those strategies to generate exceptional returns while providing consistent, stable cash-flow.