
Acquisition Criteria - Ridgeline Capital Partners

Property Type: Medical Office Buildings, Office and Retail with over 50% medical tenancy

Behavioral Health Facilities, Ambulatory Surgery Centers, and Specialty Hospitals

Age: Built after 1995

Property Size: 30,000 SF to 400,000 SF

Deal Size: \$5 million to \$100 million

Tenancy: Single or multi-tenant. Healthcare systems and regional healthcare operators.

Markets: Texas – Dallas/Fort Worth, Houston, Austin, San Antonio and select smaller markets

Other – Phoenix, Denver, Nashville, Atlanta, Charlotte, Raleigh/Durham, Central & South Florida

Strategies:

Core-Plus

- Occupancy between 85% to 100%
- Moderate lease expirations
- Cap rates 6%+

Value-Add

- Occupancy between 50% to 85%
- Material lease expirations
- Redevelopment, renovation or repositioning potential (but not required)
- Cap rates 5%+

Other

- Will buy majority partnership interests if some partners prefer to stay in the deal
- Will invest LP equity in joint-venture partnerships with qualified developers of medical offices or single-tenant specialty facilities (ASCs, IRFs, Hospitals)

Submission Criteria:

- Property Name and Address
- Rent Roll
- Operating Statements
- ARGUS file if available
- Timing
- Reason/motivation for selling

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