



## Acquisition Criteria

Axios Real Estate Group is actively seeking to acquire retail-focused real estate in which we can add meaningful value. We are currently looking for value-add and opportunistic assets.

The principal acquisition characteristics we consider are as follows:

<u>Target Locations:</u>	Well-located properties within Baltimore County, Harford County, Carroll County, Cecil County, northern Anne Arundel County and Baltimore City.
<u>Property Type:</u>	Retail, including multi-tenant strip centers, neighborhood shopping centers (unanchored or anchored) and mixed-use retail assets.
<u>Condition (preferred):</u>	Value-add and opportunistic (distressed & repositioning).
<u>Tenant Mix:</u>	Destination-oriented tenants as well as tenants that serve the needs of the local community (all credit levels of tenant).
<u>Size:</u>	\$5,000,000 - \$15,000,000
<u>Terms:</u>	We offer flexibility in structuring arrangements to facilitate the transaction and meet the expectations of the seller. We have the capacity to close quickly and write contracts with no financing contingencies.
<u>Brokers:</u>	Brokers will be protected for closed transactions in the event a property is not exclusively or openly listed.

For submissions, please contact Brian Diamond at 443.470.9150 or [brian@axiosreg.com](mailto:brian@axiosreg.com).

We honor complete confidentiality and respect your time. Submissions to include:

- detailed rent roll (leasable area details, principal lease terms, options, escalations); and
- income and expense statement for current year to date and the previous year, as available.

An indication of interest will be provided within 24 hrs.

Axios Real Estate Group owns and operates retail-focused real estate in the Baltimore metropolitan area. We believe in operating with the highest integrity, delivering quality experiences to our tenants, and finding ways to contribute to the communities in which we operate. For more information, please visit [www.axiosrealestategroup.com](http://www.axiosrealestategroup.com).

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