

GREYSTONE

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Acquisition criteria

Acquisition strategy is to purchase stabilized properties with an immediate cash flow. We pursue properties that have the potential to enhance value through the following business strategies:

- Correction of deferred maintenance
- Improved professional management and revenue/cost control

Product Type:	Multifamily
Deal Size:	25 units minimum. We will consider smaller properties where we have an existing presence.
Pricing:	\$1.0M to \$50.0M+
Investment Criteria:	Should be able to show at least 7% cash-on-cash return with upside potential. Various cap rates depending on cash requirement, appreciation potential and property
Target Markets:	Los Angeles County and surrounding areas
Product Quality:	A, B and C rated with strong location qualities; such as corner lots, surrounded by single family residential, bigger than neighboring properties
Property Vintage:	1950s to new construction
Limitations:	Tuck under parking
Broker Protection:	Sourcing brokers will be protected and paid on unlisted investment opportunities. Broker must demonstrate privity through access to Seller.