



GENERAL ACQUISITION CRITERIA

Terrace Tower Group U.S.A. is a privately held, full-service commercial real estate company headquartered in Portland, Oregon. Our parent company is headquartered in Sydney, Australia. In the United States, our primary objectives are to acquire and manage prime commercial real estate for our own account with a long-term hold philosophy of adding value through our professional management expertise.

We are actively seeking investments in well-located, high-quality office buildings, business parks, and retail centers in the \$40 million or larger size range that are 20 years or newer located in metropolitan areas throughout the United States.

To qualify a property, please call **Steve Johnston at (503) 226-2700**.

In order to properly analyze investment opportunities, we request the following information be sent to us after registering a property:

- 1) A general summary of the investment and the property
- 2) A complete rent roll summarizing all tenant financial information
- 3) Parking and miscellaneous income history
- 4) Operating expenses including historical base years
- 5) Description of any assumable existing financing.
- 6) General specifications of the property
- 7) General market analysis and area description
- 8). Photos, maps, and aerials
- 9). Financial analysis and assumptions. Argus run, if available

Please send this information to:

Terrace Tower Group U.S.A.
Attn: Steve Johnston
121 SW Morrison Street, Suite 250
Portland, OR 97204
Tel: (503) 226-2700 • Fax: (503) 226-9006
Email: johnston@terracetowerusa.com

Or call for further information.