



ACQUISITION CRITERIA

COMPANY INFORMATION

With more than \$3 billion in assets under management, Strata is continuing to grow its portfolio through the acquisition of both multifamily and commercial properties across the nation. Strata is headquartered in San Diego, CA and currently owns properties in 14 states.

TARGETED OPPORTUNITIES

Strata acquires real estate in growth-oriented markets under a variety of investment strategies and structures.

TRANSACTION SIZE

Strata targets opportunities requiring \$5 million or more in equity deployment.

RECENT TRANSACTIONS

Since 2015, Strata has closed \$2.5 billion of acquisition activity and deployed more than \$800 million of equity. In March 2020 Strata acquired a \$400-million portfolio comprised of 3,200 multifamily units in the Southeast.

CONFIDENTIALITY / BROKERS

Strata is committed to confidentiality and providing rapid feedback for off-market opportunities.

Brokers are always respected for their involvement and compensated accordingly.

Multifamily Residential

Unit Count: 150 +
Year Built: 1990 +
Type: Conventional / senior / mixed-use
Markets: West / Sunbelt / Southeast / Mid-Atlantic
Objectives: Portfolios / Value-add / Opportunistic
Hold Period: 3-10 years

Industrial

Size: 80,000 + GLA
Location: West / Sunbelt / Southeast / Mid-Atlantic
Situation: Direct investments; joint ventures; note purchases; rescue capital

Commercial / Retail

Size: 50,000 SF +
Markets: Southern California
Objectives: Repositioning; deferred maintenance; lease-up/break-up opportunities

Self-Storage

Size: >\$5 million
Markets: Southern California
Objectives: Resilient cash-flow

Land Investments

Size: 35 + acres
Type: Raw to improved
Markets: Southern California
Objectives: Entitlement opportunities / covered land plays / broken subdivisions

PLEASE DIRECT OPPORTUNITIES TO:

Justin Shifrin
Director of Acquisitions
justins@strataequity.com
P. 858-956-5233

Scott Wittman
Chief Investment Officer
scottw@strataequity.com
P. 858-875-0244

Real Estate Investments