



## ACQUISITION CRITERIA

### COMPANY INFORMATION

Strata Equity Group is headquartered in San Diego, CA and has over 40 years of real estate investment experience across all asset classes, and at its peak operated a diversified property portfolio with more than 22,000 apartment units. Current nationwide holdings include multifamily, commercial, retail, industrial and 13,000+ acres of unencumbered land in Southern California.

### TARGETED OPPORTUNITIES

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

### TRANSACTION SIZE

Strata targets opportunities requiring \$10 million or more in equity deployment.

### RECENT TRANSACTIONS

Since 2015, Strata has closed \$2.75 billion of acquisition activity and deployed more than \$900 million of equity.

In 2021, Strata divested of \$4.0 billion of assets and has subsequently acquired an additional \$185 million.

### 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: 2000 +  
Type: Conventional / senior / mixed-use  
Markets: 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; note purchases; rescue capital

#### Commercial / Retail

Size: 100,000 SF +  
Markets: Southern California  
Objective: Long term anchor tenancy; resilient cash flow; lease-up/break-up opportunities; covered land plays

#### Self-Storage

Size: >\$10 million capitalization  
Markets: Southern California  
Objectives: Resilient cash-flow

#### Multifamily Development

Size: 200+ units  
Type: Entitled & shovel ready  
Markets: Southern California  
Objectives: Co-GP with top tier development partners

### PLEASE DIRECT OPPORTUNITIES TO:

Patrick Murray  
Acquisitions / Direct Investments  
[patrickm@strataequity.com](mailto:patrickm@strataequity.com)  
P. 858-546-0900 ex. 242

Scott Wittman  
Chief Investment Officer  
[scottw@strataequity.com](mailto:scottw@strataequity.com)  
P. 858-875-0244

*Real Estate Investments*