



Address:

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Contact:

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Acquisition Contact:

Name	Job Title	Contact
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Background:

A real estate operating and investment company built on a foundation of strong results and even stronger relationships.

Our investment strategy focuses on a two pronged approach: (i) identifying properties through key relationships and (ii) “hands on” execution of asset plans to stabilize the assets. We leverage our relationships to identify well-located multi-tenant office and mixed-use properties in the southern and southwestern U.S. which have historically strong job growth and include Dallas-Fort Worth, Houston, Austin, Atlanta and Miami (“Target Markets”). We specialize in identifying buildings and developments with strategic potential and develop creative plans to improve the key fundamentals of the properties. Properties that fit this profile enable us to secure a favorable purchase price and design and execute plans that accelerate leasing velocity and reduce operational cost to stabilize the assets.

On December 21, 2012 BlackWatch Partners purchased 3303 Lee Parkway & 3626 N Hall Street in Dallas, Texas. The two buildings have a combined square footage of 118,567 sf and are sited directly adjacent to each other across from historic Robert E. Lee Park in the Uptown/Turtle Creek Submarket.

Acquisition Criteria:

Value Added	
Ownership:	Partnerships / Co-Investing / Joint Venture
Investment Size (mn):	USD 10 - 50
Holding Period (Years):	3 to 7
Applied Strategies:	Active property and asset management, repositioning, redevelopment, renovation, retentanting, leasing
Property Size:	100,000 - 500,000 sq. ft.
Property Focus:	Class A & B office / mixed - used developments in prime urban and suburban locations

Property Markets / Situations

Markets:	Our team has extensive knowledge of the commercial real estate markets in the South and Southwest U.S. by having worked in each of the Target Cities, we understand the prime locations within specific submarkets, market conditions, pricing and the trends and patterns of tenants and investors
Situations:	Below market occupancy rates, distressed situations, favorable macro trends, high barrier to entry markets, neglected, positive demographic trends, priced below replacement cost, below market rents, under capitalized, under performing

Related Companies:	BlackWatch Property Management - www.blackwatch-pm.com
	BlackWatch Asset Management - www.blackwatch-am.com