

ACQUISITION CRITERIA

Klein Equities Corp. acquires well located multifamily and retail assets in growing primary metropolitan areas throughout the Eastern United States. We focus on quality assets that have a value-added opportunity through renovation, lease-up, expansion or capital needs and REO assets. We also acquire performing and non-performing notes.

Multi-Family

Multi-family Investments:	Garden, mid-rise apartments preferred. Value-added properties with an opportunity to redevelop.
Terms:	All-cash or subject to existing financing.
Number of units:	Minimum size 150 units, no maximum
Age:	1980 and newer
Deal Size:	\$10 million, no maximum limit. Individual Assets or Portfolios.

Retail and Office

Retail Investments:	Neighborhood and community shopping centers and office buildings with opportunities to expand, redevelop and re-lease.
Terms:	All-cash or subject to existing financing.
Number of units:	Minimum size 50,000 square feet
Demographics:	Minimum 50,000 people within a 3-mile radius
Deal Size:	\$5 million, no maximum limit.

Primary Target Markets

NORTHEAST:	Connecticut, Massachusetts, New York, New Jersey
MID-ATLANTIC	Pennsylvania, Delaware, Maryland, Virginia
SOUTHEAST:	North and South Carolina, Georgia, Florida