



VIOLET CAPITAL

Violet Capital's Criteria for Acquisitions

- **Target Price:** Up to \$20 million. Sweet spot is the \$2 to \$6 million range.
- **CAP Rate:** Varies depending on asset type, condition, location, and other factors.
- **Locations:** All class type neighborhoods of South Florida preferred (Miami-Dade, Broward, Palm Beach). We'll also look at other markets of Florida or other states.
- **Value-Add:** Prefer to have upside potential. Ex: mismanaged, vacancies, needs rehab, in bankruptcy/foreclosure status, has liens and violations, or that land that can be further developed on. Will also look at fairly stable income but that rents could be raised to due no increase in years.

Asset type:	Size	Value-Add (not necessary)
Land	5 to 30 acres	Can be zoned for development. Agricultural land is ok. Raw land or with a tear down structure. We'll do the entitlement work for future development of the site. Assemblages are a possibility.
Multifamily	50-300 units	Mismanaged, high vacancy rate, below market rent, property needs rehab.
Mobile Home Park	100+ pads	Redevelopment potential or fully leased
Industrial	30,000+ sf	Warehouses leased. Seller Leaseback is OK.
Medical Office	25,000+ sf	Preferred partially or fully leased. Must have room for value-add.
We will consider other asset classes if it meets the criteria as stated above.		

We typically buy:	We don't love:
<ol style="list-style-type: none"> 1. Properties that are off market, and not listed or advertised. 2. Distressed sales such as under <i>receivership, divorce, probate, foreclosure, etc..</i> 3. Properties with violations, title, survey, or other legal issues affecting the marketability 4. Seller financing or option to buy 	<ol style="list-style-type: none"> 1. Recently changed ownership 2. Advertised in many places 3. Land that has been recently rezoned or entitled 4. Properties recently renovated 5. Land outside the Urban Development Boundary 6. Heavy contamination or Wetlands
<p>OUR OFFER MAY INCLUDE:</p> <ol style="list-style-type: none"> 1. Paying the broker's commission. 2. Pay closing costs for the seller 3. Pay seller's relocation costs 4. Close all cash in as little as 7-days 	<p>**Every property and seller is different. It is important for us to know why the property is being sold, and what are the most important terms for the seller. Ex: price, deposits, timing, etc...</p>