



Acquisitions Criteria

- Company Overview:** US Property Trust owns and manages a diverse portfolio of real estate across the United States.
- Asset Type:** Individual shadow-anchored or unanchored neighborhood shopping centers or portfolios across the United States that are:
- Located in highly developed areas with good infill locations
 - Stabilized properties whose income is consistent and in-place
 - US Property Trust is not looking for projects that need to be re-tenanted or re-developed
- Investment Level:** US Property Trust has no maximum level of investment on individual assets or portfolios. Minimum investment is \$25 million.
- Structure:** US Property Trust is amenable to transactions requiring various structures including:
- All-Cash
 - Assumption of existing debt
 - Seller financing
- Closing Process:** US Property Trust distinguishes itself as a purchaser due to:
- All cash buyer with no financing contingency
 - In- house management, leasing and legal expertise, enabling US Property Trust to shorten due diligence and closing timeframes
 - Can close in 30 days