



# FTW INVESTMENTS

## Acquisition Criteria

Asset Types:	Multifamily, Adaptive Reuse, Neighborhood Office, Neighborhood Retail
Strategies:	Stabilized (6.5%+ cap rate on multifamily only), Light Value Add, Heavy Value Add, Substantial Renovation or Redevelopment, Opportunistic
Property Class:	B- or less
Minimum Deal Size (All in Costs):	Multifamily - \$2,000,000 Retail & Office - \$2,000,000
Maximum Deal Size (All in Costs):	Multifamily - \$50,000,000 Retail and Office - \$20,000,000
Geography:	Greater Kansas City; Specifically, Historic Northeast, Midtown, South Kansas City, Eastern Jackson County
Cap Rates:	Multifamily > \$10MM: 7%+ cap rate achievable in 12-24 mos.  Multifamily < \$10MM: 8%+ cap rate achievable in 12-24 mos.  Retail & Office: 10%+ cap rate achievable within 12-24 mos.
Typical DD:	60 Days + 15 days to close

To submit a property, send by email to [krystal@ftwinvestmentsllc.com](mailto:krystal@ftwinvestmentsllc.com) and include asking price, brochure, rent roll, T-12 financials, a list of any and all cap ex completed within last 5 years, and relevant market data including rent & sale comps and demographics.