



Acquisition Criteria

Clifton Property Trust adheres to an opportunistic value investment strategy. Formed in late 2010 to participate in the commercial real estate market correction, CPT has purchased 30+ properties since its inception. Our prior investments tend to share these characteristics:

Typical Price Range	\$500k - \$5mm
Location	Metro areas in the Southeast US
Physical Characteristics	B or C quality Usually multi-tenant
Property Types	Multi-tenant warehouse / flex complexes Unanchored strip centers / shopping centers Office Others on a case-by-case basis
Deal Profiles	Value enhancement through leasing and/or rehab Preferential pricing in exchange for expedited close REO, note acquisitions, or highly-motivated situation Opportunistic lending or preferred equity
Investment Objectives	Attractive basis level relative to comparables Credible investment durability during market downturn Opportunistic returns achievable with realistic assumptions and modest leverage

Please call or email us with any compelling opportunity.

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