

Downtown Las Vegas

Las Vegas Strip

SUBJECT

AMERICA FIRST
cricket
PRO-KABOB
DRY CLEANERS

Office DEPOT
CVS pharmacy

S. VALLEY VIEW BLVD. // 29,000 CPD

Sprint

PERU CHICKEN
NAIL SALON

CSN
COLLEGE OF
SOUTHERN SONORA

MARIANAS MARKET

Rebel

ARCO

W. SAHARA AVE. // 62,000 CPD

LAS VERDES ST.



FOR SALE

OFFERING MEMORANDUM



LOGIC

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**Kroger Single Tenant
Net Leased Asset**

LOGIC

CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **3864 W. Sahara Ave., Las Vegas, NV 89102**. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Logic Commercial Real Estate (LCRE). The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from LCRE, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.



Seller and LCRE expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or LCRE or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this

Offering Memorandum.

LCRE has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property. If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT LISTING AGENTS FOR MORE DETAILS.



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BROKERAGE

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EXECUTIVE SUMMARY

MAPS, AERIALS, AND PLANS

MARKET OVERVIEW





PROPERTY OVERVIEW

LOGIC Commercial Real Estate is pleased to offer the opportunity to acquire a vacant grocery-anchored center formally occupied by Food 4 Less in Las Vegas, NV. The asset is located at the signalized intersection of West Sahara Avenue and Valley View Boulevard, one mile from the I-15 Interstate and less than two miles from the world-renowned Las Vegas Strip. The intersection of W. Sahara Ave. and Valley View Blvd. is one of the most heavily trafficked in Southern Nevada, with exposure to approximately 85,000 vehicles per day.

The vacant grocery box is 47,625 SF on 3.81 AC of land and services a 3-mile population of +161,000 residents with an average household income of \$53,473.

The absolute net lease, initially executed in January 2000 by Raley's, was later assigned to Ralphs Grocery Company in 2002 and operated under the Food 4 Less banner when parent company, The Kroger Co., announced plans for its subsidiary, Food 4 Less, to exit the Las Vegas market. Kroger has since been dark but has continued its ongoing obligation to fulfill all lease requirements until the expiration in December 2021.

An investor will receive +\$1,571,000 in net rent over the remaining term. Alternatively, an opportunity exists for an owner/user to purchase the asset, negotiate an early lease buyout in order to offset the Purchase Price and gain possession of the space sooner, thus significantly offsetting the purchase price.





\$6,800,000
Offering Price



+/- 47,176
Total Square Footage



+/- 3.81
Acreage

PROPERTY DETAILS

Address:	3864 W. Sahara Ave., Las Vegas, NV 89102
Parcel Number:	162-06-813-001
PSF:	\$144
CAP:	8.16%
NOI:	\$554,789
Year Built:	1993
# of Buildings:	1
Zoning:	C-1
Planned Land Use:	General Commercial (C-2)

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The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

EXECUTIVE SUMMARY





INVESTMENT HIGHLIGHTS

Attractive Investment | Zero Landlord Responsibilities:

- Re-Positioning Opportunity or Owner/User Investment
- Dark former Food 4 Less Grocery Anchor in one of the busiest corridors in Las Vegas, NV
- Strong corporate lease guaranty from The Kroger Company. (NYSE:KR). Kroger is the United States largest Supermarket chain with total revenues of \$122.66 billion (2019)
- Headquartered in Cincinnati, Ohio, the chain operates over 3,028 locations in 35 states since 1883
- Absolute triple-net lease with no LL responsibilities
- Kroger is currently paying +\$554,000 in annual rent which equates to approximately \$1,571,904 in net rent through 12/31/2021

Strategic Retail Site:

- Located at the signalized NWC of Sahara Ave. and Valley View Blvd. situated +/- 1-mile from the I-15 Freeway and +/- 2-miles from the Las Vegas Strip
- National co-tenants within the subject development consisting of Carl's Jr., Title Max, Sprint, America First Credit Union, and College of Southern Nevada
- The corridor is anchored by the I-15 Freeway and Palace Station Hotel and Casino which boasts + / - 84,000 SF of gaming space and 1,028 hotel rooms
- Densely populated residential corridor with 500,000 residents within a 5-mile radius and average household income of +\$53,000/yr

High Traffic Location:

- Traffic Counts at the intersection of Sahara Ave. and Valley View Blvd. are in excess of 85,000 CPD
- +/- 1-mile west of the I-15 Freeway which is one of the most heavily travelled freeways in Las Vegas with traffic counts of +/- 125,000 CPD









TENANT PROFILE



Representative Photo

COMPANY OVERVIEW

The Kroger Company, or simply Kroger, is an American retailing company founded by Bernard Kroger in 1883 in Cincinnati, OH. It is the United States' largest supermarket chain by revenue with over 2,790 grocery retail stores in 35 states under nearly two dozen banners. Formats include supermarkets, price-impact warehouse stores, and multi-department stores, which are similar to super centers, but offer an expanded variety of national brand appeal and general merchandise.

Kroger is the only major US supermarket company to operate an economical three-tier distribution system. Kroger also operates 38 food production or manufacturing facilities producing high quality private-label products that provide value for customers and enhanced margins for Kroger. Kroger operates 1,480 supermarket fuel centers, which are a natural addition to our one-stop-shopping strategy. Kroger's 2,266 pharmacies, located in their combination food and drug stores, provide high quality services at everyday low prices.

Kroger has recently invested heavily in technology and offers online "Clicklist" shopping for customers, blending a traditional brick and mortar retail experience with an Online e-commerce presence.

Tenant/Guarantor:	The Kroger Company
Website:	www.kroger.com/
Suite Square Footage:	47,146 SF
Initial Occupancy:	December 29, 1999
Lease Expiration Date:	December 31, 2021
Annual Rent:	\$544,000/YR



443,000+
Number of Employees



KR
NYSE Stock Ticker



2,790+
Locations

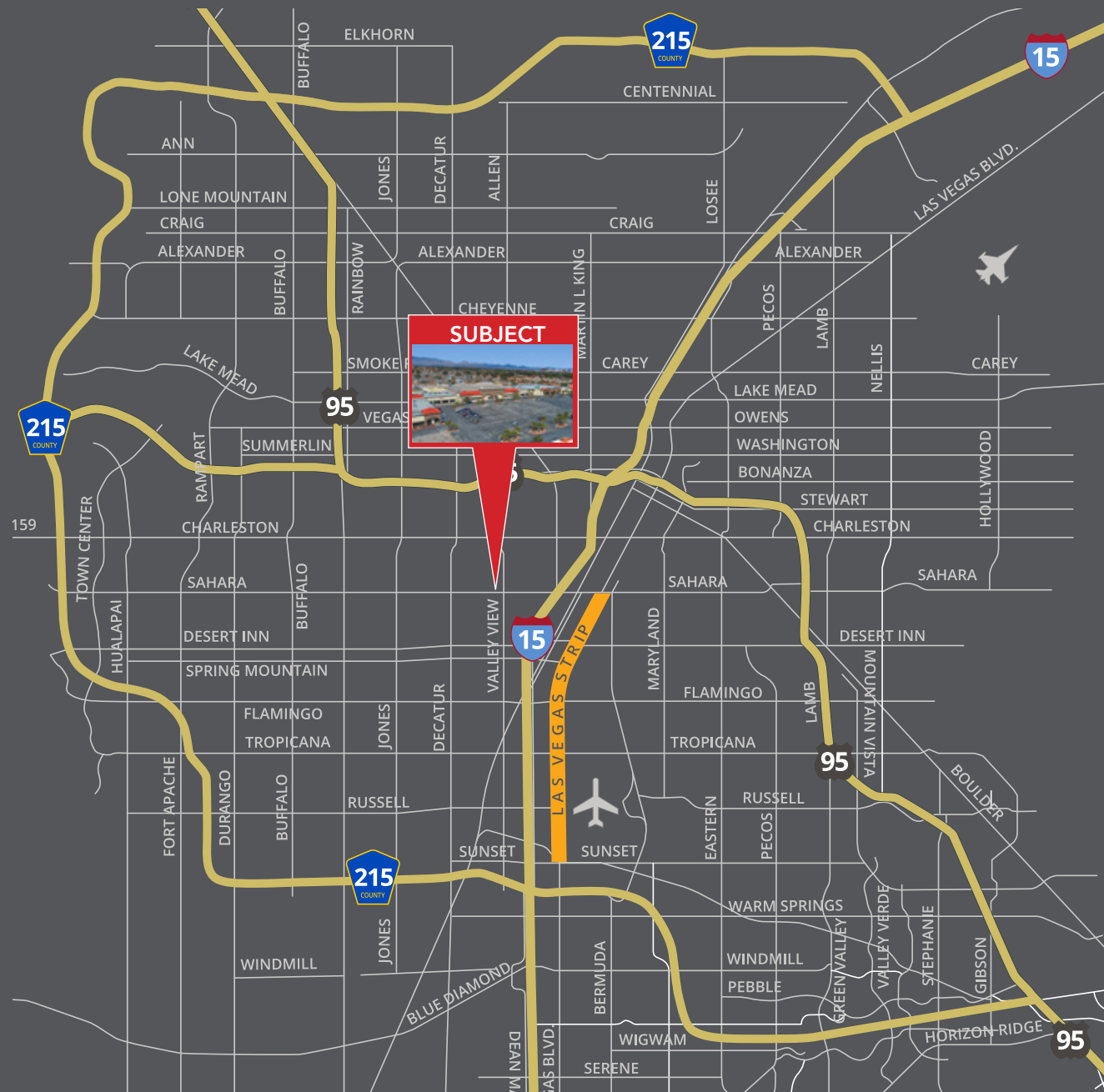
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EXECUTIVE SUMMARY

MAPS, AERIALS, AND PLANS

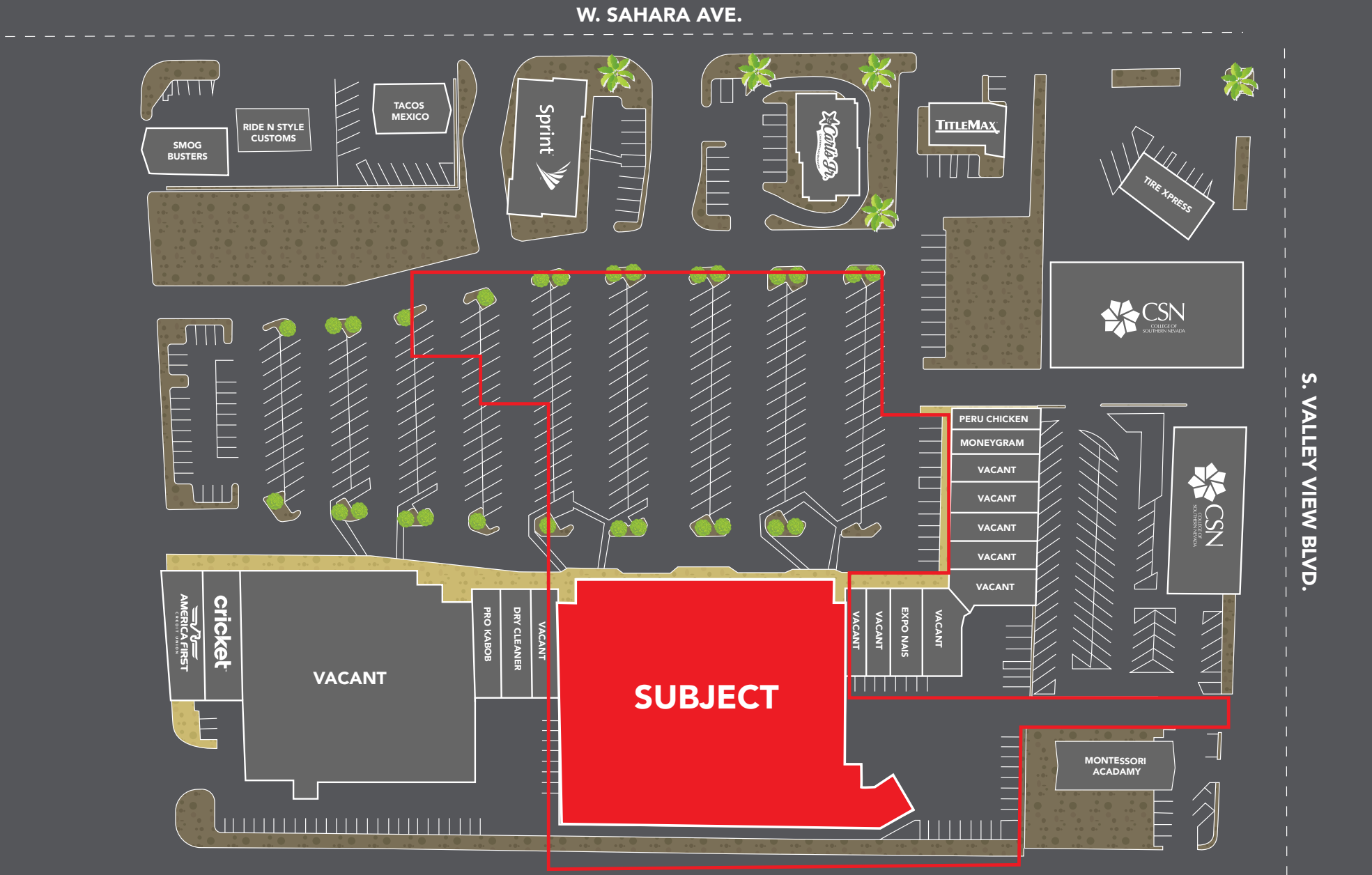
MARKET OVERVIEW













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EXECUTIVE SUMMARY

MAPS, AERIALS, AND PLANS

MARKET OVERVIEW

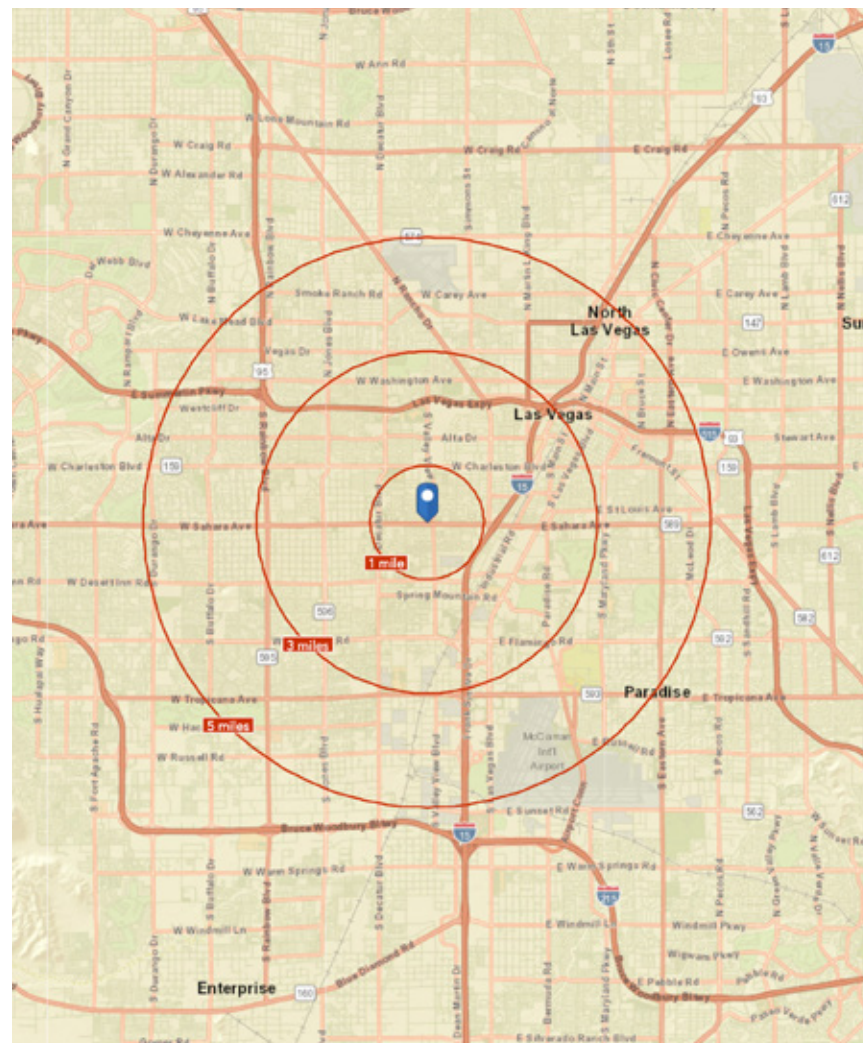
POPULATION	1-mile	3-mile	5-mile
2018 Estimated Population	31,042	157,221	478,504
2023 Projected Population	33,469	167,198	506,456
2010 Census Population	29,604	154,237	455,894
Annual Growth 2010 - 2018	0.83%	0.73%	0.63%
Annual Growth 2018 - 2023	1.52%	1.24%	1.14%

INCOME	1-mile	3-mile	5-mile
2018 Average Household Income	\$50,719	\$54,841	\$54,640
2023 Projected Average Household Income	\$58,441	\$63,034	\$63,111
2018 Per Capita Income	\$18,244	\$22,052	\$21,190
2023 Per Capita Income	\$21,078	\$25,184	\$24,271

HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Total Households	11,100	61,259	179,434
2023 Total Households	12,029	65,040	189,454
2010 Census Households	10,591	58,466	173,000







HOUSING	1-mile	3-mile	5-mile
2018 Total Housing Units	13,172	88,279	232,108
2018 Owner Occupied Housing Units	2,959	20,690	62,945
2018 Renter Occupied Housing Units	8,141	40,569	116,489
2018 Vacant Housing Units	2,072	27,020	52,674
2023 Total Housing Units	14,275	95,233	247,261
2023 Owner Occupied Housing Units	3,258	22,697	68,909
2023 Renter Occupied Housing Units	8,771	42,343	120,545
2023 Vacant Housing Units	2,246	30,193	57,807

RADIUS MAP



MARKET OVERVIEW

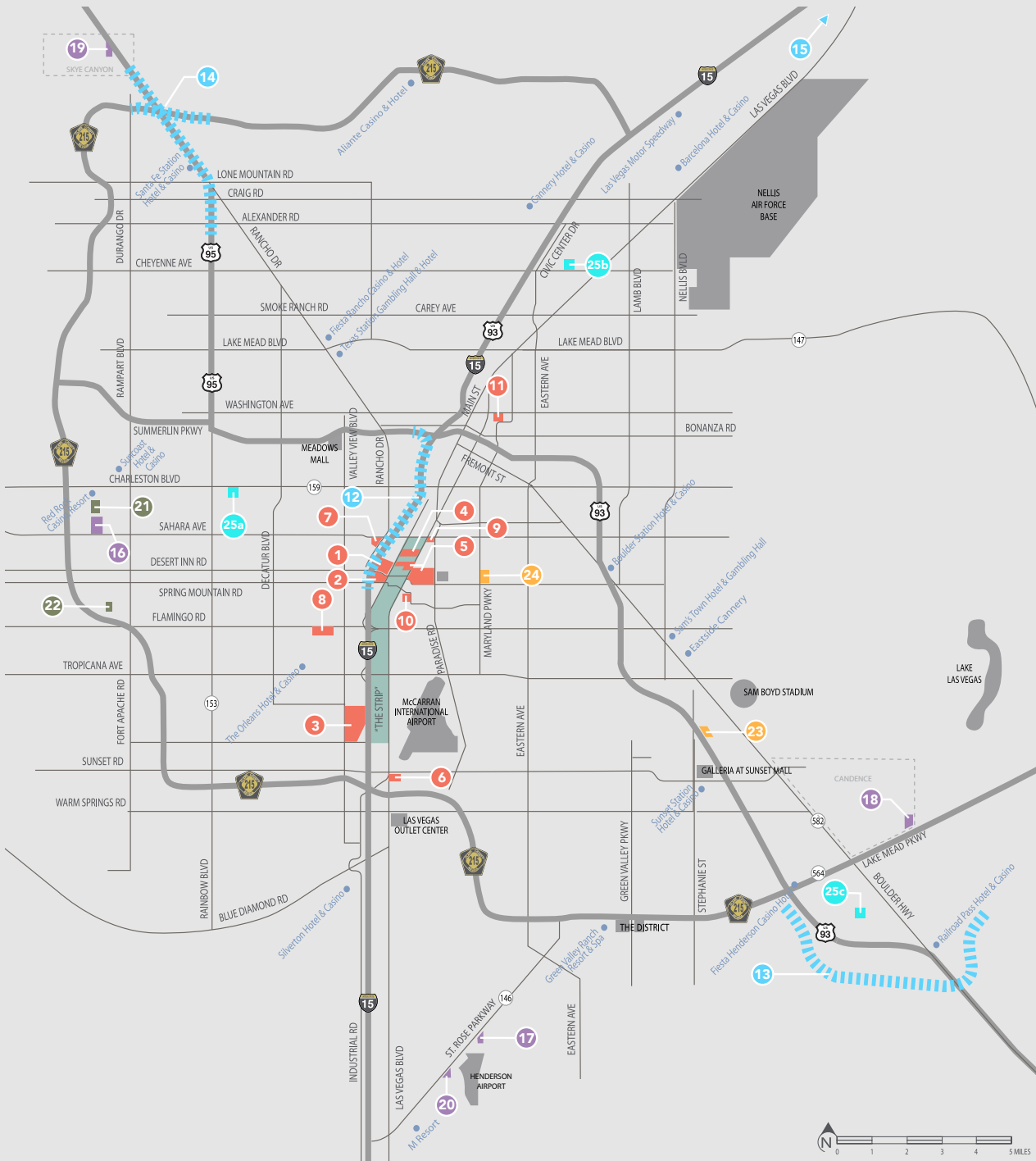
Estimated Construction Value
+/- \$16.5 Billion

 Major Freeway Projects ECV = \$1,490,000,000	 Major Office Projects ECV = \$164,500,000
 Major Resort Corridor Projects ECV = \$13,437,000,000	 Major Medical Projects ECV = \$1,330,000,000
 Major Retail Projects ECV = \$150,000,000	 Educational Facilities ECV = \$80,000,000

Estimated Construction Value (ECV)
 * Estimated Construction Value currently not available

PROJECTS OVER \$40MM

1	Resorts World Las Vegas - \$4 billion
2	Wynn West - \$3 billion
3	Las Vegas Raiders - \$1.9 billion
4	The Drew Resort Las Vegas - \$1.8 billion
5	LVCVA Convention Center Expansion - \$1.5 billion
6	Las Vegas Extreme Sports Park - \$800 million
7	Palace Station Expansion - \$191 million
8	Palms Hotel & Casino Renovation - \$146 million
9	SLS Las Vegas Renovation - \$100 million
10	*MSG Sphere Las Vegas - TBD
11	*Cashman Soccer Team Stadium - TBD
12	I-15 Expansion "Project Neon" - \$900 million
13	I-11 Boulder City Bypass - \$318 million
14	US-95 / CC 215 Interchange "Centennial Bowl" - \$214 million
15	I-15 / US 93 Garnet Interchange - \$58 million
16	Las Vegas 51's AAA Baseball Stadium - \$150 million
17	*St. Rose Costco Anchored Center - TBD
18	*Smith's Anchored Center, Cadence - TBD
19	*Smith's Anchored Center, Skye Canyon - TBD
20	*Las Vegas Raiders Practice Facility - TBD
21	Downtown Summerlin Office Building - \$119.5 million
22	Aristocrat Technologies Campus - \$45 million
23	Union Village Medical Campus - \$1.2 billion
24	Sunrise Hospital Expansion - \$130 million
25	CSN Student Union Buildings - \$80 million (3 campus locations)



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CLARK COUNTY NEVADA

Most Favorable Tax
Climate in the West

Southern Nevada Ranks #1

Source: Boyd Corporate Site Selection
Leading Indicator Poll

Most Policy Friendly
State for Entrepreneurs

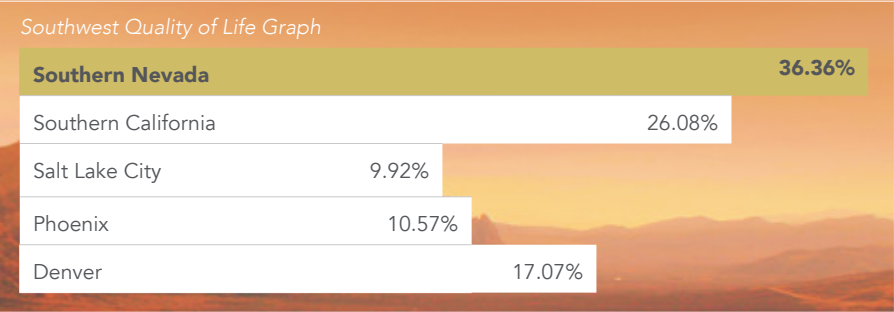
Nevada Ranks #1

Source: SBE Council, Small Business
Policy Index 2016, The Boyd Co., Inc. 2016

Most Favorable Quality
of Life in the Southwest

Southern Nevada Ranks #1

Source: LVGEA Competitiveness
Survey, SBE Council



Clark County is a dynamic and innovative organization dedicated to providing top-quality service with integrity, respect and accountability. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation’s 14th-largest county and provides extensive regional services to more than 2.25 million citizens and more than 46 million visitors a year. Included are the nation’s 8th-busiest airport, air quality compliance, social services and the state’s largest public hospital, University Medical Center.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers.



THE LAS VEGAS STRIP

2017 Clark County
Gaming Revenue

\$7.5B

2017 Las Vegas
Strip Revenue

\$4.8B

2017 Hotel
Occupancy

92.7%

2017 Average
Daily Room Rate

\$130.56

2017
Conventions Per Year

15,166

2017 Room
Inventory

148,532

Source: Las Vegas Convention and Visitors Authority

The Las Vegas Strip is a stretch of South Las Vegas Boulevard in Clark County, Nevada, known for its concentration of resort hotels and casinos. The Strip is approximately 4.2 miles in length, located immediately south of the Las Vegas city limits in the unincorporated towns of Paradise and Winchester. However, the Strip is often referred to as being in Las Vegas. Fourteen of the world's 25 largest hotels by room count are on the Strip, with a total of over 62,000 rooms.

One of the most visible aspects of Las Vegas' cityscape is its use of dramatic architecture and lights. The rapidly evolving skyline and constant modernization of hotels, casinos, restaurants, residential high-rises, and entertainment offerings on the Strip, have established it as one of the most popular destinations for tourists in the United States, and the world.

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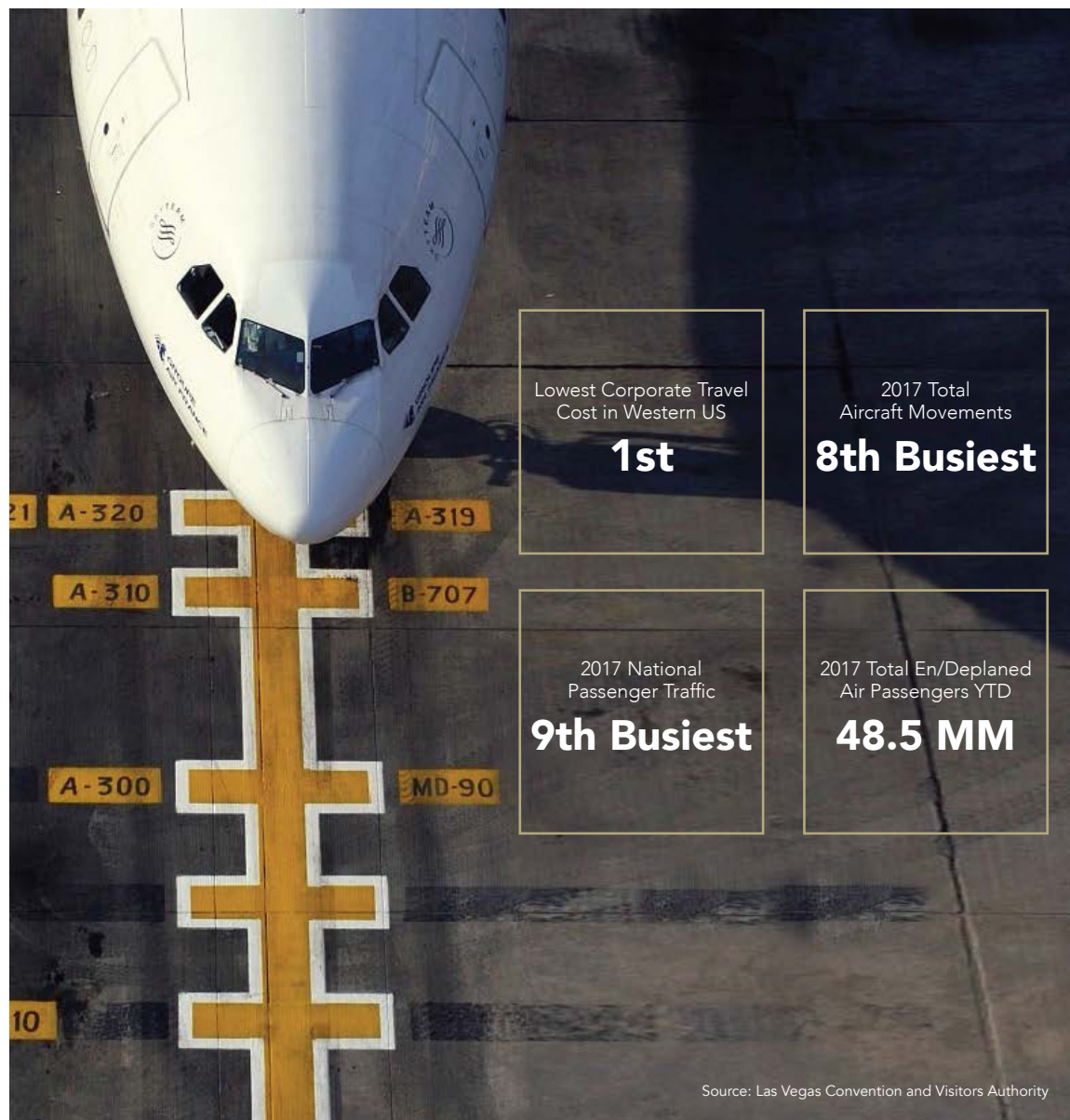


AIRPORTS

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in the U.S. state of Nevada. McCarran received over 48,500,194 passengers in 2017, an increase over the previous year but still below pre-recession levels. It is the 27th busiest airport in the world by passenger traffic and the 8th busiest by aircraft movements.

It has undergone significant expansion since then and has employed various innovative technologies, such as common-use facilities. The airport consists of four runways and two passenger terminals: Terminal 1 and Terminal 3. Terminal 1 is composed of four concourses, namely the A, B, C, and D Gates; Terminal 3 contains the E Gates. A people mover system is in place between the pre-security area of Terminal 1 and the C and D Gates, as well as between the D Gates and Terminal 3.

The airport has nonstop air service to destinations in North America, Europe, and Asia. It is an operating base for Allegiant Air, as well as a crew and maintenance base for Frontier Airlines, Southwest Airlines, and Spirit Airlines.





TRANSPORTATION

RTC Transit is a public transportation system providing bus service throughout Las Vegas, Henderson, North Las Vegas and other areas of the valley. A bus rapid-transit link in Las Vegas called the Strip & Downtown Express (previously ACE Gold Line) with limited stops and frequent service was launched in March 2010, and connects downtown Las Vegas, the Strip and the Las Vegas Convention Center.

Interstates 15, 515, and US 95 lead out of the city in four directions. Two major freeways – Interstate 15 and Interstate 515/U.S. Route 95 – cross in downtown Las Vegas. I-15 connects Las Vegas to Los Angeles, and heads northeast to and beyond Salt Lake City. I-515 goes southeast to Henderson, beyond which US 93 continues over the Mike O'Callaghan–Pat Tillman Memorial Bridge towards Phoenix, Arizona. US 95 connects the city to northwestern Nevada, including Carson City and Reno. US 93 splits from I-15 northeast of Las Vegas and goes north through the eastern part of the state, serving Ely and Wells. A partial beltway has been built, consisting of Interstate 215 on the south and Clark County 215 on the west and north.

2017
Visitor Volume

42MM

Average Daily Traffic:
All major highways

115,229

Average I-15 at
NV/CA Border

44,880

Source: Las Vegas Convention and Visitors Authority

SUMMARY TABLE OF TRAVEL PLANNING CHARACTERISTICS

	2013	2014	2015	2016	2017
Proportion of visitors who traveled to Las Vegas by ground transportation (automobile/bus/RV)	58%	58%	57%	54%	54%
Proportion of visitors who traveled to Las Vegas by air	42%	42%	43%	46%	46%

Source: Las Vegas Convention and Visitors Authority





CONVENTIONS

In 2017, over 6.6 million convention and trade show delegates traveled to Las Vegas, generating over \$9 billion in non-gaming revenue. Las Vegas hosted more than 21,800 meetings and conventions in 2016.

Las Vegas has also been the **No. 1 domestic convention location** for two decades. The ranking comes from the Trade Show News Network (TSNN), which released its list of the top 250 trade shows in the United States. Las Vegas hosted 57 of the largest shows, more than the next two competitors combined.

Convention Location	Convention Center Expansion Budget	Annual Convention Attendees	Conventions Per Year
1ST	\$1.4B	6.3MM	21,864

Source: Las Vegas Convention and Visitors Authority

5 Largest Conventions Held in Las Vegas Annually



Consumer Electronics Show (CES)

CES in 2016 runs from January 6-9 and will occupy 2.4 million SF by 3,600 companies.



National Finals Rodeo (NFR)

NFR is a very popular event, made possible through professional conference planners, brings more than 175,000 spectators from all over the world to Las Vegas.



Men's Apparel Guild of California (MAGIC)

MAGIC picks February in Las Vegas to offer a preview the season's fashion offerings to more than 85,000 attendees.



World of Concrete

The World of Concrete features more than 18,000 companies welcoming more than 60,000 attendees to town to showcase the newest in commercial construction innovations.



National Association of Broadcasters (NAB)

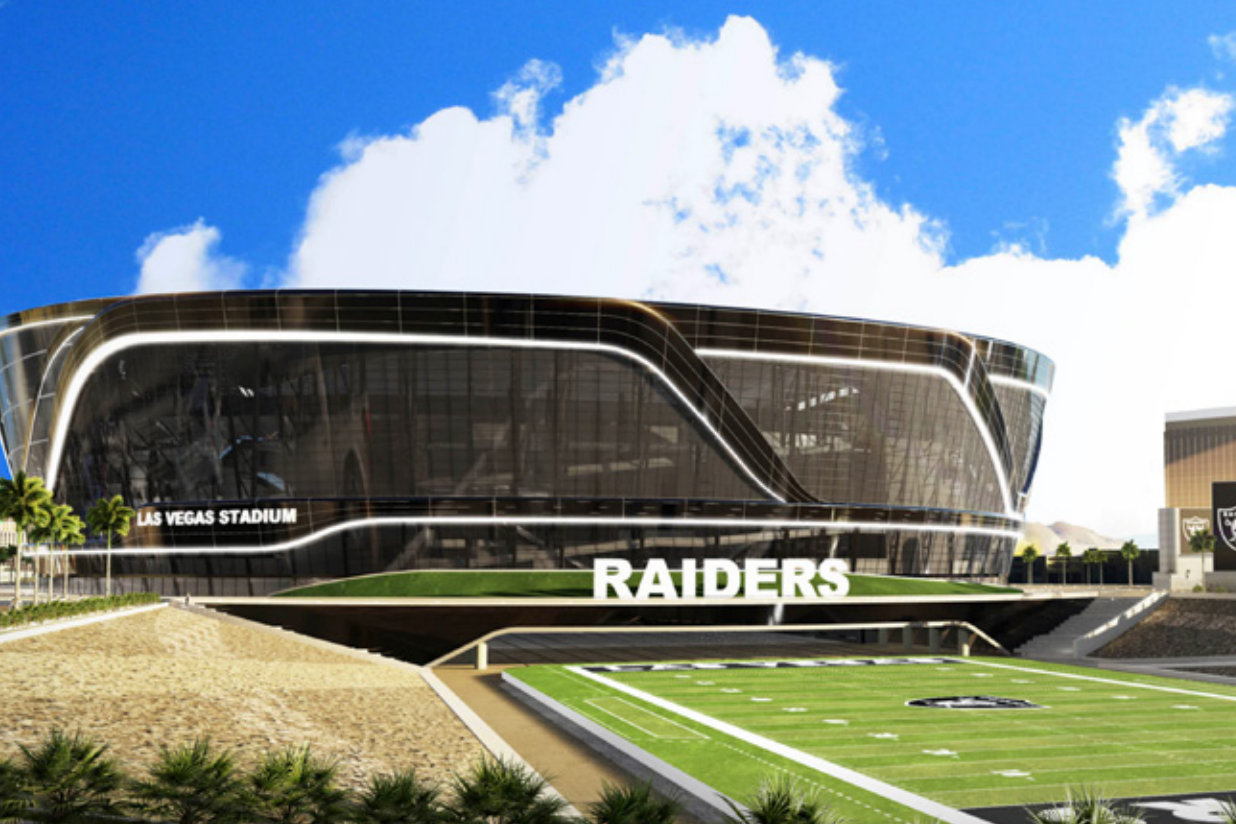
NAB is the world's largest event covering filmed entertainment along with the development, management and delivery of content across all mediums. 2016 brought more than 100,000 attendees to Las Vegas.

Source: International School of Hospitality



LAS VEGAS PROFESSIONAL SPORTS TEAMS

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. The Las Vegas Valley has one major league professional team: the Vegas Golden Knights of the NHL who began play in 2017 as the region's first major pro team. The Oakland Raiders of the NFL will begin play in Las Vegas as the Las Vegas Raiders by 2020 and become the region's second major professional team. Las Vegas is also home to one minor league sports team: the Las Vegas 51s of Minor League Baseball.



The Las Vegas Raiders



A domed stadium is to be built in Paradise, Nevada for the Las Vegas Raiders of the National Football League (NFL) and the UNLV Rebels football team from the University of Nevada, Las Vegas (UNLV). Construction of the stadium is planned to begin in 2017 and be completed in time for the 2020 NFL season. The state of Nevada approved \$750 million for a new stadium. Raiders owner Mark Davis pledged \$500 million toward the project, and a report from the Southern Nevada Tourism Infrastructure Committee estimates the total stadium cost to be \$1.9 billion.



The Las Vegas Golden Knights



The Vegas Golden Knights are a professional ice hockey team that is based in the Las Vegas metropolitan area. The team began play in the 2017–18 NHL season, and is a member of the Pacific Division of the Western Conference of the National Hockey League (NHL). The team is owned by Black Knight Sports & Entertainment, a consortium led by Bill Foley, and plays its home games at T-Mobile Arena on the Las Vegas Strip in Paradise, Nevada.



The Las Vegas Aviators



The Las Vegas Aviators Triple-A minor league baseball team will get a new home in 2019, but not before representatives of the Las Vegas Convention and Visitors Authority board of directors debated for 1½ hours on whether the \$80 million dedicated to stadium naming rights is money well-spent.



The Las Vegas Aces



The Las Vegas WNBA team are a professional basketball team based in Las Vegas, Nevada, playing in the Western Conference in the WNBA. The team was founded in Salt Lake City, Utah as the Utah Starzz before the league's inaugural 1997 season began; then moved to San Antonio before the 2003 season and became the San Antonio Silver Stars, then simply the San Antonio Stars in 2014; then relocated to Las Vegas before the 2018 season.



The Las Vegas Lights FC



Las Vegas Lights FC is a planned expansion team for the United Soccer League for the 2018 season. The team will play at Cashman Field in downtown Las Vegas. The team name was selected by a user poll from a list of six candidates.

MEDICAL TOURISM

Las Vegas is one of the few destinations in the world to develop a regional strategic plan for medical and wellness travel. The plan provides a unified vision among the medical and tourism providers in Las Vegas to offer a unique and compelling option for the health and wellness traveler. The plan is a comprehensive economic development strategy, involving medical facilities, physicians and surgeons, government institutions, economic development authorities, higher education, the hospitality sector and the local community, to deliver a total patient experience unlike anything in the United States.

Simply put, rapidly evolving treatment expertise combined with a world-class hospitality infrastructure makes Las Vegas a serious player in health and wellness travel.



MEDICAL EDUCATION

UNLV School of Medicine will be a full-scale, four-year allopathic medical school that is an integral part of a vibrant, research-intensive public university. The medical school's mission is to improve access to high-quality health care in Southern Nevada by increasing the number of physicians and trained specialists who are committed to serving the region. One of the primary goals of UNLV School of Medicine is to provide diverse and medically underserved populations access to timely high quality health care. The accompanying academic health center will serve as the core infrastructure for the entire medical community and generate top-quality research that spans the basic and clinical sciences.

The UNLV School of Medicine's future home is located on nearly 10 acres at 625 Shadow Lane. The medical school is part of a citywide effort to create a leading Las Vegas Medical District (LVMD). The 214-acre medical district is located just North of the city center – West Charleston Boulevard and 1-15 corridor at 625 Shadow Lane.





UFC Headquarters

The facility is part of the new UFC corporate headquarters in southwest Las Vegas. Spanning 15 acres, the campus houses offices for more than 250 employees, multiple conference rooms meeting spaces and outdoor seating areas with cabanas and gazebos. There is also a dining area for employees and guests. The Performance Institute stands out as the crown jewel of the property. A multi-million dollar, 30,000 SF facility, it provides training space, a full-time staff of performance and nutritional advisers and the latest in rehab and recovery tools.



Credit One Headquarters

The new headquarters accommodates 500 new jobs, including technical, analytical and marketing positions, to support Credit One Bank's growing credit card business over the next few years. The 152,000 SF building sits on 26 acres just south of 215 beltway between Durango Dr. and Buffalo Dr., and is first true four-story, concrete tilt up office building in Southern Nevada.



GLVAR Las Vegas

The Greater Las Vegas Association of REALTORS® (GLVAR) is located just north of Sunset Rd. on Rainbow Blvd., near the 215 beltway, GLVAR's new headquarters features classrooms big enough to seat 300 members, and accommodates member services. The 30,000 SF facility is constructed as a two-story, concrete tilt-up, LEED designed building.



The Gramercy

The Gramercy 20-acre mixed-use development that offers spacious lofts, studios, offices, and dining. The on-site residential amenities include a two shimmering swimming pools, clubhouse, business center, fabulous well-equipped gym, walking paths, and high-speed internet. Residents have an array of retail and dining preferences, outside their front door.

LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

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CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service & origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.

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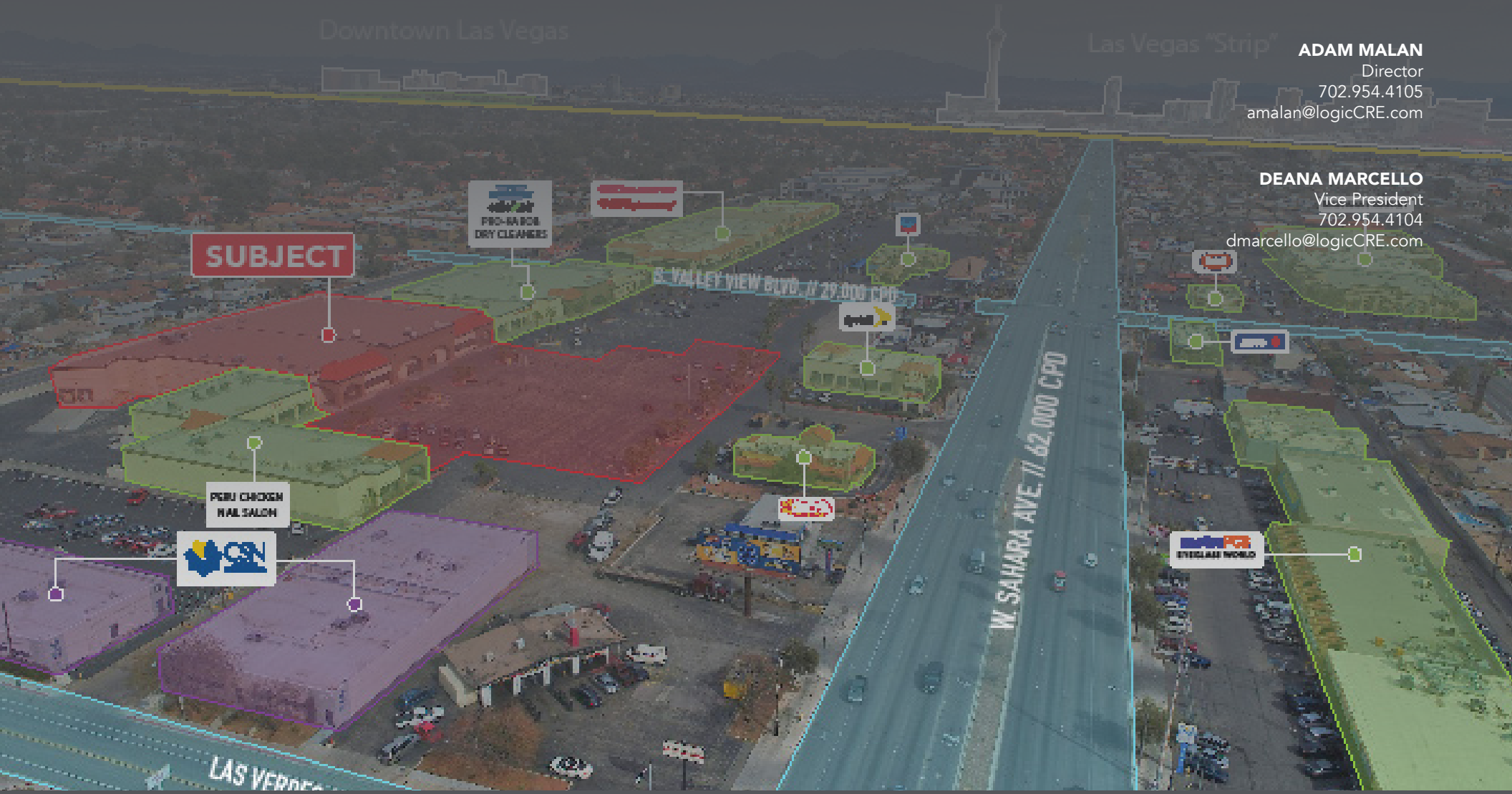
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