

Acquisitions

Keelbase Capital targets acquisitions located throughout the Seattle MSA.

Our Seattle-based team is creative, nimble and can close quickly.

GENERAL PARAMETERS

Asset Types: Multifamily, industrial, retail – others on case-by-case basis

Location: Seattle MSA

Purchase Price: Typically \$20MM+

Structures: Fee simple, leased fee, note purchases, REO, recapitalization

Brokers: We greatly value our relationship with brokers, and will compensate for all off-market deals

PREFERRED CHARACTERISTICS

- Quality real estate with strong intangibles
- Optionality at the asset level with additional revenue streams, development upside, or other value-enhancing options
- Strong micro-location with proximity to demand drivers
- Quantifiable and manageable risk profile
- Ability to create value with high ROC investments / capital and operational efficiencies
- Rent headroom relative to competitive set
- Institutional caliber – today or in the future