

•••• BENBROOKE

Client Profile



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About

Benbrooke is a real estate investment and asset management firm specializing in the acquisition, redevelopment, and long-term stewardship of commercial properties.

With a focus on multi-tenanted commercial assets, the firm combines opportunistic redevelopment strategies with thoughtful asset management to create lasting value. Originally capitalizing on properties affected by the late 1980s real estate recession, Benbrooke has evolved its investment approach to include stabilized properties that offer synergies with its existing portfolio, maintaining a commitment to patient, strategic property ownership and enhancement.

Benbrooke has managed a portfolio exceeding 4 million square feet of commercial real estate throughout its history. The firm's founding partners bring together over 70 years of collective industry expertise.

Acquisition Criteria

- Seeking properties ranging from \$12M to \$30MM, acquisition is the downside leg of a 1031 Exchange
- Seeking multi-tenant, unanchored neighborhood strip center opportunities
- Geographic Focus: North Texas and the entire East Coast, from South Carolina to Connecticut (preference near existing footprints in Dallas-Forth Worth, Charleston, Charlotte, New Jersey, Southern New York, and Eastern Pennsylvania)
- Pedestrian friendly in-town locations or high-traffic roadways with good visibility and access
- Demographics: Urban or suburban locations
- Will consider anchored strip centers if the anchor tenant has great credit, significant remaining lease term, and a use that is resistant to e-commerce (ie. grocery)
- Passive investment with little to no management or vacancy
- Prefer stabilized properties with a long-term value-add element, including below market rents or cosmetic renovations facilitating higher long-term rents
- Timing: Immediate



*Conceptual Photos