



PEBB applies an opportunistic investment strategy in that we seek assets where we can add value and enhance the offer. Our acquisition criteria is detailed here.

### Acquisition Size

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Transaction values (including equity and debt capitalization) range from \$2 million to \$50 million  
Typically 50,000 square feet or larger

### Targeted Investments

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Anchored, shadow-anchored, neighborhood or regional shopping centers and suburban office  
Sub-performing or non-performing loans secured by properties  
Individual deals and/or portfolios

### Property Characteristics

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Class A and B and Value-add opportunities  
Assets with expiring debt, below market rents, co-tenancy issues, vacant anchors, or similar distress  
Stabilized properties with motivated sellers  
Opportunity to purchase below replacement cost, preferably in markets with high barriers to entry  
Redevelopment and repositioning opportunities and Excess land and/or outparcels

### Deal Structures

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All cash, Assume existing debt, Seller financing  
Joint-venture  
Purchase of distressed debt and Tax deferred structures

For all acquisition inquiries, please contact Robert Truett - [rtruett@pebbent.com](mailto:rtruett@pebbent.com)