



Vista R.E.D., L.P. is a privately-held commercial acquisition, development and operating company based in Texas seeking value-added, long-term commercial real estate opportunities in growth oriented markets

### General Investment & Acquisition Criteria

- 🏠 **Use:** Retail, office, medical office or certain mixed-use property.
- 🏠 **Minimum Size:** Office, medical office: 40,000 SF; mixed-use & retail: 25,000+ SF
- 🏠 **Participation:** Preferred return and residual participation on project-by-project basis.
- 🏠 **Location:** Nationwide; with a focus on Texas and Southwestern U.S.; prefer growing medium-large MSA's.
- 🏠 **Acquisition Size:** Asset value of \$2,500,000 or greater; no maximum.
- 🏠 **Density:** 80,000+ people within a 3-mile radius; 40,000 homes within 3-mile radius.
- 🏠 **As-is Condition:** Must have 50% in-line occupancy and positive cash flow.
- 🏠 **Open Air Center & Mixed-Use:** Strong community and power retail centers located in dominant retail corridors near high traffic intersections and infrastructure.
- 🏠 **Medical Office:** 50% of NRA or greater must be medical use, preferably within close proximity to hospital.

### Method of Payment

- 🏠 All cash closings, expedited response to inquiries.
- 🏠 Acquisition candidate can have existing in-place debt or dynamic JV structure involved. Existing lender financing/assumption may be sought depending on stabilization.

### Peripheral Site Development Criteria

- 🏠 Will consider development out-parcels in existing commercial sites (on-site or acquisition of adjacent land).
- 🏠 Will consider demolition/re-development of existing buildings for constructing new phases.

### Targeted Investment Returns

- 🏠 Equity sources for deals seeking recapitalization, but must act as General Partner.
- 🏠 Solution for projects in-process requiring new team.
- 🏠 Buyer of retail component of mixed-use development.

### Acquisition of Discounted Bank Notes Secured by Real Property

- 🏠 Single property notes with minimum Loan Face Value not less than \$3,000,000; below replacement cost.
- 🏠 Underlying property should be high quality retail, office, medical office or certain mixed-used property.
- 🏠 Loan must be secured by underlying property and not just a right to cash flows.
- 🏠 Must permit non-judicial express claim on underlying mortgage (or property) upon occurrence of non-performance/non-payment.

### Special Expertise

Vista is experienced in distressed work-out situations with institutionally owned assets, trustees and governmental entities. Will acquire commercial properties and notes from private investors, banks, financial institutions, partnerships, and estates.

### Contact Information

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