



**DORSEY DEVELOPMENT**  
real estate | project management | construction

## **Deal Parameters**

### **Seeking Corporate BTS STNL Opportunities (national and regional)**

### **Seeking Franchisee BTS STNL Opportunities (franchisee with national or regional brand)**

Retail, Office, Light industrial and Medical sectors. If you are a tenant rep or know of tenants in your market which are expanding or new tenants coming to your market and are in need of BTS services, please contact us. We have the resources, expertise, and capacity to provide turnkey services: from market analysis, site selection, entitlements, and construction. We will consider Ground Lease, BTS, and retrofit of existing properties. Brokers protected.

### **Seeking Retail Boxes (single or multiple tenant)**

We are **not** seeking | buying income property at retail cap rates; we're seeking retail boxes for redevelopment. Whether outparcels with 2-4 tenant boxes or big box redevelopments. 2<sup>nd</sup> generation Shopping Centers with upside (space to create an outparcel, potential for additional inline space, vacancy, below market rents, etc.), and or good development sites. Incomplete developments will be considered if there is a solid anchor and at least 80% of the GLA is preleased.

We will consider existing multi-tenant deals that have a 10-12% ROI – within approximately \$2-10 million on deal size. If you have properties or projects in pre-development that meet these criteria, call us. Brokers protected.

### **Attention Developer & Brokers - Investment Company Seeking Projects.**

#### Developers

If you have a client or know of a developer who has project(s) teed up, but lacks cash, capital, or other resources to get projects over the finish line – call us.

#### Land

Do you represent a property owner who has been approached by tenants, but lacks the capital, knowledge, or desire to bring the project out of the ground (or, is unwilling to split the tract, but you have reputable users for a portion of the property with the balance of land usable for additional development)? We have the resources, expertise, and capacity to JV with other developers or land owners. Brokers protected.

#### Shopping Centers

If you have a listing on a SC and good prospective tenants, but the owner is unwilling to invest capital into the SC in the form of improvements or T/I – call us. This circumstance may signal it's time for the SC owner to sell the property and move into a more passive, newer investment with less or even no landlord responsibilities. You could end up with a commission on the sale of the SC, commissions on the new tenant leases – and, maybe, even a commission on the new property the owner purchases!