

FOR IMMEDIATE RELEASE

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PINNACLE REAL ESTATE PARTNERS, LLC IS PLEASED TO ANNOUNCE THE FORMATION OF PINNACLE REAL ESTATE FUND I, LLC, A \$30.0 MILLION INVESTMENT FUND FOCUSED ON UNDER PERFORMING, INCOME ORIENTED REAL ESTATE ASSETS.

Atlanta, Georgia – Pinnacle Real Estate Partners, LLC (“Pinnacle”), an Atlanta, Georgia based real estate investment and management firm, has recently formed a \$30.0 million investment fund to acquire a diversified portfolio of real estate assets located in the Southeast U.S., primarily within a 125-mile radius of Atlanta, Georgia. Pinnacle is targeting properties in the following asset classes; office, retail, industrial and multi-family.

Pinnacle is seeking assets that fit the following four key criteria:

- I. Assets with Historical Proven, Positive Cash Flow** – Pinnacle is focused on acquiring assets that have historically demonstrated strong positive cash flow, but due to various factors, are not able to replicate that cash flow in the current environment; and
- II. Preference for Assets with Below Market Rent and Vacancy** – Pinnacle is seeking to acquire properties that are at 60% to 70% occupancy at the time of acquisition, or have tenants whose current leases are well below comparable market rates; and
- III. Acquire ‘B’ or ‘C’ Class Assets Primarily in Secondary Markets** – Pinnacle is seeking quality assets that have suffered from a lack of capital improvements over time, but are located in ‘A/B’ locations. The primary goals for asset acquisitions will be to maximize occupancy rates, maximize rents and enhance value through minor capital improvements; and
- IV. Properties Suffering from Absentee Management** – Pinnacle is seeking assets that have lacked management attention and have the ability to achieve above market occupancy and rents through proactive ownership and management.

Pinnacle invites principals and authorized representatives to contact Rajesh Shah at 404-812-5352 or via email at rbshah@pinnacleREpartners.com to discuss potential acquisition targets.