



ACQUISITION CRITERIA

PROPERTY INVESTMENTS

Stonebridge Property Investments is seeking multifamily investment opportunities throughout the Western United States with the following criteria:

Geographic Focus

Primary Target

Southern California	Pacific Northwest	Northern California
<i>Los Angeles County Orange County San Diego County Ventura County</i>	<i>Seattle, Washington King County</i>	<i>Alameda County Contra Costa County Marin County San Francisco County San Mateo County Santa Clara County</i>

Secondary Target

Southwest	Pacific Northwest	Rocky Mountain States
<i>Phoenix, Arizona Maricopa County</i>	<i>Portland, Oregon Multnomah County Washington County</i>	<i>Denver, Colorado Arapahoe County Douglas County Jefferson County (Lakewood)</i>

Property Attributes

Location	Transaction Size	Age
Urban or Suburban <i>Close to transportation corridors, employment, retail and entertainment districts</i>	\$5 to \$75 million	1990 and newer <i>Older communities will be considered based on location and building quality</i>

Property Submission Process

Full property description: <i>Unit breakdown Square footage Market rents Amenity list Acreage Parking ratio</i>	Operating Information: <i>Current Rent Roll Concession Matrix Year-to-date operating expenses Prior 3-year operating statements Current Tax Statement</i>	Property & Market Information <i>Color Photographs Sales Comparables Rental Comparables Location Map</i>
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STONEBRIDGE PROPERTY INVESTMENTS

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