



PACVENTURES
INCORPORATED

4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

Telephone: 858.625.0100
Facsimile: 858.625.9243

Acquisition Criteria/Investment Strategies



Value Added/Oppportunistic:

Re-capitalize non-performing assets and cure loan defaults

Acquire notes (performing and non-performing)

Make direct property investment

PacVentures is focused on real estate opportunities where value creation exists, including:

- Leasing vacant space
- Growing market rents via repositioning asset to a higher class
- Capital improvement programs
- Distress markets that are recovering

Property Types: Office, Industrial, Retail

Project Size/Total Capitalization: \$1 million to \$50 million+

Geography: Southern California, Nevada, Arizona, Utah, Texas

PacVentures will:

- Return all phone calls and provide quick feedback
- Make unsolicited offers when required
- Protect brokers
- Remain loyal and provide sale and leasing listings to quality brokers who bring us deals
- Find ways to be creative to make good deals happen

We look forward to working with you. Please submit opportunities to:

Ryan Gilbert
rgilbert@pacventures.net
858.625.6709

Andrew Kaplan
akaplan@pacventures.net
858.625.6710

Kevin Wechter
kwechter@pacventures.net
858.625.6700

www.pacventures.net