

Property Acquisition

Katchen Company's targeted areas are Denver, Colorado, Chicago, Illinois, Las Vegas, Nevada and Miami, Florida commercial real estate markets. The Company's concept is to identify and procure properties for development or re-development. Once acquired, the properties are managed to maximize the individual goals specific to each property. Some properties are held for short periods of no more than one year to realize asset appreciation from re-development. Other properties are held for periods of three to five years to assure that new developments have matured sufficiently to garner an equitable profit. Additionally, mature properties in the portfolio are maintained for periods longer than five years as sources for streams of income and equity appreciation.

Through market experience and aggressive research the management team of Katchen Company is poised to select prime candidate properties for development or redevelopment, and exploit favorable market conditions which may exist, taking advantage of a window of opportunity created by the lag between market pricing and market demand created by area growth. Commercial real estate that will be considered for possible inclusion in the asset portfolio will be raw land, apartments, office, retail and industrial sites.

To be considered as a possible candidate for inclusion into the portfolio, the property must meet the following criteria:

Raw Land - Land will be considered if it is a minimum of one acre but not in excess of thirty-five acres, with the optimal size of a site dependent upon intended use, market, and purchase price. Parcels will be purchased with the intent of immediate development, however, speculative land may be purchased if a short-term hold would realize above market returns.

Apartments - Apartment properties will be considered if they are a minimum of fifty units, with the optimal size being closer to one hundred units. This type of property could be a development, re-development, or equity appreciation

project for the portfolio.

Office - Office properties will be considered if they are a minimum of a "B" building. This type of property could be a development, re-development, or equity appreciation project for the portfolio.

Retail - Retail properties will be considered if they are a minimum of 20,000 square feet. This type of property could be a development, re-development, or equity appreciation project for the portfolio.

Industrial - Industrial properties will be considered if they are adaptable to a mixture of uses and have not been previously occupied for uses which would have possibly exposed the property to contaminated materials. This type of property could be a development, re-development, or equity appreciation project for the portfolio.

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Katchen Company is a full service real estate firm actively engaged in providing brokerage service for retail, office, warehouse, flex and apartment properties within the greater Denver metropolitan area.

Property Management

- Retail
- Office
- Apartments
- Warehouse
- Industrial
- Flex

Brokerage

- Seller Representation
- Buyer Representation
- Lessor Representation
- Lessee Representation

Fee Development

- New Construction
- Building Remodel

Construction Oversight

- New Construction
- Building Remodel
- Tenant Finish

Maintenance Services

- Facilities Management
- Porter Services
- General Repairs

Consulting

- Expert Witness
- Cost Segregation
- Lease Negotiations
- Receivership
- BOV/BPO
- REO

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JV Participation