

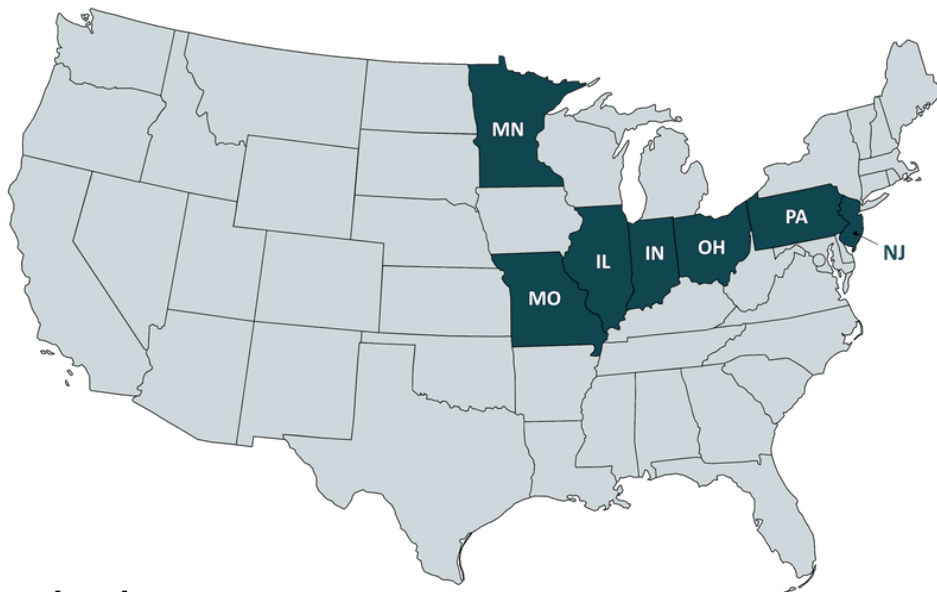
## Okumus Properties Overview

**Okumus Properties (OP)** is a real estate operator focused on acquiring multi-tenant, flex industrial properties located in select Midwest markets and locally in Philadelphia. Leadership has been overseeing the management of its legacy portfolio of flex properties in the Philadelphia area over the past decade and is poised to expand into markets throughout the Midwest. The firm completed its first acquisition in Indianapolis in 2024, marking the start of this expansion.

## Location Attributes

- ✓ A/B suburban locations within hour of downtown
- ✓ 5-mile median incomes \$80k+
- ✓ If incomes < \$80k, 5-mile population 200k+
- ✓ Low-to-moderate crime rates
- ✓ Within 2-3 miles of major highway systems
- ✓ Located in business parks or around other industrial
- ✓ Nearby new construction housing communities
- ✓ Proximate to retail amenities

## Target Markets



- ✓ Philadelphia
- ✓ South Jersey
- ✓ Cincinnati
- ✓ Columbus
- ✓ Indianapolis
- ✓ Chicago
- ✓ Minneapolis
- ✓ Kansas City


## Investment Parameters


- ✓ Multi-tenant, flex industrial
- ✓ Avg. tenant size <7,500 SF
- ✓ Grade level or dock high loading per suite
- ✓ Min. 14' clear height in warehouse
- ✓ Office finish <50% across bldg.
- ✓ Min. one small office and bathroom per suite
- ✓ Buildings 1980s+ vintage
- ✓ Prefer occupied buildings
- ✓ Will consider vacancy if demised for multi-tenant
- ✓ Up to \$3M transaction size

## Closing Process

- ✓ Cash buyers (no financing req. to close)
- ✓ Close within 45-60 days of signing contract
- ✓ Buyer broker fees protected

## Contact

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