

<p>TARGET INDUSTRIES Operating Businesses with Substantial Real Estate Holdings Examples:</p> <ul style="list-style-type: none"> ▪ Car Washes ▪ Hotels (Outside California) ▪ Value Add / Opportunistic Real Estate (Northern CA) ▪ Outpatient Medical Offices ▪ Contract Warehouses and Logistics ▪ Beverage and Food Distribution ▪ Development Opportunities ▪ Manufactured Housing Communities (CA, NV, AZ) 	<p>TARGET GEOGRAPHY: Western US CAPITAL AVAILABLE: \$125 – 500 MILLION LEVERAGE: Up to 75% TIMING: January – September, 2017 1031 STRUCTURE: Reverse or Forward 1031 TRANSACTION SIZE: \$10 - \$250 MILLION</p>
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Background

DCA Partners is working with one of our clients to sell a division of their business. As a result of this sale, the client will generate considerable capital gains, the vast majority of which are real property gains. Rather than pay tax on this gain, the client has asked us to find attractive real estate investment opportunities that they can exchange into via a Section 1031 Exchange. Since the Client is a strong operating Company, they are open to a broad variety of potential investment and business opportunities, as listed below.

Client Objectives

The client has experience operating in a highly regulated environment and maximizing operational efficiency. They are operators by nature, willing to roll up their sleeves to add value. Their objective is to make long term strategic investments that diversify their overall holdings and position them for future growth and sustainability. Ideal opportunities will fall into the following, or closely related, industries:

- Express “drive through” car washes
- Hotels in operation and opportunities to repurpose hotels (Outside California)
- Value-add and opportunistic real estate in Northern California (ie. development projects or income property)
- Independent and assisted living facilities or communities
- Ambulatory surgery centers and other outpatient medical offices
- Third party logistics and contract warehouses
- Beverage and other food distribution
- Manufactured Housing Communities (CA, NV, AZ)
- Other operating businesses with a large real estate component

Long term ROI is most important, and the client is willing to take either a financial (passive) or operational (active) role.

Timing

All replacement property acquisitions must be identified within 45 days following the sale date and completed within 180 days of the sale closing. We currently expect the sale transaction to occur in April, 2017 meaning that the deadline for identifying the replacement property must occur no later than June, 2017, with closing taking place no later than October, 2017. Additionally, the client has sufficient capital to complete a transaction immediately through a reverse 1031 exchange – so please start showing us opportunities right away.

DCA Partners

If you have opportunities that you believe may fit the above-stated criteria, please contact us as soon as possible:

Please contact DCA Partners with any potential opportunities that meet our investment criteria.

Curt Rocca crocca@dcapartners.com (916) 960-5353	Deepa Prasad dprasad@dcapartners.com (916) 960-0629
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