



**PATRIOT**  
EQUITIES

# Corporate Overview



## Profile

Patriot Equities is the first real estate investor and developer with a singular focus on the acquisition, ownership and operation of corporate real estate assets. Patriot Equities works with corporate real estate executives and their advisors to acquire their corporate-owned property so they can allocate their capital and resources on core operations. We create solutions that help successful corporations unlock capital from North American real estate holdings and drive efficiencies from their operating properties.

## Experience

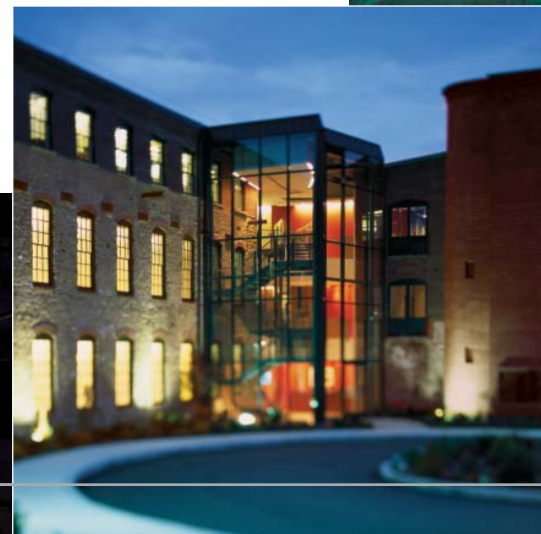
Patriot's principals have a combined 40+ years of experience focusing on corporate real estate assets, having redeveloped more than 12 million square feet and completed over \$1 billion in transactions. Our unique expertise, capital structure, operating platform and philosophy distinguish us from the crowded field of traditional real estate developers and investors. We have successfully executed a wide variety of transactions, including build-to-suit properties redevelopment of vacant office and industrial properties, acquisition and entitlement of raw land, sale and partial leasebacks, and portfolio acquisitions. Our team has acquired real estate from dozens of the world's largest corporations.

## Patriot Value Proposition

In a fragmented market for corporate real estate, an auction process can often yield lofty valuations. But for the corporate seller, partnering with the right purchaser can also help in achieve broad organizational goals. Our Patriot Value Proposition (PVP) maximizes value for Sellers by driving the dealmaking process towards overarching corporate objectives including reducing operating expenses, limiting liability, unlocking capital tied up in real estate, improving efficiency of the property, and creating an exciting work environment for employees.

Local reputation of the seller and their legacy in the community is also of paramount importance: we work with communities to eliminate blight and sprawl by recycling idle or abandoned facilities, restore historically significant structures, increase jobs, expand the tax base and renew investment and pride in the community.

By combining our discretionary and flexible capital structure with extensive redevelopment expertise, PVP drives execution of these dual objectives.



## Acquisition Criteria

Patriot Equities acquires property from corporate real estate sellers. As the first real estate organization founded with a specific selling class in mind, we are equipped with the flexibility and capability to acquire a wide range of property types from our business partners. The following provides an overview of the types of properties we focus on, but is by no means an inclusive list. If you are a corporate seller or a real estate broker, and you have a real estate problem to solve, we can help.

### Physical Condition:

- Any: we acquire properties in "as is" condition, and are willing to acquire properties with known environmental challenges.

### Selling Entity:

- Public companies
- Private companies
- Institutional sellers
- Banks (including REO properties)
- Non-profit agencies
- Economic Development Authorities

### Property Types:

- Office
- Industrial
- Mixed-use
- Land

### Investment Size Guidelines:

- Single & Multi-Property/Portfolio Transactions up to \$500 million

### Transaction Structures:

- Leasebacks (short/long term)
- Partial Leasebacks (short/long term)
- Vacant Properties

### Location:

- Anywhere in North America

### Investment Vehicles:

- Patriot Renaissance Fund I
- Patriot Capital Partners



Patriot Equities is the first real estate investor and developer with a singular focus on the acquisition, ownership and operation of corporate real estate assets.





## Patriot Partner Program (P<sup>3</sup>)

The acquisition of corporate real estate in all asset classes across broad geographies requires a scalable, professional, and efficient asset operating platform. This is important to corporate sellers when they lease back all or portions of properties they once owned. Also, a flexible and robust capital platform is required in order to execute and provide surety of closure on any transaction regardless of the type, size, and geography.

The Patriot Partner Program (P<sup>3</sup>) addresses these essential requirements by partnering with best-in-class service providers for property and project management, as well as capital partners to participate in the funding required to close transactions. The goal is to provide "institutional quality and scale with entrepreneurial efficiency."

### P<sup>3</sup> Includes:

*The Patriot Operating Platform* - Patriot has partnered with a single leading nationwide real estate service provider to manage our properties and provide project management services for construction. This exciting new business relationship gives Patriot a nationwide presence and the ability to efficiently and effectively manage any commercial property in North America.

*The Patriot Capital Platform* - Patriot has the capability to fund transactions across the investment spectrum through our proprietary private equity fund, Patriot Renaissance Fund I, L.P. which has purchasing power of up to \$200 million. Patriot has also aligned itself with select capital partners that provide an additional \$500 million in purchasing power to be directed toward investments in specific asset classes.

*The Patriot Marketing Platform* - Patriot marketing partners include some of the leading real estate brokerage and marketing firms in North America, providing Patriot with a "local sales force" and a strong and proactive presence in virtually every market. These resources drive the property marketing process at hyper speed, enabling Patriot to quickly promote projects and attract new tenants. New broker partners are welcomed members of the Patriot team.



### INVESTING IN CORPORATE REAL ESTATE

1200 LIBERTY RIDGE DRIVE | SUITE 115 | WAYNE, PENNSYLVANIA 19087

P: 610.993.2131 F: 610.993.2624

[WWW.PATRIOTEQUITIES.COM](http://WWW.PATRIOTEQUITIES.COM)