



ACQUISITION CRITERIA

Our focus is on logistics and supply-chain-related Industrial Outdoor Storage (IOS). Properties are in established industrial locations of major metropolitan markets with high-volume transportation linkages for trucking, rail, shipping and air cargo.

Individual Transaction Size
\$5-\$75 million

Site Size
3 Acres - 100 Acres

Building Size
Flexible

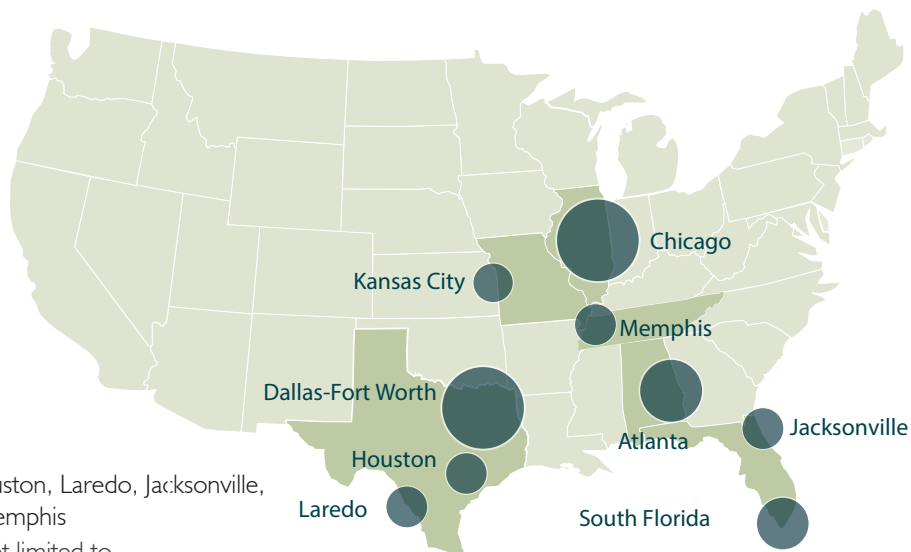
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Property Types

- Managed Truck Parking
- Fleet Parking (Line Haul Operation)
- Freight Terminals
- Outdoor Storage Facilities
- Drop Yard
- Truck Maintenance/Repair Facilities

Target Markets

- Chicago, Atlanta, Dallas-Fort Worth, Houston, Laredo, Jacksonville, Kansas City, South Florida/Miami, and Memphis
- Open to other locations; including but not limited to Tampa, El Paso, and Phoenix.



Acquisition Strategy

- Off-market opportunities
- Limited-bid scenarios
- Performing and non-performing assets
- Ground-up construction
- Properties with upcoming lease expirations of 1-3 years
- Matching existing credit tenants with challenging requirements
- Increasing value to underutilized assets through entitlement and zoning changes
- Value add acquisition
- Underutilized properties that can be renovated or reconfigured by adding parking, constructing amenities including automatic gate systems, security cameras, fencing, lighting, and correcting irregular or inefficient flow patterns
- Vacant land that can be entitled for logistics utilization
- Identifying locations under served with ISFs, providing an opportunity to develop an asset in a market with in-place demand to realize imputed value

Target Market Characteristics

Timber Hill is interested in markets that exhibit some or all of the below characteristics

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| <ul style="list-style-type: none">• Mission-critical ecommerce supply chain hubs• Constrained supply and limited competition• Intermodal facilities | <ul style="list-style-type: none">• Active seaports• Class A transportation infrastructure• High barriers to entry (zoning, high land costs & limited land availability) | <ul style="list-style-type: none">• Trending population growth• Diversified economic base• Significant industrial real estate growth• Opportunities for rent growth |
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