

# RGRE

## RG REAL ESTATE



## FIRM OVERVIEW

RG Real Estate (RGRE) is an Atlanta-based real estate investment firm specializing in the ownership, leasing and management of healthcare and traditional office properties across the Atlanta MSA. To-date, RGRE has acquired 19 medical and conventional office properties totaling over \$200M in aggregate value. Our vertical integration and complimentary service lines have provided a comprehensive network of medical tenants in Atlanta, ranging from local practices to Georgia's largest healthcare systems.

## ACQUISITION CRITERIA

RGRE is actively seeking to grow its portfolio of medical outpatient properties in Atlanta and the surrounding MSA. By leveraging our local market knowledge and established presence, we are uniquely positioned to identify and evaluate high-potential medical acquisitions. Our in-house leasing and property management capabilities enable the firm to rapidly fill vacancies and unlock value beyond what could be achieved by conventional buyers.

|                              |   |
|------------------------------|---|
| <b>Target Deal Size</b>      | \$3M - \$75M  |
| <b>Minimum Property Size</b> | 12,500 SF   |
| <b>Vintage</b>               | 1985 or later   |
| <b>Market</b>                | Atlanta and Surrounding MSA   |
| <b>Asset Sub-Types</b>       | Medical Outpatient<br>Clinical<br>Medical or Life Sciences Research<br>Surgery Centers      |
| <b>Tenancy</b>               | Single or Multi-Tenant<br>Local, Regional<br>Open to Credit Profiles                        |
| <b>Strategies</b>            | Medical Lease Up<br>Office-to-Medical Conversion<br>Build/Redev-to-Suit<br>Blend and Extend |

|                              |                   |                  |                                  |
|------------------------------|-------------------|------------------|----------------------------------|
| <b>Target Return Profile</b> | <u>Stabilized</u> | <u>Core Plus</u> | <u>Value-Add / Opportunistic</u> |
| <b>Entry Cap Rates</b>       | 8.0%+             | 7.5%+            | N/A                              |
| <b>Desired WALT</b>          | 5+ Yrs            | 3+ Yrs           | N/A                              |

## Contact

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