

Target Acquisitions

Mesa Lane Partners is always looking for opportunities to develop, buy, or partner on real estate projects that fit our Acquisition Criteria. Please review our Acquisition Criteria below and reach out to us if you have an opportunity you would like to discuss.

Objective

Expand and diversify Mesa Lane Partners' portfolio of value-add, community serving, and environmentally conscious real estate holdings.

Asset Focus

Seasoned Income Assets

1. Existing Multi-Family Residential Apartments, Student Housing and Mixed-Use
 - a. Value-add through remodel, facade improvement, enhanced amenities, or market reposition/releasing
2. Existing Hotel/Motel
 - a. Value add with creative boutique hotel programming/rebranding
 - b. 25-100+ rooms
 - c. Located in areas of tourist interest
3. Existing RV Parks
 - a. Located 5 miles from downtown core
 - b. 25-100+ Spaces

Development Opportunities

1. Multi-family, Mixed-Use, and Hospitality Infill Development
 - a. Located walking/biking distance to basic services and downtown core
 - b. Located in Bohemian/artist neighborhoods
 - c. Redevelopment/Adaptive re-use of Historic Buildings
2. Creative Office
 - a. Adaptive re-use of industrial/warehouse, brick, bow-truss, high ceiling, metal buildings
 - b. Located in Bohemian/artist neighborhoods
3. Retail
 - a. Dated or Obsolete Shopping Centers and Strip Malls
 - b. Underserved retail areas located walking/biking distance to residential neighborhoods
4. Student Housing
 - a. Located walking/biking distance to Private, or University/State/Community College Campus

Target Property Characteristics

1. Properties should have in place income and produce a market acceptable CAP rate.
2. Properties zoned for commercial, mixed-use, multi-family or strategically positioned for rezoning; Preference given to properties located in designated redevelopment neighborhoods or Zones of Benefit.
3. Aged/dilapidated commercial or residential properties whose value can be enhanced through repositioning and rehabilitation.
4. Ideal properties are urban sites with existing development. Parking lots, gasoline/service stations, and sites containing buildings with inadequate or limited future utility.
5. Property value/deal size: minimum; \$10M - \$500M+.
6. Parcel size; .25 to 10 acres.