



## Overview of Alpine Creek

Alpine Creek is a privately-funded investment firm focused on the lower end of the middle-market. We invest in a broad range of industries with a geographic focus on businesses and real estate assets located in the United States and select international markets. As valued-added investors, we provide more than just capital to our portfolio companies and real estate investments. We have greater flexibility in managing our investments since we do not have the constraints of a traditional fund-based business model.

The individuals and families who invest with Alpine Creek created their wealth by founding or acquiring and building private businesses. Through these relationships, Alpine Creek’s investment professionals have access to an extremely valuable executive network and a source of experienced, intelligent and patient capital. With the understanding that every investment may not fit the traditional holding period, we are willing to take a longer-term growth partner approach with each investment.

## Investment Criteria

### Transaction Attributes

- » Focus on value-added and opportunistic projects
  - » Priced below replacement cost
  - » Offer upside potential, redevelopment and repositioning opportunities
  - » Projects with excess land and/or out parcels
  - » Developers requiring an equity investor or joint venture partner
  - » Portfolios with multiple assets and sectors

### Geographic Areas of Interest

- » U.S.-based projects, with a preference for the following markets:
  - » US West                      » US Midwest
  - » US Northwest            » US Southeast
- » Select international markets, with a preference for western Europe

### Target Sectors

<b>Office</b>	» Class B and Class C buildings with the potential to upgrade
<b>Retail</b>	» Community, neighborhood, open-air shopping with redevelopment or repositioning potential
<b>Industrial</b>	» Light industrial, warehouse / distribution, and R&D / flex » Urban industrial with residential conversion potential
<b>Residential</b>	» Existing multi-family or to-be-built complexes (minimum of 2 units) » Specialty residential such as senior housing and long-term care
<b>Mixed-Use</b>	» Projects that combine any of the above categories into a single deal

## Contact Us

For more information and to submit investment proposals or referrals, please contact us at (949) 612-9203