US ACQUISITION CRITERIA

EXPANSION TARGETS: 2026 US MANDATE

LOCATION – PRIMARY

TEXAS: HOUSTON

PROPERTY TYPE:

- **ASSET TYPES:** OFFICE, RETAIL SHOPPING CENTERS.
- **DEAL PROFILE:** VALUE-ADD, DISTRESSED, OR REO (BANK-OWNED).
- **STRUCTURE:** MULTI-TENANT ONLY (NO SINGLE-TENANT).

INVESTMENT VOLUME:

€5M TO €15 MILLION PER PROPERTY

YEAR BUILT:

1970+

CONDITION:

RENOVATED, PARTIALLY RENOVATED, OR UNRENOVATED

OCCUPANCY RATE:

40% – 75%

WHY PARTNER WITH ROCK ASSET HOLDING:

1. **FAST-MOVING BUYER:** RAPID UNDERWRITING AND TIMELY SUBMISSION OF COMPETITIVE OFFERS.
2. **RELIABLE CAPITAL BASE:** CAPITAL BACKED THROUGH STRONG MORTGAGE PARTNERS AND ESTABLISHED LENDER RELATIONSHIPS.
3. **FLEXIBLE STRUCTURING:** EXCLUSIVE OR SEMI-EXCLUSIVE LOIS ENABLING AN EFFICIENT 4–8 WEEK DUE DILIGENCE PROCESS.
4. **PROVEN EXECUTION:** ABILITY TO CLOSE TRANSACTIONS WITHIN 4–8 WEEKS.



OUR FOCUS OVER THE NEXT 12–18 MONTHS IS HOUSTON ONLY — EXPANDING INTO OTHER CITIES AND STATES AS OUR TEAM GROWS.