

**Sitex Realty Group** is a fully integrated real estate acquisition, investment, and management company, focusing on properties in the greater Chicagoland area. We combine institutional scale and capabilities with the speed and adaptability of opportunistic entrepreneurs:

- We thrive on challenging situations that allow us to create value
- We are excited by unique seller circumstances that drive unorthodox deal terms
- We make all decisions locally
- We have deep capital resources that enable us to compete on any level
- We are able to complete due diligence and close quickly

## Acquisition Criteria

**Property Type:**

Industrial warehouse, manufacturing, or flex

**Building Size:**

10,000 - 250,000 square feet

**Investment Size:**

\$1,000,000 - \$10,000,000

**Building Type:**

Single or Multi-Tenant

**Property Condition:**

Any Condition (almost)

**Financing:**

All cash or assume sellers debt

**Occupancy:**

0% - 100%