# FirstAlert Corporation Headquarters

(Investment Sale Case Study)



## Aurora, IL

### **Building Square Footage**

70,000 SF and 25 Acres

### **Transaction Timing**

94 Days

### **Transaction Value**

\$8,500,000

### Responsibilities

15-Year Triple Net Build-To-Suit/ Investment Sale

### Purchaser

**Private Trust** 

### **Investment Overview**

Underwrote the build-to-suit, investment sale to a public REIT and re-sale to a private syndication group.



# Wickes Lumber Corporate Headquarters

(Investment Sale Case Study)



## Vernon Hills, IL

### **Building Square Footage**

72,000 SF and 15 Acres

### **Transaction Timing**

61 Days

### **Transaction Value**

\$15,000,000

### Responsibilities

25-Year Leaseback, Restructured Lease and Credit Enhancement Vehicle

### Purchaser

**Private Trust** 

### **Investment Overview**

Underwrote the long-term investment sale and credit enhancements for sub-investment rated public credit.



# Lucent Technologies Technical Park

(Investment Sale Case Study)



## Kansas City, MO

## **Building Square Footage**

1,314,000 SF and 327 Acres

### **Transaction Timing**

127 Days

#### **Transaction Value**

\$46,000,000

### Responsibilities

Investment Sale (Partial Leaseback)

#### **Purchaser**

Acquisition Fund II

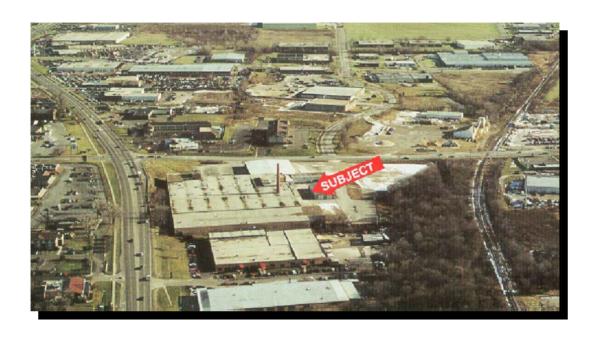
#### **Investment Overview**

Negotiated 15-yar leaseback of tenants and marketed the redevelopment projections. Sold to New Jersey based "value added" purchaser.



# Harbour Group/Hopkins Manufacturing

(Investment Sale Case Study)



## Emporia, KS

**Building Square Footage** 328,000 SF

**Transaction Timing** 4 Months

**Transaction Value** \$6,000,000

**Responsibilities**Investment Sale

**Client** Harbour Group

### **Investment Overview**

Despite significant credit issues, deferred maintenance and functional obsolescence, Alliance structured a 2-year sale leaseback and closed with a private investment group.



## Samsonite Central Distribution Center

(Investment Sale Case Study)



## Murfreesboro, TN

**Building Square Footage** 629,000 SF

**Transaction Timing** 

4 Months

**Transaction Value** \$22,300,000

Responsibilities

**Investment Sale** 

**Client** Samsonite

### **Investment Overview**

Sold partially leased facility to a private investment syndicate for 106% of appraised value.

