

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.



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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-yr leaseback of tenants and marketed the redevelopment projections. Sold to New Jersey based “value added” purchaser.



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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.



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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.



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