

# REDLINE

PROPERTY PARTNERS

*We transform spaces for the new economy.*

Redline develops, acquires and operates real estate projects in the Carolinas and Minnesota. Our disciplined approach finds underperforming real estate assets and executes successful turn-around strategies.

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*Neither Redline, nor its principals, have ever lost an asset to foreclosure or exited an investment resulting in an investor loss.*

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Redline creates transformative investments by finding underperforming real estate assets and executing successful turn-around strategies. Our “block-by-block” granular approach to project selection identifies truly great properties suffering from short-term distress and adapts them for the new economy.

We employ innovative value-creation strategies to improve asset quality and maximize property values.

We optimize each real estate asset with our comprehensive Asset & Property Management Approach, where superior operations and exceptional tenant experiences are paramount.

## A TRUSTED PARTNER

30

YEARS

Average Partner  
Experience

\$8+

BILLION

In Real Estate  
Transactions

3

REGIONAL OFFICES

Providing Teams  
in Markets



### ACQUISITION

Principal investment acquisition, management and disposition of real estate investments; equity syndication and co-investment; joint ventures



### DEVELOPMENT

Complete stage ground-up development including site selection, entitlement, conceptual construction, project management, project start-up, stabilization



### ASSET & PROPERTY MANAGEMENT

Investment identification and execution, asset / portfolio management, capital improvements, leasing / marketing, property operations, reporting



### FUND MANAGEMENT

Creation and management of closed-end funds, including cross-border investment structures

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MINNEAPOLIS OFFICE  
7900 International Dr, Ste 150  
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## INVESTMENT PHILOSOPHY

We believe the preeminent opportunity for real estate investment is to acquire underperforming and distressed assets at a significant discount and transform those properties into spaces for the new economy. This investment philosophy – to seek and seize overlooked opportunities – drives everything we do.

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*Redline will always provide the best overall value to our tenants, delivering best-in-class service and differentiated real estate.*

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## ASSET & PROPERTY MANAGEMENT

Shrewd investment management is the key to maximizing property performance and investment value.

The tenant experience is the central focus of our management approach, allowing us to attract and retain valued tenants.

Redline is committed to being a best-in-class real estate operator and an industry leader when it comes to customer service and tenant experience.

## INVESTMENT STRATEGY

Guided by our philosophy, our investment strategy is to capitalize on “special situation” opportunities in mid-cap sized projects (e.g. \$10- \$70 million).

Vital to Redline’s strategy is its market concentration. By focusing on a limited number of tactically selected markets, Redline constructs a balanced, risk-mitigated portfolio using location, property type and tenant industry as diversification tools.

## GEOGRAPHIC CONCENTRATION

Redline carefully selects its target markets, focusing on metros in the Carolinas and Minnesota with significant growth characteristics.

Combining these markets mitigates portfolio risk, balancing the rapid growth and volatility of the Southeast with the stability of the Midwest.

Our extensive experience in our target markets gives us deep local knowledge and relationships that are crucial to our ability to execute the Redline investment strategy.

