



Bullseye Capital Real Property Opportunity Fund, LLC (BCRPOF) is a private equity fund that purchases troubled multi-family and commercial real estate. Our target properties typically suffer from owners who need to cash out quickly, or from under-management such as abuse by tenants or above market vacancy. We make acquisition decisions quickly and usually purchase with cash that is on-hand. BCRPOF seeks assets with purchase prices ranging from \$1 million to \$5 million. Off market opportunities are preferred. Additional information follows.

#### Asset Classes:

- Multi-family – 20 units and greater
- Office
- Retail

#### Criteria:

- Value added opportunities including
  - deferred maintenance
  - above average vacancy
  - excessive expenses
  - asset mismanagement
- Owner distress
  - financial
  - personal
- Age-1985 and newer

#### Locations:

- **Within 300 miles in any direction from the following metropolitan areas:**

- Austin, TX
- Seattle, WA
- Chicago, IL
- Omaha, NE
- Dallas, TX
- Miami, FL
- Los Angeles, CA

#### Valuation:

- Cap rate 10% and greater, 12% and up is preferred
- Asset valued on current verified cash flow and expenses

BCRPOF protects its brokers. Assets meeting the above criteria may be submitted for review and consideration by the Fund. For fully documented acquisition criteria and submission guidelines, or to submit potential opportunities for consideration please contact BCRPOF at: [realestate@bullseyecap.com](mailto:realestate@bullseyecap.com).