

SIMA | Integrity. Teamwork. Results.

ACQUISITION CRITERIA

Company Overview

SIMA Corporation (www.sima.net) is a private real estate investment firm that specializes in the acquisition and management of income-producing properties. Since its formation in 1984, SIMA has steadily grown and its portfolio exceeds \$500 million dollars. SIMA's dedicated staff of professionals makes closing a transaction a smooth process for all parties.

Noteworthy Acquisitions

Retail & Mixed-Use

- The Historic El Paseo— Santa Barbara, California
- Cascade Village Shopping Center — Bend, Oregon

Multi-Family

- Little Creek Apartments— Newport, Oregon
- The Oaks at San Jose— Jacksonville, Florida
- The Reserve at Lakeshore— Chattanooga, Tennessee

Hospitality

- The Landsby (formerly Peterson Inn) — Solvang, California
- Santa Ynez Inn—Santa Ynez, California
- Willamette Wine Country RV Park— Dayton, Oregon

Wellness/Health Clubs

- Santa Barbara Athletic Club — Santa Barbara, CA
- Cathedral Oaks Athletic Club — Goleta, CA

Current Portfolio

SIMA's portfolio of holdings includes commercial, residential and hospitality properties in California, Alabama, Florida, Georgia, Oregon, and Tennessee. The portfolio of 30 projects encompasses approximately 3.2 million square feet.

Acquisition Criteria

- \$2MM TO \$15MM
- CORE & VALUE ADD OPPORTUNITIES
- MULTI-FAMILY, HOSPITALITY, MULTI-TENANT RETAIL AND COMMERCIAL
- B+ OR BETTER MARKETS IN WESTERN US
- 6.0% CAP RATE OR HIGHER PREFERRED

Buyer Profile

- EXCEPTIONAL TRACK RECORD
- ABILITY TO CLOSE COMPLICATED TRANSACTIONS
- RESPONSIVE AND DECISIVE PROFESSIONAL TEAM



1231-B State Street
Santa Barbara, CA 93101
P (805) 965-1616
F (805) 965-6368

Kevin J. Burnes
President
(805) 965-1616 ext. 212
kevin.burnes@sima.net

Angela Findley
Investor Relations Specialist
(805) 965-1616 ext. 221
angela.findley@sima.net

