



Archon Group (“Archon”), a wholly owned investment management subsidiary of The Goldman Sachs Group, Inc., is currently seeking commercial acquisition opportunities nationwide.

On behalf of Whitehall and other investors, Archon has been involved in the acquisition and oversight of more than \$16.3 billion worth of real property and commercial mortgage loans.

**Sponsorship/Equity:** Whitehall Street Real Estate Limited Partnership: A series of limited partnerships sponsored and capitalized by Goldman Sachs along with institutional and private investors. The most recent Whitehall Street Real Estate Limited Partnership, which was created in 2007, is a \$4.8 billion discretionary equity fund.

GS Balance Sheet: Archon also acquires real estate assets, typically deals requiring equity of less than \$15 million, on the direct behalf of Goldman Sachs.

**Transaction Size:**

**No maximum:** Archon has expertise in underwriting large, geographically diverse portfolios as well as single assets in a short time frame.

**Minimum all-in investments:** \$50 million (Office); \$10 million (Retail); \$5 million (Industrial)

**Targeted Opportunities:**

**Office:** Product allowing value enhancement through renovation and/or the ability to reset below market rents; build-to-suit and/or new ground-up development.

**Retail:** Power centers, neighborhood grocery centers, specialty centers and community centers, with special emphasis on real estate requiring development, re-development and/or re-positioning. ([Archon Group Retail](#))

**Industrial:** Product allowing value enhancement through renovation and/or the ability to reset below market rents. All industrial product considered.

**Mixed Use:** Product consisting of any combination of office, retail, and industrial, as well as hotel and residential (separate Archon platforms).

**Third-Party Joint Ventures:** High level of interest in joint ventures / partnerships, including those with third-party developers, as to any product type identified herein.

**Transaction Structure:**

All cash purchases with no financing contingencies. Expedited due diligence and closing time frames.

**Broker Protection:**

Brokers will be protected in the event a property is not exclusively listed.

**Geographic Preferences:**

National, primarily major metropolitan markets. Will consider secondary markets as part of a portfolio transaction.



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