

## **ADLER KAWA REAL ESTATE ADVISORS MAKES SIGNIFICANT INVESTMENT IN AUSTIN, TEXAS WITH PURCHASE OF KRAMER 1-5 AT BRAKER CENTER**

### ***AKREA acquires 296,781 SF of light industrial space***

**Miami, FL – September 30, 2016** – Adler Kawa Real Estate Advisors (AKREA), a vertically integrated real estate investment firm, has entered the Austin market through the acquisition of Kramer 1-5 at Braker Center (“Kramer”). This is AKREA’s sixth acquisition in Fund III, which launched in 2015 and raised over \$110 million in new equity capital. Financial terms were not disclosed. The purchase follows Fund III's acquisition of Valencia Town Center located in Santa Clarita, California, a suburb of Los Angeles.

Kramer is comprised of five single-story light industrial buildings totaling 296,781 square feet. The high quality physical design of the buildings, which incorporates 21’ clear heights and efficient floor plans, accommodates a wide range of tenants seeking different combinations of office, warehouse, production and showroom space.

The property is strategically located in one of the nation’s premier growth markets, known for its young, well educated workforce and its progressive entrepreneurial pro-business atmosphere. Austin leads the state and nation in job growth.

Built in 1999, the property is located along Austin’s direct path of growth, less than one mile from The Domain, and has accessibility to major highways such as Mopac (Loop 1), Highway 183, Loop 360 and Interstate 35. The Domain is a nationally recognized mixed-use project which includes 1.2 million square feet of retail & restaurants, 1.4 million square feet of Class A office space, 600 hotel rooms and 1,862 apartment units and access to these exceptional amenities is a huge draw for attracting tenants to the area.

“We are excited to make a significant investment in the Austin market with the purchase of Kramer,” said Matthew Adler, President and CEO of AKREA. “The acquisition perfectly matches our strategy of purchasing high quality, multi-tenant industrial and office assets in US markets of high demographic and economic growth.”

The Kramer acquisition exemplifies the firm’s niche business model of purchasing light industrial and office product that meets specific underwriting criteria while taking advantage of extremely low interest rates to generate substantial cash flow.

Since 2010, Adler Kawa has completed 21 transactions valued at more than 600 million and acquired assets totaling more than 6 million square feet of space.

Hale Umstattd and Leah Gallagher of Transwestern represented the seller and Davis Bass from HPI Real Estate Services & Investments will remain the park's leasing broker. Financing for the acquisition was provided by PNC . "Kramer 1-5 at Braker Center represented an amazing value creation opportunity with in-place rental rates significantly below market in the highly desirable North Burnet/Domain micro market," said Umstattd. "We were pleased to be a part of Adler Kawa's first acquisition in the Austin market."

**Adler Kawa Real Estate Advisors (AKREA)** is a vertically-integrated real estate investment firm based in Miami, FL. AKREA is an entrepreneurial company that pursues a niche strategy of acquiring multi-tenant industrial and office properties in markets of high demographic growth. AKREA creates value in it's portfolio through a strong focus on operations and tenant appreciation. Today, Adler Kawa manages a significant portfolio of investments in 11 major markets in the United States.