

ADLER KAWA REAL ESTATE ADVISORS MAKES SIGNIFICANT INVESTMENT IN COLUMBIA & GLEN BURNIE, MARYLAND WITH PURCHASE OF RIVERS PARK I & II AND AVIATION BUSINESS PARK

AKREA acquires 429,236 SF of light industrial space and office

Miami, FL – March 09, 2017 – Adler Kawa Real Estate Advisors (AKREA), a vertically integrated real estate investment firm, has entered the Maryland market through the acquisition of Rivers Park I & II and Aviation Business Park (“Rivers and Aviation”). The portfolio was purchased for gross proceeds of \$59.5 million. This is AKREA’s seventh 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 Kramer 1-5 at Braker Center in Austin, Texas.

Rivers consists of six single-story office/light industrial buildings totaling over 300,000 SF, built between 1985 and 1987. Aviation includes three single-story office buildings, which were constructed in 2008. The properties offer a professional office setting with high-quality finishes and build-outs.

Rivers and Aviation are situated ideally within the Baltimore-Washington Corridor, offering convenient access between the Baltimore and Washington metropolitan areas. Rivers is in the highly desirable, affluent suburb of Columbia, MD, and provides tenants with direct access to MD-29, MD-32 and I-95. Aviation boasts tremendous access to I-95, I-97, MD-295, MD-100, MD-32 & I-695, as well as offering tenants immediate access to Baltimore Washington International Airport (BWI).

The portfolio is currently over 81% occupied by 19 tenants. The Properties boasts a strong and diverse tenant roster that includes various notable investment grade or publicly traded companies including Carefirst of Maryland (CareFirst BlueCross Blue Shield), Capital Office Solutions (Parent Company - Xerox Corp), Skyline Network Engineering, CDI Marine Company, ADT (Parent Company - Apollo Global Management, LLC).

“This acquisition is a perfect illustration of AKREA’s growing portfolio and cash flow oriented strategy,” said Matthew Adler President and CEO of Adler Kawa. “Our firm specializes in purchasing high quality multi-tenant light industrial and office properties in markets of high demographic and economic growth.”

Fund III has \$50 million of equity remaining to deploy within the niche strategy. Adler Kawa has significant expertise with light industrial properties and a proven track record of closing transactions. Adler Kawa remains one of the few investors with discretionary capital focused on the asset class.

Jonathan Carpenter, Nicole Keelty, and Graham Savage of Cushman & Wakefield represented the seller and Matt Melnick, and Scott Matthews of Cushman & Wakefield, will be the park's leasing broker. AKREA's management affiliate Adler Kawa Real Estate Services will provide property management. Financing for the acquisition was provided by PNC Bank.

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 its portfolio through a strong focus on operations and tenant relations. Today, Adler Kawa manages a significant portfolio of investments in 10 major markets in the United States.