



ACTIVE BUYER MANDATE

Cash flow today. Value-add *tomorrow*.

ACTIVE MANDATE · RETAIL & OFFICE · NY & SELECT U.S. MARKETS

The Kaden Team represents a **capitalized, actively acquiring buyer** pursuing well-located retail and office. The mandate is **yield-first** — strong current returns, a low basis, and income at close, with light value-add as upside rather than the thesis. Where the market has repriced, this buyer moves.

SECTION I Acquisition criteria.

<i>i</i> RETAIL CONDOS Vacant or occupied — lease-up repositioning or in-place income.	<i>ii</i> STRIP RETAIL Multi-tenant strip centers with durable rent rolls.
<i>iii</i> OFFICE · BASIS Quality submarkets at high-yield / low \$PSF.	<i>iv</i> OFFICE · INCOME Cash-flowing day one preferred, with light value-add upside.

SECTION II Mandate parameters.

YIELD FOCUS	INCOME	VALUE-ADD	GEOGRAPHY
High current yield	Cash-flowing day one	Light only	NY + select U.S.

48 hrs
TO AN INDICATIVE VIEW

Own or represent retail or office that fits?
Let's talk numbers.

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