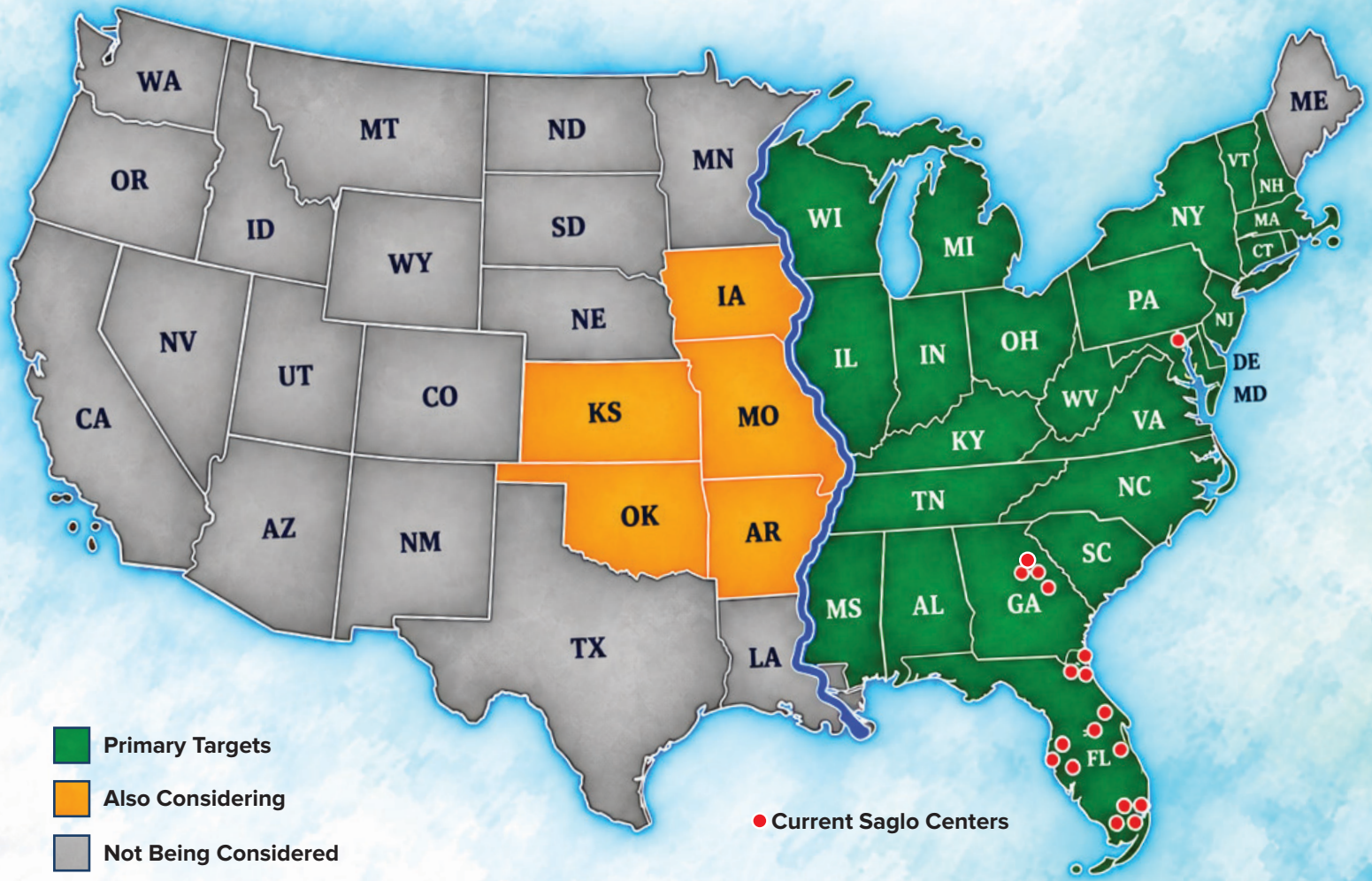


Saglo is Buying Shopping Centers!

ACQUIRING \$70MM OF MULTI-TENANT RETAIL SHOPPING CENTERS EAST OF THE MISSISSIPPI



Seeking:

Saglo is looking for existing multi-tenant retail centers with **>50k SF GLA**, **~\$1M+ NOI**, basis **below \$200 PSF**, and **10%+ cash-on-cash or 13%+ IRR** levered returns over a 10-year hold.

Saglo is targeting strategically located retail shopping centers in stable and growing markets east of the Mississippi.

Who We Are:

Saglo is a privately held commercial real estate firm specializing in acquiring and actively managing neighborhood shopping centers. We own a portfolio of **23 centers totaling over 2.4MM SF across FL, GA and MD**.

We just finalized a \$50MM equity raise which will allow us to **purchase \$70MM of shopping centers this year**.

Recent Successes:

Pineda Landings | Melbourne, FL
49,995 SF - \$12,986,040

Freedom Village | Eldersburg, MD
129,721 SF - \$22,730,319

Stonebridge Square | Roswell, GA
160,391 SF - \$5,449,801

Please send investment opportunities to:
deals@saglo.com