



## Acquisition Criteria

### Investment Size

Viridian acquires environmentally impaired and surplus single assets or portfolios with remediated and repositioned values in excess of \$10 million.

### Property Types

Viridian is actively acquiring land and underutilized assets with industrial and commercial development potential. Sale leasebacks and income producing properties are also considered.

### Target Markets

Viridian is active in the major port-related and distribution markets of the United States and Canada, but will consider acquisitions in any market with strong real estate demand fundamentals.

### Transaction Structure

Viridian offers sellers an "AS IS, WHERE IS" fee simple sale, or the opportunity to contribute property to a development joint venture.

### Liability Transfer

Viridian structures fully GAAP compliant transactions that permit our corporate Sellers to capture the market value of Brownfields properties while releasing all prior financial reserves for property clean-up work.

## Submission Criteria

In cooperation with property owners, Viridian compiles the following information during initial site screening, prior to formulating an opinion of asset value:

### Real Estate Overview

- Map, Aerial and Site Photos
- Zoning Overview
- Site Size and Survey
- Improvements/Leases/Tenant Overview
- Easement/Encumbrances
- Physical Overview (Utilities, Wetlands, Geotech, etc.)
- Real Estate Market Information

### Environmental Overview

- Property Use History Narrative
- Phase I & II (if applicable)
- Regulatory Agency Status/Correspondence

**Contact Viridian today to discuss your Initial Site Screening.**

CREATIVE RENEWAL OF DISTRESSED REAL ESTATE