



180 Clinton Square, Rochester, New York 14604 Office: (585) 262-6210 Fax (585) 232-3135

ACQUISITION CRITERIA

As a Rochester-based company, Home Leasing has been providing quality real estate services for over 40 years. This has allowed us to develop an excellent reputation with residents, investors, municipalities, and employees.

We specialize in the acquisition, planning, construction and management of commercial and residential properties. As a full service company, Home Leasing is seeking to acquire multifamily affordable housing and will provide professional services in development, construction and management.

The following Acquisition Criteria is designed to assist our *Registered Brokers*:

Home Leasing is seeking properties where we can add value. This includes properties facing existing vacancy, anticipated vacancy, expiring HAP contracts, or required capital to modernize the asset in the following categories:

- Existing affordable housing communities with cash flow and upside market potential
- Market rate rental properties located in rural area and/or in areas with lower AMI and rents
- Independent Living communities
- Fully approved building sites
- Vacant, historic building sites for adaptive re-use conversion

Properties will be acquired for the purpose of 1) preserving housing affordable housing and subsidies 2) conversion to affordable housing or 3) mixed income rental housing through the implementation of an aggressive renovation and development plan

- Minimum number of units for consideration is 50 units
- Properties with value added either through existing vacancy, anticipated vacancy, expiring HAP contracts, or required capital to modernize asset
- We will utilize low income housing tax credits, historic tax credits and various federal and local funding sources to secure the financing necessary to leverage asset
- Target Market : Pennsylvania with preference given to Central and Eastern regions of the state and Maryland

Brokers: Brokers are registered with Home Leasing in accordance with our Registration Policy. If you are interested in becoming a *Registered Broker*, please contact Donna Scheg at (585) 262-6210 or via email donnasc@homeleasing.net.

Submittal Information: Home Leasing will respond promptly upon receipt of the following: property name, address and location, complete property description, 3 years' actual operating and year-to-date statements, subsidy detail, current rent roll, financing detail, color photographs, and site plan or survey.

Submit information to: Wenda Glatz, Project Director, 180 Clinton Square, Rochester, NY 14604 or via email at wendagl@homeleasing.net.