



T E A M | E X P E R I E N C E | R E T U R N S



Company Overview

Crocker Partners is a real estate investment firm headquartered in Boca Raton, Florida. We have been active in the commercial real estate business for over 25 years and have established a reputation as a premier owner, operator, and developer of office and mixed-use projects throughout the southeastern United States. Since 1993, our team has acquired and developed over \$4.5 billion of real estate. We are currently sponsoring Crocker Partners IV, L.P., a private equity fund comprised of investors including domestic and foreign pension funds, foundations, endowments, and family offices. Our primary focus is to deploy capital into value-added and opportunistic investments located within “in-fill” markets having a “live, work, and play” environment.

Photo: Cumberland Center II, Atlanta



Atlantic Center, Fort Lauderdale

Investment Strategy

We invest in what we know: value-add and opportunistic transactions located within our target markets. Our intimate familiarity of our markets allows us to optimally underwrite investments and to see deals that most market participants never do. Over the past 25 years, the Crocker team has owned, managed, leased, financed, or underwritten a significant portion of the commercial buildings in our primary markets.

In addition to our asset specific knowledge, we have a detailed understanding of our market cycles and a consistent track record of “buying low and selling high”. In the Fall of 2005, we sold \$2 Billion of commercial real estate located throughout the Southeast and Texas. Since then, we have acquired only a few assets, all of which were purchased pursuant to off-market transactions.

We pride ourselves on “buying right” and oftentimes create significant value-enhancement on the day that we close on an asset.

INVESTMENT STRATEGY TARGETS

High-Growth Markets

- Strong regional economic growth
- Exceptional population and office-employment growth

Supply Constrained Markets

- Limited development sites
- “Live, work, and play” environments
- Proximity to executive housing
- High construction costs

Value-Add & Opportunistic Investments

- Create property specific value creation programs
- Achieve opportunistic returns in value-add investments

Cyclical Opportunities

- In-house, real-time market data
- Liquidity throughout the capital structure

Two NorthPlace, Atlanta



Why Crocker Partners?

Working together through a number of market cycles has proven to be a competitive advantage for our team. With experience covering all aspects of our business, we combine hands-on operating expertise and financial markets sophistication that is unique among our peers. The result is a consistent record of delivering excellent risk-adjusted returns for investors under varied market conditions. The team's strength has attracted investors of renowned reputations. Our ability to underwrite, finance and close even the most complex deals has made Crocker a buyer and the partner of choice in the Southeast for many respected financial institutions.

Crocker Partners invests in office buildings that have physical, operational, management, leasing or financial issues, then adds value with its in-house team. Every asset in the portfolio is a work in progress, with the goal of exiting to a core buyer.



CityPlace Tower, West Palm Beach

HIGH GROWTH MARKETS

The Fund has targeted the region's fastest-growing metro areas.

South Florida

Miami CBD

Coral Gables

Fort Lauderdale CBD

Boca Raton

Palm Beach

North Florida

Westshore Tampa

Tampa CBD

Orlando CBD

Maitland

Atlanta

Buckhead

Midtown

Downtown

Central Perimeter

Galleria / Cumberland

Texas

Dallas

Houston



Left to right: Chris Eachus, Tom Brockwell, Tom Crocker, Angelo Bianco, and Todd Amara.

Thomas J. Crocker
Managing Partner

Todd J. Amara
Partner & CFO

Angelo J. Bianco
Partner

Thomas C. Brockwell
Partner

Christopher D. Eachus
Partner

Management Team

Over the past 15 years, Tom Crocker has assembled a management team with exceptional market insight and expertise covering all aspects of commercial real estate, including acquisition, disposition, development, finance, property and asset management, leasing, legal, and accounting. Collectively, the team members bring over 100 years of national and regional experience gained by working with public companies, private ventures, equity funds, and partnerships. We have created a completely vertically-integrated real estate management and investment firm.

To strongly align the interests of our management team with our investors, we require that each senior management professional invests a substantial portion of his net worth in our ventures. Individually, the compensation structure for each team member is tied to the performance of our ventures and success in exceeding certain hurdle returns to our investors.



*Top to bottom:
Three Ravinia,
Atlanta;
Mizner Park,
Boca Raton;
The Lakes on Post
Oak, Houston*

