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westwood FINANCIAL

Fund Overview

Single-Asset Opportunities will each be assessed independently and pursued outside the profiles of Westwood's other fund offerings. This includes both grocery and non-grocery anchored open-air retail centers within Westwood's growth markets, located in the Sunbelt Region of the U.S. but may also include opportunistic assets in non-core markets.

- **This will not be a fund opportunity but rather an investment through a special purpose entity.**
- **Added layer of portfolio diversity** with focus on more specific, individual retail centers.
- **Shorter hold period than other fund opportunities; typically 3-5 years.**

Key Metrics

12-17% Levered IRR (LIRR)	**$50,000** Minimum Investment
6-9% Cash-on-Cash	**1.5 - 2.5x** Target Equity Multiple
3-5 Yrs Target Hold Period	**55-60%** Target Leverage

Track Record

Shops at Walnut Creek

- 13% - 15% LIRR
- 9% - 11% Cash on Cash
- 1.5x - 2.1x Equity Multiple
- 5 Year Hold Period

Northview Plaza

- 12% - 14% LIRR
- 6% - 8% Cash on Cash
- 2x - 3x Equity Multiple
- 10 Year Hold Period