



INVESTMENT CRITERIA 2010

Pinnacle Capital is seeking major west coast metropolitan market investment opportunities in the range of \$15 million to \$250 million per acquisition. Pinnacle Capital is targeting core assets as well as underperforming and/or distressed assets with value add potential through management, renovation, construction completion, repositioning or redevelopment.

PROPERTY TYPE: MULTIFAMILY
100 Units or Larger Class A or B Core, Value Add or Distressed Existing or Under Construction 1985 or newer

TARGET INVESTMENT MARKETS			
Pacific Northwest	California	Arizona	Nevada
Seattle Metro Portland Metro	San Francisco / Bay Area Metro San Jose Metro Los Angeles Metro Orange County San Diego Metro	Scottsdale Metro Phoenix Metro Chandler Metro	Las Vegas Metro

ALTERNATE MULTIFAMILY INVESTMENTS
Pinnacle Capital will also consider single asset or portfolio joint venture, failed condominium conversions, partially constructed development, or bank notes (non-performing).

INVESTMENT CONTACT
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