



**2012 REAL ESTATE EQUITY INVESTMENT PROGRAM
UNIFI COMPANIES**

- Property Types:** Warehouse, industrial, apartments, and office properties. Investment focus is on value-added properties in need of renovation or re-positioning.
- Location:** Metropolitan areas with populations of at least 250,000, and good long-term growth prospects.
- Investment Size:** \$2,000,000 to \$10,000,000 total project size.
- Entity structure:** Limited liability company, limited partnership or participating debt.
- Investor involvement:** Investor must be an active member of the investment entity. No passive investors sought in this program. Initial involvement of the investor must commence prior to deal structuring, financing and purchase.
- Deal Accounting:** Delivery of monthly financial statements and annual GAAP audits required.
- Sponsor Equity:** Cash equity investment by Investor's partner required, typically from two to five percent of the total capital structure.
- Yield Target:** Unlevered internal rate of return of 13-17% expected as a minimum.
- Holding period:** Investment term of five to ten years typical.