



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

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FOR MORE INFORMATION:

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PHOENIX INVESTORS ACQUIRES TWO INDUSTRIAL PROPERTIES

Company purchases two locations totaling more than one million square feet in \$25.8 million transaction

MILWAUKEE, WI (August 29, 2017) – Affiliates of Phoenix Investors, a national private commercial real estate firm headquartered in Milwaukee, WI, have purchased two industrial properties in Beloit and Jefferson, WI totaling in excess of one million square feet. The company continues to define its status as the largest industrial owner in the state of Wisconsin with this \$25,800,000 investment.

“These acquisitions represent our entry into the Beloit and Jefferson industrial markets. The tenant mix is an attractive addition to our portfolio. Both properties have opportunities for future value-add improvements,” said Executive Vice President of Phoenix Investors Anthony Crivello. “Finally, these acquisitions represent a significant milestone, reinforcing our position as the largest owner of industrial real estate in the state of Wisconsin.”

The Jefferson property is comprised of 591,840 square feet in improvements and is located at 351 Collins Road and near Interstate 94, which provides easy access to the major Midwestern markets of Chicago, Milwaukee, and Minneapolis. The building has up to 30’ clear ceilings and is fully leased.

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The Beloit property is comprised of 413,722 square feet of improvements and located at 1 Reynolds Drive in Beloit, WI, along interstates 90, 43 & 39. It features up to 41' clear ceilings and is substantially fully leased.

Senior mortgage financing was provided by Wisconsin Bank and Trust. The transaction was brokered by Samuel Dickman, Jr. of the The Dickman Company, Inc.

"We have committed capital to continue on our core strategy and are seeking similarly styled acquisitions of single properties and portfolios of industrial across the United States," said Frank Crivello, Chairman, Phoenix Investors.

About Phoenix Investors

Phoenix Investors LLC carries a portfolio with a spread across 22 states and approximately 17 million-square feet in commercial properties as the largest industrial real estate developer in Wisconsin. The diversified mix of tenant locations are the result of harvested, underappreciated asset classes including Class B and Class C Industrial properties, portfolio and REIT dispositions, and creatively working with corporations, banks, and other institutions on underperforming asset dispositions. Phoenix Investors continues to apply disciplined investment strategies while implementing new technologies and adding resources.

For more information visit <https://phoenixinvestors.com>

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