

RiverTec Building

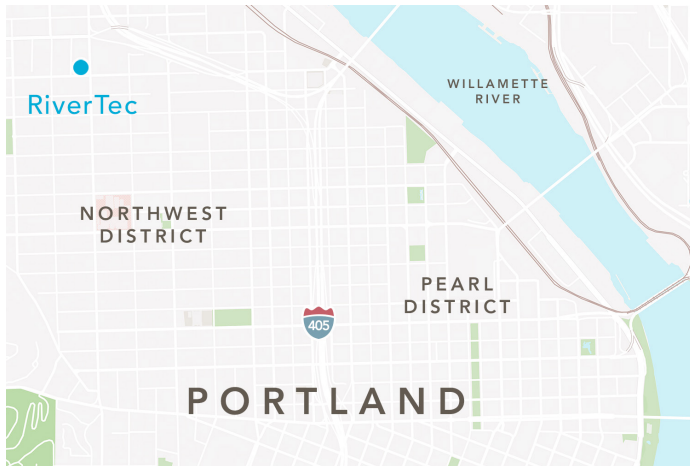


We are steadfast believers in the power of strong locations and how the marriage of submarket fundamentals with appropriately designed product can consistently outperform over time.

Unico's local team had long coveted the RiverTec Building, a perfectly executed historic rehab with easy leasing and low capital requirements. The ownership group, with whom Unico had developed a relationship via a prior transaction, were interested in diversifying their holding without diluting the quality – and in finding a way to transition operation and create partnership flexibility over time. That said, they had a low tax basis that made an asset sale infeasible.

RiverTec is a renovated two-story warehouse known for its sweeping curved wall interior

ACQUISITIONS



Unico was able to offer investors an otherwise inaccessible asset, while giving RiverTec's owners access to a broader pool of properties without triggering taxes

Unico had structured its Boutique Office Portfolio with this very circumstance in mind. The owners were able to access a broader commingled pool of like-kind stable assets in “tony” locations without triggering tax by contributing their asset; while Unico was able to offer its BOP investors an off-market route to an irreplaceable and otherwise inaccessible asset.