

REALTY AGENT PARTNERS

RESIDENTIAL ACQUISITION CRITERIA

For Real Estate Professionals & Agent Partners

Private Clients. Exceptional Property. Strategic Acquisition. Long-Term Value.

WE LOOK AT RESIDENTIAL PROPERTY DIFFERENTLY.

Realty Agent Partners operates across residential brokerage, representation and principal acquisition.

We work with private clients and facilitate residential property transactions. We also evaluate and acquire residential opportunities for our own investment purposes.

Depending on the property, opportunities may be renovated and resold, held for rental or letting, used for selected furnished accommodation strategies, or retained as longer-term investments.

Our approach is opportunity-driven rather than tied to a single exit strategy.



MANDATE

OUR INVESTMENT MANDATE

ACQUIRE

We purchase residential properties that align with our investment criteria and broader strategy.

REPOSITION

We add value through renovation, refurbishment, reconfiguration or other improvements where justified.

LET

We hold properties for rental, long-term or selected furnished accommodation strategies where fundamentals are strong.

RESELL / HOLD

We may sell when market conditions support the strategy or hold when ownership offers stronger value.

The strategy is determined on a property-by-property basis.

OPPORTUNITY-DRIVEN ACQUISITION



03

CRITERIA

WHAT WE ACQUIRE

Villas & Houses

Apartments & Penthouses

Townhouses

Lofts & Full-Floor Residences

Selected Residential Investment Assets

Commercial Property Selectively

These are working acquisition guidelines rather than rigid pass/fail requirements.

SCALE

Generally 2–6+ bedrooms, with larger residences considered where the opportunity justifies the scale.

CONDITION

From turnkey residences through to properties requiring substantial renovation or repositioning.

VALUE CREATION

Renovation, repositioning, rental performance, resale potential or long-term ownership.

OCCUPANCY

Vacant, tenanted or owner-occupied properties may be considered.

OPPORTUNITY STAGE

On-market, pre-market, off-market or early-stage opportunities.

GEOGRAPHIC FOCUS

ESTABLISHED RELATIONSHIPS. EXPANDING HORIZONS.

We are not limited to a fixed geographic footprint. Current market exposure includes Dubai, the United States, London and Paris, while we remain open to new cities, states, districts and international markets where the fundamentals and investment case justify consideration.



OPEN TO NEW MARKETS

New U.S. cities and states · Additional Dubai communities · New London districts · Additional Paris markets · Other international locations

A location not listed above does not automatically mean we will not consider it.

SIGNAL

WHAT CATCHES OUR ATTENTION

PRIME OR IMPROVING LOCATION

Strong neighborhood fundamentals and long-term desirability.

EXCEPTIONAL ARCHITECTURE & DESIGN

Distinctive residences with architectural character or differentiated appeal.

VIEWS, PRIVACY & OUTDOOR SPACE

Waterfront, skyline, garden, terrace, pool or other valuable characteristics.

STRONG FUNDAMENTALS

Sound acquisition basis, rental demand and market support.

VALUE OPPORTUNITY

Mispriced, undervalued or inefficiently marketed property.

RENOVATION / REPOSITIONING

Clear potential to improve the asset through renovation or strategic repositioning.

RENTAL ECONOMICS

Properties with attractive rental or furnished accommodation potential.

SCARCITY

Unique or limited-supply residences that are difficult to replicate.

COMPELLING EXIT STRATEGY

A clear rationale for resale, rental or long-term ownership.

AGENT PARTNERS

SEE IT EARLY. BRING US THE OPPORTUNITY.

The best opportunities are
rarely public for long.

We value relationships with agents and brokers who understand their local markets and can identify suitable properties early.

EARLY ACCESS

Introduce opportunities before they become broadly circulated where possible.

LOCAL EXPERTISE

We value agents who understand their neighborhoods, sellers and market dynamics.

LONG-TERM RELATIONSHIPS

Our goal is to build repeat relationships rather than pursue only one-off transactions.

If an opportunity does not perfectly match every criterion, we still encourage agents to submit it when there is a compelling underlying rationale.

PROFESSIONAL RELATIONSHIPS MATTER



SUBMISSION WHAT TO SEND US

PROPERTY INFORMATION

- Property address
- Asking price
- Property type
- Bedrooms / bathrooms
- Approximate size
- Photos
- Floor plans
- Tenure / ownership
- Occupancy status

OPPORTUNITY DETAILS

- Seller timeline, if known
- Reason for sale, if known
- Renovation requirements
- Known defects or issues
- Comparable sales
- Rental information where relevant
- HOA / service charges / taxes
- Other relevant considerations

SUPPORTING DOCUMENTS

- Listing particulars
- Disclosures
- Building information
- Title information where available
- Other relevant transaction documents

If some information is unavailable, send what you have. We can request additional information if the opportunity warrants further review.

PROCESS

HOW AN OPPORTUNITY MOVES

01

INTRODUCTION

You introduce the opportunity.

02

REVIEW

We conduct an initial review of the property and opportunity.

03

UNDERWRITE

We perform an investment assessment and determine the appropriate strategy.

04

DUE DILIGENCE

Further property and transaction information is reviewed.

05

OFFER

Where the opportunity meets our parameters, we proceed toward an offer.

06

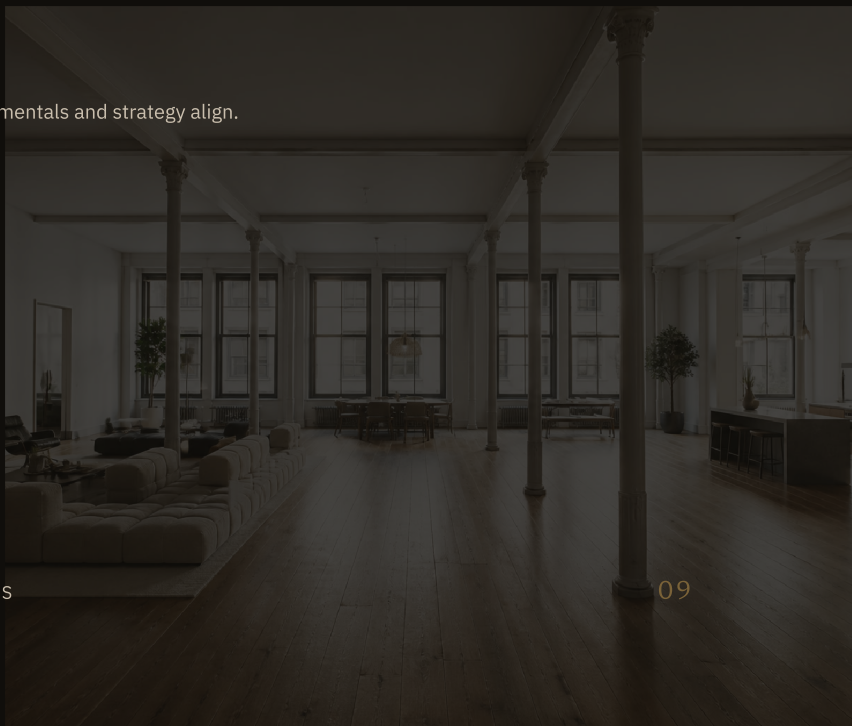
COMPLETION

The relevant professionals coordinate the transaction through completion.

Timelines vary by opportunity. We act decisively when the fundamentals and strategy align.

SUBJECT TO DUE DILIGENCE AND TRANSACTION TERMS

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REALTY AGENT PARTNERS

HAVE SOMETHING WORTH SEEING EARLY?

Introduce the opportunity to our acquisition desk.

REALTY AGENT PARTNERS

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This document describes general acquisition preferences and is provided for discussion purposes only. It is not an offer to purchase, a commitment to acquire any property, or a guarantee that any particular opportunity will be accepted. Final investment decisions remain subject to property-specific analysis, due diligence, applicable law, transaction terms and internal approval. Financial capability statements and genuinely sensitive transaction materials should remain separate from this document and can be distributed through password-protected or access-controlled channels when appropriate.