

# ACQUISITIONS

Our acquisition strategy is grounded in extensive market knowledge and insight derived from decades of real estate experience and established working relationships in the communities in which we operate. The WPC team is known for its special talent and creativity in identifying undervalued, under-utilized properties that are often overlooked, yet offer opportunities to maximize potential and return on investments. By strategically improving carefully targeted acquisitions, Washington Property has successfully managed the repositioning of over three million square feet of properties resulting in significantly improved value and performance.

The company's approach not only creates value for tenants, but also delivers properties that are an asset to the community and provide additional amenities. An excellent example that underscores Washington Property's acquisition skills is 8616 Cameron Street in Silver Spring, MD, now home to the first L.A. Fitness International location in the Washington, D.C. Metropolitan Area. Recognizing the significant potential, Washington Property did not hesitate to take on challenging modifications to the 48,400 square foot property previously occupied by Bowl America, including a sleek modern glass façade and raising a section of the roof to accommodate a basketball court. Once again, Washington Property delivered an outstanding result to its client, as well as an important addition to the community.

WPC and its principals have developed extensive relationships within the D.C. Metro area over the past 3 decades allowing them a unique and experienced insight into our market. Through the relationships WPC's principals have founded over the years WPC has been able to capitalize on opportunities to both acquire raw ground for new development as well as take advantage of unique opportunities to renovate and reposition existing assets.



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