

EATON VANCE MANAGEMENT REAL ESTATE  
INVESTMENT GROUP

# Investment Criteria

We invest in institutional quality real estate with long-term hold characteristics. Our investment approach seeks to limit risk as we target core and core-plus returns for our clients.

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## Property Types

- **Multifamily:** Conventional Class “A” and “B” garden style and mid-rise communities, that are high quality, built 2000 or newer, and possess generally low operating risk. We do not acquire non market-rate, student housing, or age restricted/senior housing properties.
- **Commercial:** Institutional quality with generally long term remaining tenancy and history of strong occupancy.

## Investment Structures

- 100% fee interest only. Actively purchasing ground lease positions.

## Size of transactions

- **Multifamily:** \$20 million+.
- **Commercial & Ground Lease:** \$50 million+.

## Occupancy

- Investment grade tenancy at time of purchase (except multifamily) with 7+ years of lease term remaining.

## Locations

- Primary and secondary markets in the United States.

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