

INVESTMENT ACQUISITION . PROPERTY MANAGEMENT OFFICE LEASING



CLIENT San Antonio Fire and Police Pension Fund
REAL ESTATE TYPE Office
SQUARE FOOTAGE 106,872 SF
SERVICES PROVIDED Investment Acquisition, Property Management, Construction Management, Office Leasing

PROJECT OVERVIEW

San Antonio Fire and Police Pension Fund, a \$3 billion fund, provides comprehensive retirement, death and disability benefits for the City of San Antonio's approximately 6,038 police officers, fire fighters, retirees and their beneficiaries.

SERVICES

Sullivan conducted a city wide search for real estate investment opportunities. Prepared side-by-side property comparisons, coordinated due diligence and presented same before the real estate committee and board meetings.

RESULTS ACHIEVED

Sullivan represented and negotiated on behalf of the San Antonio Fire and Police Pension Fund (SAFPPF) in the purchase of over 105,000 sf of Class A office - the Shavano Center III (approx 63,370 sf) and Shavano Center IV (approx 43,500 sf) located at 3619-3620 Paesanos Parkway. Transaction date: 3Q 2014

Subsequently, Sullivan Commercial Realty was awarded:

1. The property management and leasing contract for the Shavano Center III upon purchase by SAFPPF.
2. The property management and leasing contract for the Shavano Center IV upon purchase by SAFPPF.

SHAVANO CENTER III



SHAVANO CENTER IV

