



Capital Markets Division

Based in Tampa, Florida and primarily serving markets in West Central Florida, The Mahr Company offers a unique blend of expertise and disciplines. Established in Florida in 1985 by F. Sanford Mahr, CCIM, The Mahr Company has been consistently ranked as one of the top Commercial Real Estate Brokers by the *Tampa Bay Business Journal*.



In 2009, Mr. Mahr together with Phillip Smith, Bryan Sykes and Amy Cox formed the *Capital Markets Division* of The Mahr Company to take advantage of the unique investment and acquisition opportunities presented by the collapse of the private, commercial and institutional real estate credit markets. As such The *Capital Markets Division* is comprised of a team of seasoned professionals from the financial, legal, real estate development and brokerage disciplines, who are experienced in identifying, qualifying & structuring the acquisition and disposition of income producing properties and developments.

Our focus is primarily on repositioning commercial office, business and multifamily projects by acquiring the project and/or the underlying debt at a substantial discount and thereafter stabilizing the same within a short period of time, under a revised economic model. Project quality, location and upside potential weigh heavily in the selection process, as there are a lot of opportunities in today's market, but only a few meet our standards and investment criteria.

We are currently seeking investment partners who are committed to same principles and values that have made our company a success. Investment participation can occur on an individual project basis or as part of our private investment fund. For further information, please contact us at 813.835.4888.

All of our investment opportunities are private placements which are offered in reliance upon exemptions from the registration requirements of the Securities Act and applicable state securities laws. Please refer to the project-specific offering Memorandum for further details.

Before investing in any project or offering, you should carefully read the entire offering Memorandum together with any and all related documents and instruments, and consult your own counsel, accountants and other professional advisors as to legal, tax, accounting and other related matters concerning your investment in the project and its suitability for you.



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Team Member Profiles

- **F. Sanford Mahr, CCIM**

Sanford is a licensed Florida Real Estate Broker and the Principal & Founder of The Mahr Company. Under Mr. Mahr's direction, The Mahr Company has consistently ranked among the top 20 commercial real estate brokerage firms in West Central Florida, as ranked by *Tampa Bay Business Journal*. Mr. Mahr holds numerous civic, community and charitable recognitions and positions, and has and continues to serve the same in many ongoing capacities.

- **Bryan W. Sykes, Esq.**

Bryan is a licensed Florida attorney who specializes in corporate and real estate matters, including land-use, permitting and transactional practice areas. Mr. Sykes has represented a variety of commercial developers and REITS over the past ten years and has been personally involved in the development of both commercial and residential projects in the greater Tampa Bay area. In addition to his role with the Capital Markets Division of The Mahr Company, Mr. Sykes also serves as Of Counsel for the law firm of Turner, Martin & Sommer, P.L.

- **Phillip A. Smith**

Phillip is a licensed Florida Real Estate Sales Associate and has over 17 years of experience in real estate finance, development, design, construction and operation of various types of commercial real estate projects in major markets throughout the eastern United States. Mr. Smith received a Master in Architecture degree from Harvard University with a focus on real estate development, finance, planning law, and public policy. In addition to his role with the Capital Markets Division of The Mahr Company, Mr. Smith also serves as Vice President of Crosland, LLC and leads the company's residential division for the state of Florida, focusing on high-density residential infill projects and government-financed housing partnerships.

- **Amy Cox**

Amy is a licensed Florida Real Estate Sales Associate and the Vice President of The Mahr Company. Ms. Cox has been an integral part of The Mahr Company team for the past five years. She has a bachelor's degree in Finance and is in the process of obtaining her CCIM designation. Ms. Cox brings both her strong financial analysis skills and market knowledge to this unique team and has extensive experience on both sides of the negotiation table of representing tenants and buyers, as well as sellers and landlords.