

Turning Real Estate Potential into Investment Opportunity

cypresscommercial.com

Cypress Commercial & Investment Real Estate
acquires income-producing properties in prime
locations to deliver attractive returns.



Our Investment Team works strategically to acquire unique properties and improve them to create assets that deliver results.

Our investment team combines its individual talents and years of experience to earn investors' trust and optimize their investments. Our hard work keeps investing in real estate simple for you; we handle the legwork so you can reap the rewards.

25+

Years of experience in
investment real estate

2012

Acquiring properties
since 2012

\$10 million+

Current assets
under management

100,000+

Our acquisitions portfolio
totals 100,000+ square feet



We make investments one at a time, using rigorous research and due diligence to make strategic decisions that maximize returns.



CYPRESS

Commercial & Investment Real Estate

Experience. Insight. And Financial Acumen.

INVESTING WITH EXPERIENCE AND EXPERTISE OUR INVESTMENT TEAM

- Works extensively throughout the Southeast
- Experienced in all facets of the real estate business
- Collaborates across teams to benefit investors
- Focused on acquiring properties that deliver long-term value
- Employs creative, value-enhancing strategies to maximize returns
- Leverages market knowledge and financial acumen to create opportunities that benefit investors and tenants
- Strives to improve the communities in which we invest

FOR DEVELOPMENT INFORMATION PLEASE CONTACT:

Tyler Baldwin Jr.
803 834.7014 Ext. 2 (o)
803 261.1052 (c)
tbaldwin@cyresscommercial.com

Tyler Baldwin III
803 834.7014 Ext. 6 (o)
803 261.6465 (c)
t3baldwin@cyresscommercial.com

IN ASSOCIATION WITH:



Visit cyresscommercial.com/investment to learn more.



CYPRESS PROJECT HIGHLIGHTS

cyresscommercial.com



Augusta Highway Dollar General

Size: 12,000 SQ FT

- Purchased in July 2015
- Negotiated a new ten-year lease
- Made additional investment of nearly \$300,000
- Well-located, attractive asset
- Sold to 1031 exchange investor



Vista Retail or Office

Size: 2,650 SQ FT

- Purchased in January 2017 in city's sought-after historic district
- Positioned for destination retail or office space
- Team secured tax relief under city's Bailey Bill, freezing property taxes at \$2,500 versus \$10,000 at purchase
- Made additional investment to improve property
- Secured regional office tenant for five-year lease



Knox Abbott Drive Strip Center

Size: 12,000 SQ FT

- Purchased in March 2016
- Enjoyed two years of above-market cash flow
- "Re-purposing" center - new exterior treatment, electric/HVAC, parking lot, signage and landscaping - over \$500,000
- Over 50% re-leased with attractive end-caps available
- Located in Opportunity Zone