

CASE STUDY:



Challenge:

Caddo Holdings, a commercial real estate operating company in Dallas, Texas, was looking for assets that produce above-market returns by investing in buildings in “A” locations and creating exceptional business environments for our tenants and their employees. In the competitive commercial real estate investment market, they were having a hard time identifying assets to produce those returns for their investors. They tasked Rubicon to go find these assets for them to acquire.

Action:

Rubicon Representation’s Capital Markets Division got to work calling owners of commercial real estate markets in “A” locations that would be willing to sell. After approaching the owner of Carpenter Court, a local family office that owned the 76,640 square foot office building in Las Colinas, Rubicon procured an offer from Caddo Holdings that was agreed to by the seller. The owner also owned numerous non-profits that were the majority of the tenants in the building. Caddo closed on the asset in 90 days from signed Letter Of Intent.

Result:

Caddo Holdings has since re-tenanted almost half of the building with new tenants and is 92.5% occupied, achieving substantial returns to their investors. The seller was able to use the proceeds of the sale towards other investments and charitable causes.