



Clear Path

ASSET MANAGEMENT

TARGET MARKETS

Geographic focus on the Carolinas, with preference toward core MSAs



EXECUTIVE TEAM



Dan Magid
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23 years experience



Adam Radcliffe
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16 years experience

ADVISORY TEAM



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ABOUT US

Clear Path Asset Management is a real estate investment firm committed to creating value for our investor partners through thoughtful acquisition and improvement of properties across high-growth markets in the Carolinas.

The firm uses a disciplined investment approach to identify a “Clear Path” to maximizing risk-adjusted returns.

Based in Raleigh-Durham, NC, our Executive Team has four decades of combined real estate and institutional finance experience and has raised and deployed over \$1 billion of capital.

INVESTMENT CRITERIA

- **Purchase Price:** \$5 - \$50 million
- **Geography:** North & South Carolina
- **Asset Type:** Retail, Office, Industrial, Flex, MF
- **Demographics:** AHHI > \$70,000 within 1 mile
Population > 30,000 within 5 miles
Nearby traffic > 20,000 VPD
- **Occupancy:** Typically, at least 65%
- **Tenant Quality:** All credit profiles considered
- **Hold Period:** 3-10+ years

RECENT TRANSACTIONS



The Park at Monroe
Wellness Boulevard
Monroe, North Carolina
Purchase Price: \$ 10,535,000
Type: Retail/Medical
Size: 54k square feet



Interchange Plaza I
5520 Capital Center Drive
Raleigh, North Carolina
Purchase Price: \$ 9,250,000
Type: Office (single tenant)
Size: 36k square feet



Pelham Court Shopping Center
115 Pelham Road
Greenville, South Carolina
Purchase Price: \$ 7,610,000
Type: Retail (unanchored)
Size: 43k square feet