



Clear Path

ASSET MANAGEMENT

TARGET MARKETS

Geographic focus on the Carolinas, with preference toward core MSAs



EXECUTIVE TEAM



Dan Magid
Managing Principal
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24 years experience

ADVISORY TEAM



David Hartzell
Director of Wood Center for
Real Estate Studies,
University of North Carolina



Scott Selig
Associate VP of Real Estate,
Duke University

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 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



Maritime North Business Park
4270-4320 US Hwy 421 North
Wilmington, North Carolina
Purchase Price: \$ 18,125,000
Type: Flex
Size: 138k square feet



Mooresville Commons
107-115 Commons Drive
Mooresville, North Carolina
Purchase Price: \$ 9,025,000
Type: Retail
Size: 45k square feet



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