

**For Immediate Release**

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## **Baceline Acquires First 'Distressed' Commercial Real Estate Property**

Denver-based firm purchases 33,000-square-foot Stoney Pointe retail center in Des Moines, Iowa

**DENVER (Oct. 10, 2009)** – Baceline Investments, LLC, a Denver-based real estate investment company with holdings in the Midwest, Rocky Mountain and Southwestern regions of the U.S., announced today it has purchased Stoney Pointe, a multi-tenant retail center in Des Moines, Iowa and the first property for the company's Distressed Real Estate and Debt Opportunities Fund. Baceline's Distressed Real Estate initiative, launched earlier in the year, is designed to acquire valuable commercial properties or loans that are suffering from the credit crunch and financial market instability.

Stoney Pointe, constructed in 2001, has 33,000-square-feet of rentable space located in one of Des Moines' dominant retail corridors. It was purchased at an extremely attractive price equal to 39% of the bank-seller's loan value and at a 14% capitalization rate.

Through its rescue program for distressed commercial property, Baceline seeks out and acquires quality real estate and loans that has troubled ownership and vacancy/tenant issues (or borrower or regulatory issues in the case of loans). The unique investment opportunity allows the company to purchase preferred real estate at substantial discounts without incurring acquisition debt.

"The Stoney Pointe acquisition represents our first purchase in the distressed property category and clearly offers great opportunity," said David Puchi, principal of Baceline Investments. "We were able to secure a quality property that was in desperate need of rescue for about 25 percent of its peak 2007 value." While many are waiting for the other shoe to drop in commercial real estate, Mr. Puchi noted that the "shoe had clearly dropped on this property" and Baceline's extremely favorable purchase price allowed it to act within its investment parameters.

Baceline, using a "no debt" acquisition strategy and focusing on secondary markets in the country's mid section, will now execute a methodical repositioning program which seeks to maximize investor value upon the sale of the properties. This approach gives the company a unique competitive niche in the marketplace.

Baceline Investments, LLC is a Denver-based private real estate investment management company that purchases properties in the heart of America. The company's successful commercial real estate investment model focuses on financial alignment through its income and distressed investment opportunities. Baceline Investments specializes in investing in retail and industrial properties across the Rocky Mountain, Southwestern and Midwestern regions of the United States. The company's

Sustainable Initiatives Program promotes sustainability and profitability in real estate investment through the development of “green standards” for the acquisition, operation and improvement of its real estate assets. For more information, visit [www.baselineinvestments.com](http://www.baselineinvestments.com) to learn more about its “conservative roots and competitive market results” approach.

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