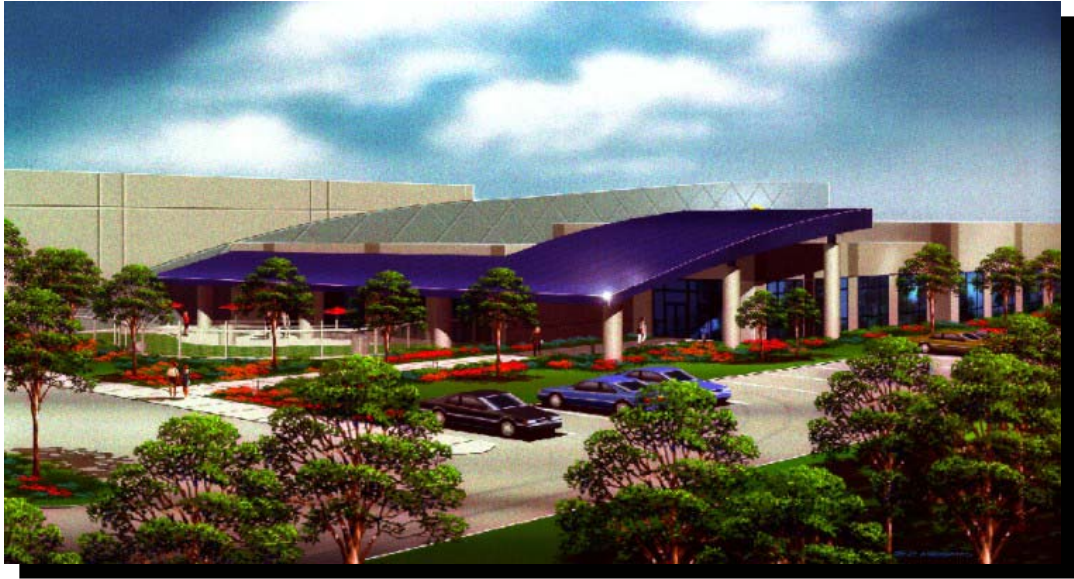


E-Toys Distribution Center

(Acquisition Case Study)



Danville, VA

Building Square Footage

720,000 SF and 161 Acres

Transaction Timing

7 months

Transaction Value

\$28,000,000

Responsibilities

Acquisition

Client

E-Toys

Acquisition Overview

The assignment entails figuring out how to finance a dot-com credit losing \$30 million per quarter, and finishing a building on rocky terrain with \$5+ million of excavating costs impacting the budget and all in a compressed time schedule.