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SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

SCHEDULE TO  
Tender Offer Statement Pursuant to Section 14(d)(1) or 13(e)(1)  
of the Securities Exchange Act of 1934

PRESIDIO PROPERTY TRUST, INC.  
(Name of Subject Company)

SCM SPECIAL FUND 3, LP; AND MACKENZIE CAPITAL MANAGEMENT, LP  
(Bidders)  
SHARES OF COMMON STOCK  
(Title of Class of Securities)

None or unknown  
(CUSIP Number of Class of Securities)

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(Name, Address, and Telephone Number of  
Person Authorized to Receive Notices and  
Communications on Behalf of Bidder)

Calculation of Filing Fee

| Transaction<br>Valuation* | Amount of<br>Filing Fee |
|---------------------------|-------------------------|
| \$4,160,000               | \$517.92                |

\* For purposes of calculating the filing fee only. Assumes the purchase of 1,600,000 Shares at a purchase price equal to \$2.60 per Unit in cash.

Check box if any part of the fee is offset as provided by Rule 0-11(a)(2) and identify the filing with which the offsetting fee was previously paid. Identify the previous filing by registration statement number, or the Form or Schedule and the date of its filing.

Amount Previously Paid:  
Form or Registration Number:  
Filing Party:  
Date Filed:

Check the box if the filing relates solely to preliminary communications made before the commencement of a tender offer.

Check the appropriate boxes below to designate any transactions to which the statement relates:

third party tender offer subject to Rule 14d-1.  
 issuer tender offer subject to Rule 13e-4.

- going private transaction subject to Rule 13e-3  
 amendment to Schedule 13D under Rule 13d-2

Check the following box if the filing is a final amendment reporting the results of the tender offer:

If applicable, check the appropriate box(es) below to designate the appropriate rule provision(s) relied upon:

- Rule 13e-4(i) (Cross-Border Issuer Tender Offer)  
 Rule 14d-1(d) (Cross-Border Third-Party Tender Offer)

#### TENDER OFFER

This Tender Offer Statement on Schedule TO relates to the offer (the "Offer") by: ; SCM SPECIAL FUND 3, LP (collectively the "Purchasers") to purchase up to 1,600,000 shares of common stock (the "Shares") in Presidio Property Trust, Inc. (the "REIT"), the subject company, at a purchase price equal to \$2.60 per Share, upon the terms and subject to the conditions set forth in the Offer to Purchase (the "Offer to Purchase") dated June 4, 2018 (the "Offer Date") and the related Assignment Form, copies of which are attached hereto as Exhibits (a)(1) and (a)(2), respectively. Any dividends paid after July 20, 2018, or such other date to which this Offer may be extended (the "Expiration Date"), by the terms of the Offer and as set forth in the Assignment Form, would be assigned by tendering Shareholders to the Purchasers. MacKenzie Capital Management, LP is named as a bidder herein because it is deemed to control the Purchasers, but is otherwise not participating in the offer described in this schedule.

Tender of Shares will include the tender of any and all securities into which the Shares may be converted and any securities distributed with respect to the Shares from and after the Offer Date. Purchasers are entitled to all proceeds that are paid after the Expiration Date from or as a result of any claim, litigation, class or derivative action brought by or for the benefit of the tendering Shareholders with respect to the transferred Shares, regardless of when the claims asserted and such action accrued.

The REIT had 3,033 holders of record owning an aggregate of 17,667,857 Shares as of May 11, 2018 and March 20, 2018, according to its Quarterly Report on 10-Q for the fiscal quarter ending March 31, 2018 and Annual Report on Form 10-K for the fiscal year ending December 31, 2017. The Purchasers and their affiliates currently beneficially own 0 Shares, or 0.0% of the outstanding Shares. The 1,600,000 Shares subject to the Offer constitute 9.06% of the outstanding Shares. Consummation of the Offer, if all Shares sought are tendered, would require payment by the Purchasers of up to \$4,160,000 in aggregate purchase price, which the Purchasers intend to fund out of their current working capital.

The address of the REIT's principal executive offices is 1282 Pacific Oaks Place, Escondido, California, 92029, and its phone number is (760) 471-8536.

The information in the Offer to Purchase, including all schedules and annexes thereto, is hereby expressly incorporated herein by reference in response to all the items of this Statement.

Item 12. Exhibits.

- (a)(1) Offer to Purchase dated June 4, 2018  
(a)(2) Assignment Form  
(a)(3) Form of Letter to Shareholders dated June 4, 2018  
(a)(4) Form of advertisement in Investor's Business Daily  
(b)-(h) Not applicable.

Item 13. Information Required by Schedule 13E-3.

Not applicable.

## SIGNATURES

After due inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Dated: June 4, 2018

SCM Special Fund 3, LP

By: SCM-GP, LLC, General Partner

By: Sutter Capital Management, LLC, Manager

By: /s/ Chip Patterson  
Chip Patterson, Managing Director

MACKENZIE CAPITAL MANAGEMENT, LP

By: /s/ Chip Patterson  
Chip Patterson, Managing Director