



SINGLE TENANT



MULTI-TENANT



OUTPARCELS

 Brokers keep all your commission.

 Our fees are covered by our investors.

 We buy nationally all cash.

## TheBuyBox

### Value Add Syndication

OUR TOP FOCUS:

**Blend & Extend** PROPERTY

- Single Tenant and
- Multi-tenant (5 units max)
- Considered case-by-case:  
*Dark buildings, paying rent or not,  
and vacant outparcels*

### Stabilized Syndication

INVESTMENT GRADE  
SINGLE TENANTS

**at 7+ cap rates**

Considered case-by-case:  
*Private companies*

CONTACT: 201.410.2315 · Phil@NNNinvest.com

SUBMIT DEAL





## INVESTMENT EXAMPLE OF

### What We Buy

#### Value Add Syndication

**WALGREENS - Absolute NNN**  
5 years remaining primary lease term  
2x Equity Multiple Minimum – 3yr Target  
Minimum Purchase 10+ cap rate

- Accredited LP investors
- 8% preferred return
- GP / LP 50-50 split remaining cashflow
- GP / LP 50-50 split equity upside

We pay ALL CASH  
We buy NATIONWIDE

Stronger Markets Preferred

#### Stabilized Syndication

**WAL-MART - Absolute NNN**  
7+ years remaining primary lease term

Minimum Purchase 7+ cap rate

- Accredited LP investors
- 6% preferred return
- GP / LP 50-50 split remaining cashflow
- GP / LP 30-70 split equity upside

We pay ALL CASH  
We buy NATIONWIDE

Stronger Markets Preferred

**KEY FACTORS:**  
Blend & Extend, Dark Buildings  
Paying Rent or Not, Vacant Outparcels

**KEY FACTORS:**  
Investment Grade Tenants,  
High Income Areas

