



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*





**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

