

Targeting Retail Net Lease Acquisition Opportunities

OVER \$800,000,000 ACQUIRED

Acquisition Criteria

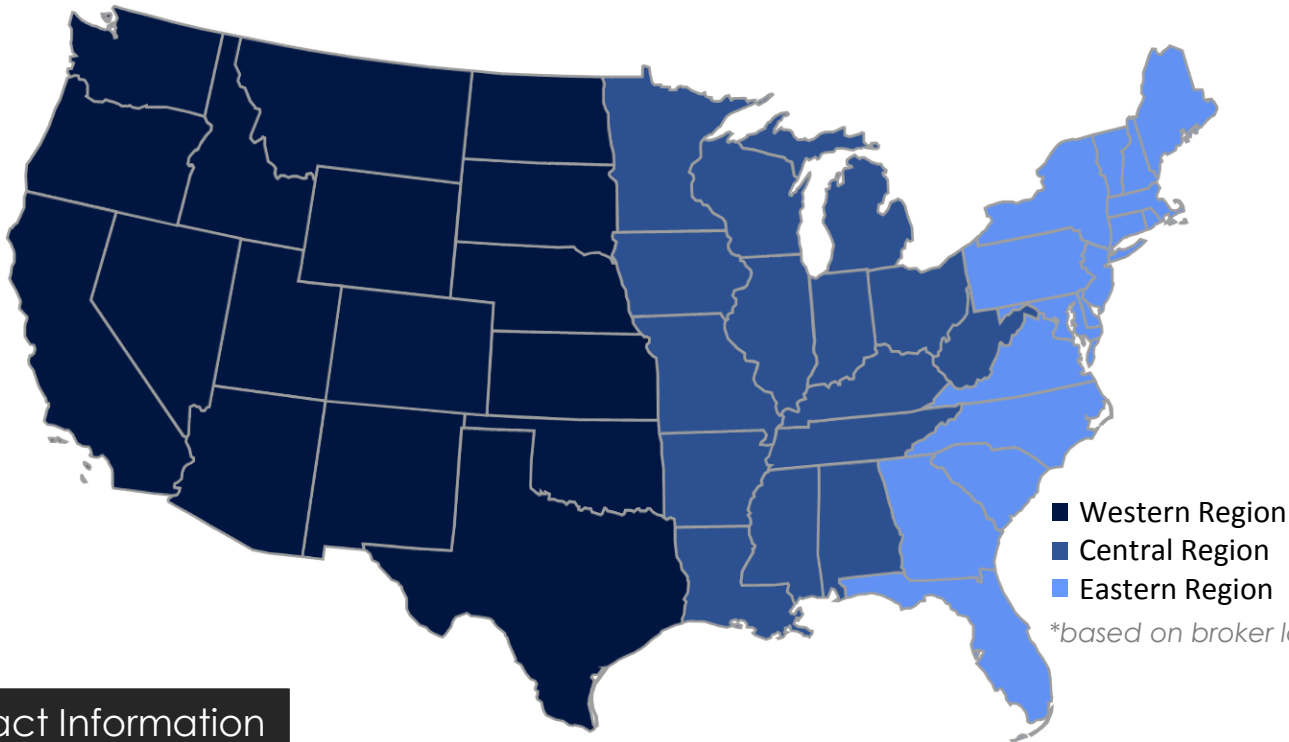
- Net lease retail
 - Single-tenant assets
 - Multi-tenant assets
 - Up to four tenants
 - 100% occupancy
- National, super-regional tenants
- \$2 - \$30 million per asset
- Single assets or portfolios
- Sale-leasebacks
- Short or long-term leases
- Creditworthy tenants
- Rent Escalations

Why ADC?

- In-house real estate expertise
- Institutional access to capital
- Entrepreneurial flexibility for complex deal structures
- Assumable debt
- Forward commitments
- Partner Capital Solutions

About Agree Realty

Agree Realty Corporation is a fully-integrated, self-administered, self-managed real estate investment trust (REIT) publicly traded on the New York Stock Exchange under the symbol **ADC**. Our growing portfolio of industry leading retailers consists of over 366 assets in 43 states, containing approximately 7.0 million square feet of gross leasable space.



Contact Information

Jeff Williams | Western Region
248.480.0272 | jeff@agreerealty.com

Andrew Bell | Central Region
248.480.0261 | andrew@agreerealty.com

Ryan Cockerill | Eastern Region
248.480.0256 | rcockerill@agreerealty.com



Source a deal over **\$7.5 million**
and close by:

March 31, 2017

& ICSC RECon is on us.

Includes: **First Class Airfare**
Cosmo's Lanai Suite

For more information

JEFF WILLIAMS | WESTERN REGION
248.480.0272 | jeff@agreerealty.com

ANDREW BELL | CENTRAL REGION
248.480.0261 | andrew@agreerealty.com

RYAN COCKERILL | EASTERN REGION
248.480.0256 | rcockerill@agreerealty.com



TARGET RETAIL TENANTS AND RETAIL SECTORS

RETAIL TENANTS

- | | | | |
|------------------------------|-------------------------|-----------------------|-----------------------|
| ✓ 24 Hour Fitness | ✓ Cinemark | ✓ Kirklands | ✓ Ross |
| ✓ 7-Eleven | ✓ Circle K / The Pantry | ✓ Kum & Go | ✓ Royal Farms |
| ✓ Aaron's | ✓ CVS | ✓ Kwik Trip | ✓ Safelite AutoGlass |
| ✓ AMC/Carmike | ✓ Dave & Busters | ✓ LA Fitness | ✓ Sheetz |
| ✓ Applebee's | ✓ Dick's Sporting Goods | ✓ La-Z-Boy | ✓ Sherwin Williams |
| ✓ Ashley Furniture | ✓ Dollar Tree | ✓ Life Time Fitness | ✓ Spec's Liquor |
| ✓ Aspen Dental | ✓ DSW | ✓ Lowe's | ✓ Stop & Shop |
| ✓ At Home | ✓ Five Below | ✓ Maurice's | ✓ Sunbelt Rentals |
| ✓ AutoZone | ✓ Food Lion | ✓ Men's Warehouse | ✓ Sunoco |
| ✓ Bed, Bath & Beyond | ✓ Fresh Thyme | ✓ Michaels | ✓ SuperAmerica |
| ✓ Best Buy | ✓ Giant Foods | ✓ Natural Grocers | ✓ Taco Bell |
| ✓ Big Lots | ✓ Giant Eagle | ✓ Northern Tool | ✓ TBC Corp. |
| ✓ Boot Barn | ✓ Gold's Gym | ✓ Nordstrom Rack | ✓ The Vitamin Shoppe |
| ✓ Buffalo Wild Wings | ✓ Goodyear | ✓ O'Reilly Auto Parts | ✓ TJ Maxx / Marshalls |
| ✓ Burlington Coat Factory | ✓ Gordmans | ✓ Orscheln | Homegoods |
| ✓ Caliber Collision | ✓ Hannaford | ✓ Party City | ✓ Total Wine |
| ✓ CarMax | ✓ Harbor Freight | ✓ Petco | ✓ Tractor Supply Co |
| ✓ Casey's General Store | ✓ Hobby Lobby | ✓ PetSmart | ✓ Ulta |
| ✓ Cash N Carry/Smart & Final | ✓ Home Depot | ✓ Quik Trip | ✓ United Rentals |
| ✓ Chili's | ✓ IHOP | ✓ RaceTrac | ✓ USAA |
| ✓ Chuck E. Cheese | ✓ Jared Jewelers | ✓ Regal Cinemas | ✓ Verizon Wireless |
| ✓ Church's Chicken | ✓ Jo-Ann Fabrics | ✓ Saks Off Fifth | ✓ West Marine |

RETAIL SECTORS

- | | | |
|----------------------|----------------------|------------------------|
| ✓ QSRs | ✓ Casual Dining | ✓ Crafts & Novelties |
| ✓ Health & Fitness | ✓ Specialty Retail | ✓ Pet Supplies |
| ✓ Grocery Stores | ✓ Home Improvement | ✓ General Merchandise |
| ✓ Sporting Goods | ✓ Theater | ✓ Discount Stores |
| ✓ Warehouse Clubs | ✓ Auto Parts | ✓ Home Furnishings |
| ✓ Apparel | ✓ Financial Services | ✓ Consumer Electronics |
| ✓ Convenience Stores | ✓ Auto Service | ✓ Entertainment Retail |

