



AGREE REALTY'S DUAL CAPABILITIES IN ACTION

Highlights:

- \$15.2mm sale-leaseback of an 11 property portfolio
- 10 property Partner Capital Solution
- All stores on a new 20 year absolute net leases

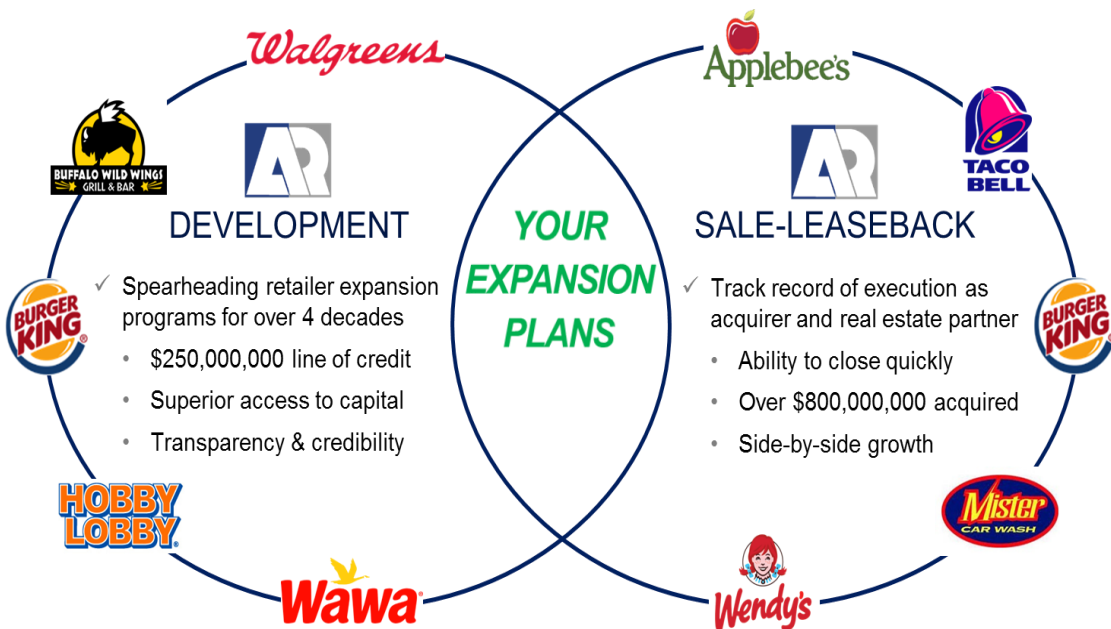


✓ SALE-LEASEBACK

- \$15.2 million sale leaseback transaction.
- 11 property portfolio with 20-year absolute net master lease.
- Agree was brought in to acquire the real estate simultaneously with the leveraged buyout and facilitate a seamless closing.

✓ PARTNER CAPITAL SOLUTION

- Agree and Meridian Restaurants partner to finance and develop up to 10 new Burger King restaurants.
- Agree's unique capabilities enable Meridian to meet their expansion goals.



“This was an important transaction for Meridian and we are very happy to have collaborated with Agree Realty. The professionals at Agree were diligent and efficient in their efforts, and worked seamlessly with our employees and advisors to deliver a great transaction. We expect to maintain a strong relationship with Agree as we continue to grow our business.”

David Harper
President, Meridian Restaurants



OUR PARTNER



TENANTS

TJ Maxx
Ross Dress for Less
Petco

LOCATION

New Lenox, IL

HIGHLIGHTS

- 4.5 acre parcel of land
- Each tenant executed a 10-year lease
- 62,450 square feet



PARTNER CAPITAL SOLUTIONS ADVANTAGES

- Provides developers with a one-stop shop to secure capital and a forward commitment to purchase
- Agree's access to capital provides competitive financing rates and certainty to close
- Allows developers to focus on their valued retailer relationships and preserve their robust development pipelines

THE DEAL

Agree closed on a 4.5 acre parcel of land from McVickers Development for the ground up development of a 62,450 SF building:

- Agree assisted McVickers in identifying and resolving significant Lease and Easement Covenants and Restriction issues
- Agree executed 10-year leases with TJ Maxx, Ross Dress For Less and Petco
- Agree provided the forward commitment to purchase the project upon lease execution

DRIVING RESULTS

The Agree Team immediately deployed its resources to assist McVickers Development with project related issues:

- Finalization of TJ Maxx, Ross Dress For Less and Petco leases
- Completed negotiations with the general contractor to bring the project in ahead of schedule and on budget
- Agree completed diligence in an expedited period of time

“We are pleased to complete yet another transaction with Agree Realty. We were able to tailor a structure that was mutually beneficial to both parties with Agree providing the expertise to get this deal completed in an expedited timeframe.”

- John McVickers
President of McVickers Development, LLC

**OUR PARTNER****TWO PROJECTS**

- ✓ Burlington, Washington
- ✓ Salem, Oregon

HIGHLIGHTS**Burlington, Washington****Completed (June, 2014)**

- 1.36 acre parcel of land
- Cash & Carry executed a 15 year lease
- 20,000 square foot store
- Agree waived due diligence in under 14 days

Salem, Oregon**Under Construction**

- 2.8 acre parcel of land
- Cash & Carry executed a 15 year lease
- 23,520 square foot store
- Expedited approvals to meet retailers delivery requirement

THE DEALS

Agree closed on the project with Real Estate Affiliates for the ground up development of two single tenant net lease Cash & Carry stores:

- Agree tailored a capital structure to meet Real Estate Affiliates needs
- Agree assisted Real Estate Affiliates in identifying and resolving lease and development issues
- Agree provided the forward commitment to purchase the projects upon completion

DRIVING RESULTS

The Agree Team immediately deployed its resources to assist Real Estate Affiliates with the transactions:

- Finalization of the Cash & Carry leases
- Negotiated amendments to modify declaration/REA with adjacent owners
- Completed negotiations with the general contractor to bring the projects on schedule and on budget
- Agree completed diligence in an expedited period of time to meet Cash & Carry's delivery requirements

PARTNER CAPITAL SOLUTIONS ADVANTAGES

- Provides developers with a one-stop shop to secure capital and a forward commitment to purchase
- Agree's access to capital provides competitive financing rates and certainty to close
- Allows developers to focus on their valued retailer relationships and building their development pipelines

"Agree has been fantastic to work with as we moved through our due diligence process as they are the consummate professionals. It is nice to know that I can count on Agree Realty to be there as a partner and I am confident that there will be more."

*Alan Gottlieb, President
Real Estate Affiliates, Inc.*

HOBBY LOBBY**OUR PARTNER****TENANT**

Hobby Lobby

LOCATION

Grand Forks, North Dakota

HIGHLIGHTS

- Real Estate Affiliates approached Agree with an immediate need for capital
- 4.2 acre parcel of land
- Hobby Lobby executed a 15 year lease
- 55,000 square foot store
- Agree waived due diligence in under 14 days

**PARTNER CAPITAL SOLUTIONS ADVANTAGES**

- Provides developers with a one-stop shop to secure capital and a forward commitment to purchase
- Agree's access to capital provides competitive financing rates and certainty to close
- Allows developers to focus on their valued retailer relationships and preserve their robust development pipelines

THE DEAL

Agree closed on the project with Real Estate Affiliates, Inc. for the ground up development of a single tenant Hobby Lobby:

- Agree tailored a capital structure to meet its partner's needs
- Agree assisted Real Estate Affiliates in identifying and resolving significant Lease and Easement Covenants and Restriction issues
- Agree provided the forward commitment to purchase the project upon completion

DRIVING RESULTS

The Agree Team immediately deployed its resources to assist Real Estate Affiliates with deal related issues:

- Finalization of the Hobby Lobby lease
- Completed negotiations with the general contractor to bring the project in ahead of schedule and on budget
- Agree completed diligence in an expedited 14 day period

"We are extremely pleased to partner with Agree Realty and participate in their Joint Venture Capital Solutions Program. Not only did Agree provide the capital but also the expertise to get this deal completed in an expedited timeframe."

- Alan Gottlieb, President
Real Estate Affiliates, Inc.