

AGREE REALTY CORPORATION

DEVELOP | ACQUIRE | PARTNER



Targeting single tenant retail acquisition opportunities throughout the United States.

Our **Acquisition Team** is sourcing opportunities throughout the United States and closing on a number of high-quality single tenant net lease assets. Our tenant relationships, structural and financial flexibility, geotechnical and environmental expertise, as well as development and construction capabilities allow us to transact on unique opportunities.

WHY AGREE?

The Agree Team has developed a reputation for managing and closing deals with transactional obstacles.

- Assumable debt
- Leasehold interests
- Environmental challenges
- Forward commitments

ACQUISITION CRITERIA:

- STNL retail
- Creditworthy tenants
- \$1M - \$20M per asset
- Single assets or portfolios
- Cash buyer
- No financing contingencies

ABOUT AGREE REALTY

Agree Realty Corporation is a fully-integrated, self-administered and self managed real estate investment trust (REIT), traded on the New York Stock Exchange under the symbol **ADC**. Agree's financial strength and proven track record continues to prevail in our solid reputation for managing and closing transactions.

ACQUISITIONS:

Geoff Linden | Director of Acquisitions
248.737.4190 x 223 geoff@agreerealty.com

Visit all the possibilities at

WWW.AGREEREALTY.COM

31850 NORTHWESTERN HWY. | FARMINGTON HILLS MI 48334 | P 248.737.4190

Structural Flexibility



CHALLENGES:

- Former Mervyns leasehold interest acquired by institutional investor as part of larger portfolio transaction
- Minimal due diligence provided or conducted by institutional Seller
- Unrecorded cross-access and parking areas dated back to 1980
- Recognized Environmental Condition identified dating back to the former use

AGREE SOLUTIONS:

- Conducted extensive due diligence review to recreate transactional history dating back to 1969
- Negotiated with adjacent property owner to record necessary easements and protected parking fields
- Eliminated potential environmental exposure via updated investigations without disturbing Tenant's business operation

Closed all cash transaction for \$8,100,000

