

## Targeting Retail Net Lease Acquisition Opportunities

**OVER \$1.1 BILLION ACQUIRED**

### Acquisition Criteria

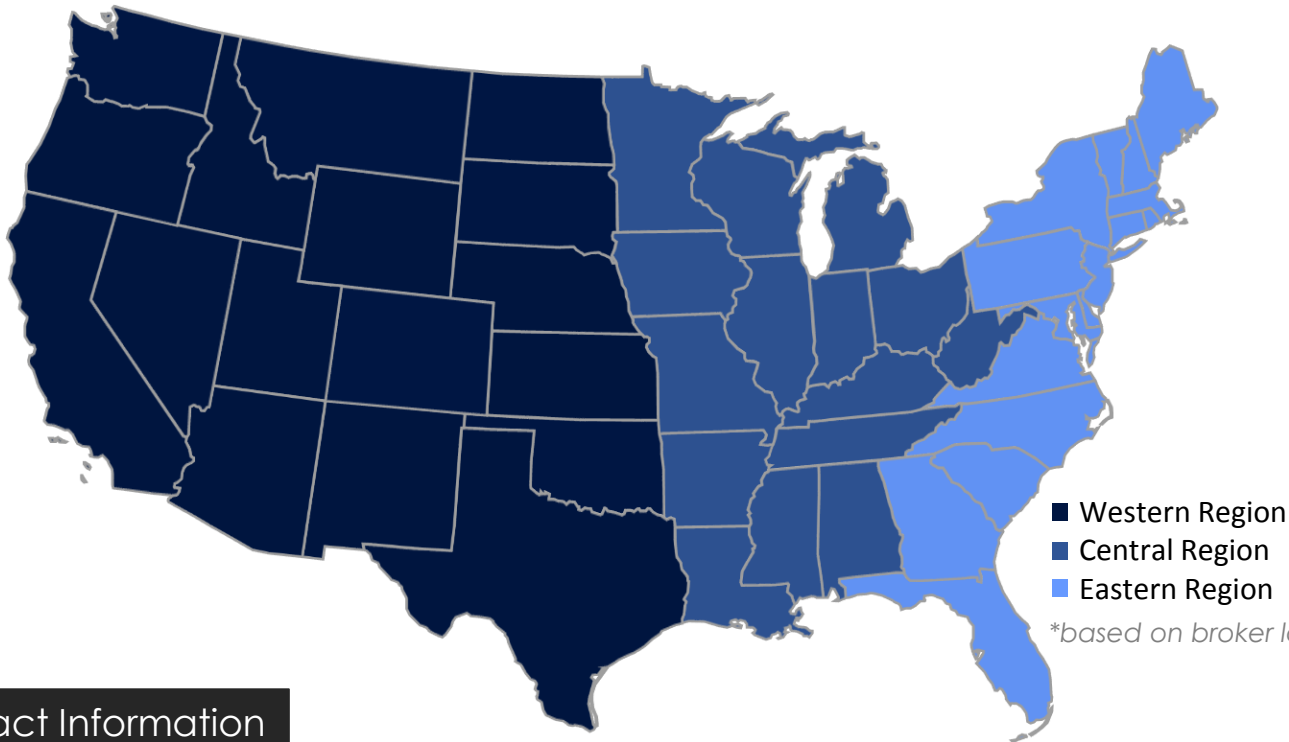
- Net lease retail
  - Single-tenant assets
  - Multi-tenant assets
    - Up to four tenants
    - 100% occupancy
- National, super-regional tenants
- \$2 - \$30 million per asset
- Single assets or portfolios
- Sale-leasebacks
- Short or long-term leases
- Creditworthy tenants
- Rent Escalations

### 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 440 assets in 43 states, containing approximately 8.7 million square feet of gross leasable space.



### Contact Information

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

**March 31, 2018**

& ICSC RECon 2018 is on us.

Includes: **RECon Registration**  
**First Class Airfare**  
**Lanai Suite @ The Cosmo**

### For more information

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\*Terms and Conditions: This email should be considered an invitation to participate in a commission bonus program between Agree Realty Corporation ("Agree") and independent real estate brokers within the United States and should not be considered as a contract or agreement between Agree and you. The opportunity to earn a RECon Incentive is available only to licensed brokers who source a Qualified Transaction (> \$7,500,000.00) after the date of this email which Qualified Transaction closes on or before March 31, 2018 and enter into a written commission agreement with Agree which is satisfactory to Agree in all respects ("Qualified Brokers"). A Qualified Broker is entitled to only one (1) RECon Incentive regardless of the number of Qualified Transactions he/she sources to Agree. By claiming a RECon Incentive, the Qualified Broker releases and agrees to hold Agree, its affiliated companies, officers, directors, members, employees and agents harmless from and against any and all claims and liability arising out of the acceptance, receipt or use of the RECon Incentive, including without limitation, all claims and liabilities based on any personal injury, property damages or loss, or death or any tax liabilities in relation to the RECon Incentive and/or the use or enjoyment of same. Qualified Brokers who present a Qualified Transaction will be required to execute a release of liability consistent with the release language herein before receiving the RECon Incentive. No substitution of the RECon Incentive, or transfer of the right to receive the RECon Incentive is permitted. Any disputes, claims and causes of action arising out of or connected with, the RECon Incentive, or with this email shall be resolved individually, without resort to any form of class action, and exclusively through binding arbitration to be held at or near Detroit, Michigan before a single arbitrator selected by mutual agreement of the parties, or, if the parties cannot agree, by selecting from a list provided by the American Arbitration Association.

## TARGET RETAIL TENANTS

### RETAIL TENANTS

- ✓ 7-Eleven
- ✓ 84 Lumber
- ✓ Aamco Transmission
- ✓ ABC Fine Wine & Spirits
- ✓ Albertsons
- ✓ ALDI
- ✓ America's Tire
- ✓ Arby's
- ✓ Ashley Furniture
- ✓ Aspen Dental
- ✓ At Home
- ✓ AT&T
- ✓ AutoZone
- ✓ Bed, Bath & Beyond
- ✓ Best Buy
- ✓ BevMo
- ✓ Big Lots
- ✓ Big O Tires
- ✓ Boot Barn
- ✓ Bridgestone / Firestone
- ✓ Burlington Coat Factory
- ✓ Buy Buy Baby
- ✓ Caliber Collision
- ✓ Carl's Jr.
- ✓ CarMax
- ✓ Car-X
- ✓ Casey's General Store
- ✓ Cash N Carry / Smart & Final
- ✓ Checkers
- ✓ Chick-Fil-A
- ✓ Chipotle
- ✓ Church's Chicken
- ✓ Cinemark
- ✓ Circle K/The Pantry
- ✓ Cost Plus World Market
- ✓ CVS
- ✓ Dave & Busters
- ✓ Dick's Sporting Goods
- ✓ Discount Tire
- ✓ DSW
- ✓ Duluth Trading Company
- ✓ FedEx
- ✓ Five Below
- ✓ Food Lion
- ✓ Fred Meyer
- ✓ Fresh Thyme
- ✓ Fry's Food
- ✓ Gerber Collision
- ✓ Gerbes
- ✓ Giant Foods
- ✓ Giant Eagle
- ✓ Gold's Gym
- ✓ Goodyear
- ✓ Hannaford
- ✓ Harbor Freight
- ✓ Hardee's
- ✓ Harris Teeter
- ✓ H-E-B
- ✓ Hobby Lobby
- ✓ Home Depot
- ✓ Hy-Vee
- ✓ Jack in the Box
- ✓ Jewel-Osco
- ✓ KFC
- ✓ King Soopers
- ✓ Kum & Go
- ✓ Kwik Trip
- ✓ LA Fitness
- ✓ La-Z-Boy
- ✓ Les Schwab Tire Center
- ✓ Life Time Fitness
- ✓ Lowe's
- ✓ Lucky's
- ✓ Merchant's
- ✓ Michaels
- ✓ Monro Muffler
- ✓ NAPA Auto Parts
- ✓ Natural Grocers
- ✓ Northern Tool
- ✓ Nordstrom Rack
- ✓ NTB
- ✓ Old Navy
- ✓ Olive Garden
- ✓ Orchard Supply
- ✓ O'Reilly Auto Parts
- ✓ Orscheln
- ✓ Panera Bread
- ✓ Petco
- ✓ Planet Fitness
- ✓ Popeyes Louisiana Chicken
- ✓ PPG Paints
- ✓ Publix
- ✓ Quik Trip
- ✓ RaceTrac
- ✓ Rally's
- ✓ Ralph's
- ✓ Regal Cinemas
- ✓ Ross Dress For Less
- ✓ Roundy's
- ✓ Royal Farms
- ✓ Ruler Foods
- ✓ Safelite AutoGlass
- ✓ Safeway
- ✓ Saks Off Fifth
- ✓ Sam's Club
- ✓ Shaw's
- ✓ Sheetz
- ✓ Sherwin Williams
- ✓ Smith's Food & Drug
- ✓ Spec's Liquor
- ✓ Sprout's Farmers Market
- ✓ Starbucks
- ✓ Stater Brothers Market
- ✓ Stop & Shop
- ✓ Sunbelt Rentals
- ✓ Sunoco
- ✓ SuperAmerica
- ✓ Taco Bell
- ✓ Texas Roadhouse
- ✓ The Tile Shop
- ✓ The Vitamin Shoppe
- ✓ Tim Hortons
- ✓ Tire Kingdom
- ✓ Tires Pro
- ✓ TJ Maxx / Marshalls
- ✓ Homegoods / Home Sense
- ✓ Sierra Trading Post
- ✓ Total Wine
- ✓ Tractor Supply Co.
- ✓ Trader Joe's
- ✓ ULTA
- ✓ United Rentals
- ✓ USAA
- ✓ Verizon Wireless
- ✓ Visionworks
- ✓ Walmart
- ✓ Wendy's
- ✓ West Marine
- ✓ Whataburger
- ✓ Whole Foods
- ✓ Ziebart