

## Targeting Retail Net Lease Acquisition Opportunities

**OVER \$1.3 BILLION ACQUIRED**

### Acquisition Criteria

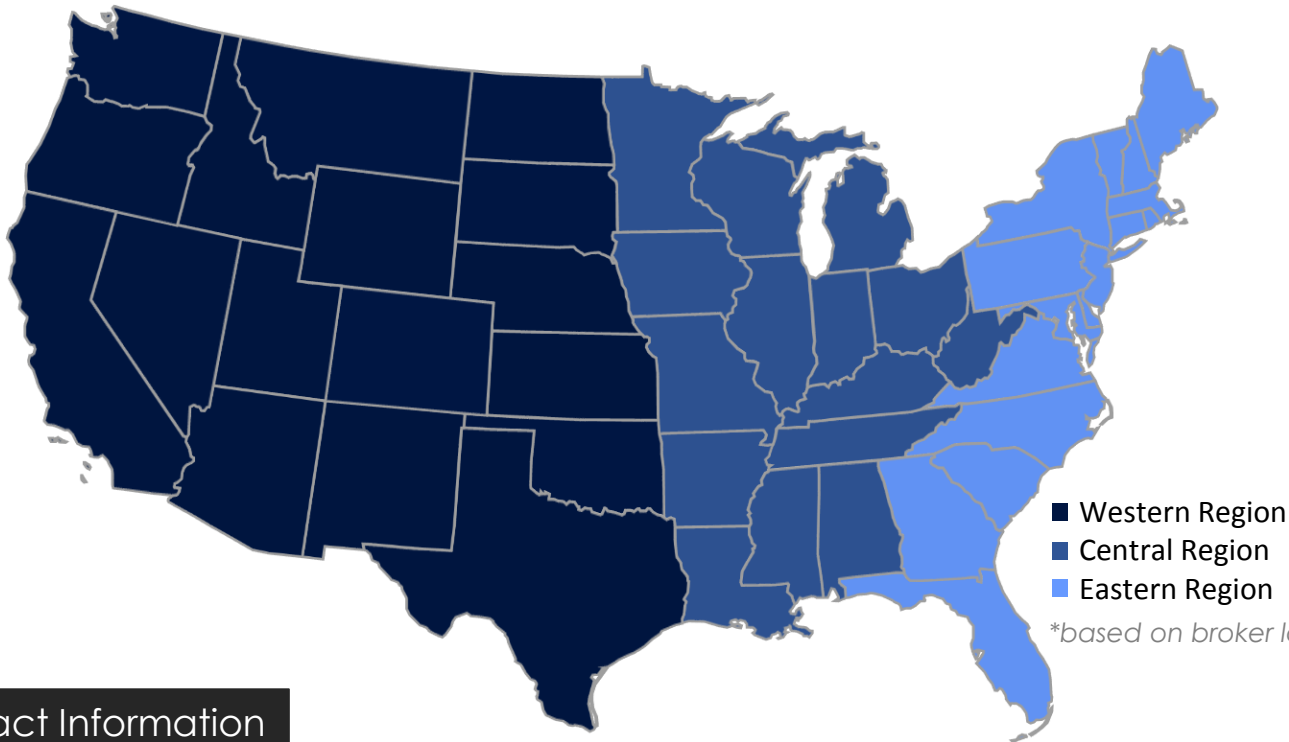
- Net lease retail
  - Single-tenant assets
  - Multi-tenant assets
    - Up to four tenants
    - 100% occupancy
- National, super-regional tenants
- \$2 - \$30 million per asset
- Single assets or portfolios
- Sale-leasebacks
- Short or long-term leases
- Creditworthy tenants
- Rent Escalations

### 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 over 475 assets in 44 states, containing approximately 9.2 million square feet of gross leasable space.



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# SOURCE A DEAL $\geq$ \$10,000,000 THAT CLOSES BY 9.28.2018 AND RECEIVE A **1% ADDED BONUS**

\*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 contract or agreement between Agree and you. The opportunity to earn a 1% Added Bonus is available only to brokers who source a Qualified Transaction ( $\geq$  \$10,000,000) after the date of the release of this 1% Added Bonus incentive which closes on or before September 28, 2018 ("Qualified Transaction") 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) 1% Added Bonus regardless of the number of Qualified Transactions he/she sources to Agree. By claiming a 1% Added Bonus 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 1% Added Bonus. 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 1% Added Bonus. No substitution of the 1% Added Bonus, or transfer of the right to receive the 1% Added Bonus is permitted. Any disputes, claims and causes of action arising out of, or connected with, the 1% Added Bonus, 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

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|---|---|---|---|
| <p><b>RETAIL TENANTS</b></p> <ul style="list-style-type: none"> <li>✓ 7-Eleven</li> <li>✓ 84 Lumber</li> <li>✓ Aamco Transmission</li> <li>✓ ABC Fine Wine &amp; Spirits</li> <li>✓ Albertsons</li> <li>✓ ALDI</li> <li>✓ America's Tire</li> <li>✓ Arby's</li> <li>✓ Ashley Furniture</li> <li>✓ At Home</li> <li>✓ AT&amp;T</li> <li>✓ AutoZone</li> <li>✓ Bed, Bath &amp; Beyond</li> <li>✓ Best Buy</li> <li>✓ BevMo</li> <li>✓ Big Lots</li> <li>✓ Big O Tires</li> <li>✓ Bridgestone / Firestone</li> <li>✓ Burlington Coat Factory</li> <li>✓ Buy Buy Baby</li> <li>✓ Caliber Collision</li> <li>✓ Carl's Jr.</li> <li>✓ CarMax</li> <li>✓ Casey's General Store</li> <li>✓ Cash N Carry / Smart &amp; Final</li> <li>✓ Chick-Fil-A</li> <li>✓ Chipotle</li> <li>✓ Cinemark</li> <li>✓ Circle K/The Pantry</li> <li>✓ Cost Plus World Market</li> <li>✓ Cumberland Farms</li> <li>✓ CVS</li> <li>✓ Dave &amp; Busters</li> </ul> | <ul style="list-style-type: none"> <li>✓ Discount Tire</li> <li>✓ DSW</li> <li>✓ Duluth Trading Company</li> <li>✓ FedEx</li> <li>✓ Five Below</li> <li>✓ Food Lion</li> <li>✓ Fred Meyer</li> <li>✓ Fresh Thyme</li> <li>✓ Fry's Food</li> <li>✓ Gerber Collision</li> <li>✓ Gerbes</li> <li>✓ Giant Foods</li> <li>✓ Giant Eagle</li> <li>✓ Goodyear</li> <li>✓ Hannaford</li> <li>✓ Harbor Freight</li> <li>✓ Hardee's</li> <li>✓ Harris Teeter</li> <li>✓ H-E-B</li> <li>✓ Hobby Lobby</li> <li>✓ Home Depot</li> <li>✓ Hy-Vee</li> <li>✓ Jack in the Box</li> <li>✓ Jewel-Osco</li> <li>✓ KFC</li> <li>✓ King Soopers</li> <li>✓ Kirklands</li> <li>✓ Kroger</li> <li>✓ Kum &amp; Go</li> <li>✓ Kwik Trip</li> <li>✓ LA Fitness</li> <li>✓ La-Z-Boy</li> <li>✓ Les Schwab Tire Center</li> </ul> | <ul style="list-style-type: none"> <li>✓ Life Time Fitness</li> <li>✓ Lowe's</li> <li>✓ Lucky's</li> <li>✓ Merchant's</li> <li>✓ Michaels</li> <li>✓ NAPA Auto Parts</li> <li>✓ Northern Tool</li> <li>✓ Nordstrom Rack</li> <li>✓ NTB</li> <li>✓ Old Navy</li> <li>✓ Olive Garden</li> <li>✓ Orchard Supply</li> <li>✓ O'Reilly Auto Parts</li> <li>✓ Orscheln</li> <li>✓ Panera Bread</li> <li>✓ Party City</li> <li>✓ Planet Fitness</li> <li>✓ Popeyes Louisiana Chicken</li> <li>✓ PPG Paints</li> <li>✓ Publix</li> <li>✓ Quik Trip</li> <li>✓ RaceTrac</li> <li>✓ Rally's</li> <li>✓ Ralph's</li> <li>✓ Regal Cinemas</li> <li>✓ Ross Dress For Less</li> <li>✓ Royal Farms</li> <li>✓ Ruler Foods</li> <li>✓ Safelite AutoGlass</li> <li>✓ Safeway</li> <li>✓ Saks Off Fifth</li> <li>✓ Sam's Club</li> <li>✓ Shaw's</li> </ul> | <ul style="list-style-type: none"> <li>✓ Sheetz</li> <li>✓ Sherwin Williams</li> <li>✓ Smith's Food &amp; Drug</li> <li>✓ Spec's Liquor</li> <li>✓ Sprout's Farmers Market</li> <li>✓ Starbucks</li> <li>✓ Stater Brothers Market</li> <li>✓ Stop &amp; Shop</li> <li>✓ Sunbelt Rentals</li> <li>✓ Sunoco</li> <li>✓ SuperAmerica</li> <li>✓ Taco Bell</li> <li>✓ Texas Roadhouse</li> <li>✓ The Tile Shop</li> <li>✓ Tim Hortons</li> <li>✓ Tire Kingdom</li> <li>✓ Tires Pro</li> <li>✓ TJ Maxx / Marshalls</li> <li>✓ Homegoods / Home Sense</li> <li>✓ Sierra Trading Post</li> <li>✓ Total Wine</li> <li>✓ Tractor Supply Co.</li> <li>✓ Trader Joe's</li> <li>✓ ULTA</li> <li>✓ United Rentals</li> <li>✓ Verizon Wireless</li> <li>✓ Walmart</li> <li>✓ Wawa</li> <li>✓ Wegmans</li> <li>✓ Wendy's</li> <li>✓ West Marine</li> <li>✓ Whataburger</li> <li>✓ Whole Foods</li> </ul> |
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