

Targeting Retail Net Lease Acquisition Opportunities

OVER \$1.6 BILLION ACQUIRED

Acquisition Criteria

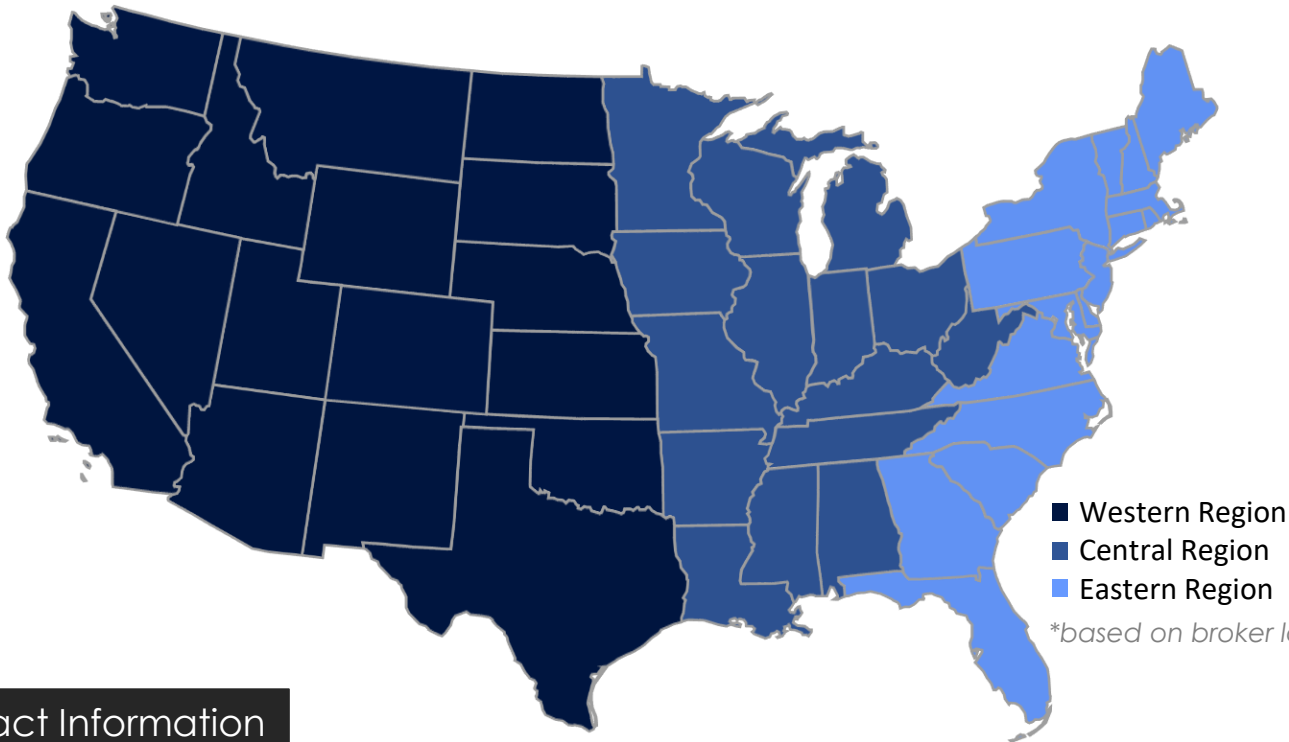
- Net lease retail
 - Single-tenant assets
 - Multi-tenant assets
 - Up to four tenants
 - 100% occupancy
- National, super-regional tenants
- \$2 - \$30 million per asset
- Single assets or portfolios
- Sale-leasebacks
- Short or long-term leases
- Creditworthy tenants
- Rent Escalations

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 700 assets in 46 states, containing approximately 11.9 million square feet of gross leasable space.



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SOURCE A DEAL THAT IS ≥ \$15 MILLION

*NEEDS TO CLOSE BY JUNE 28, 2019

WE'LL HAND YOU THE KEYS TO A 2019 CADILLAC ESCALADE

 **AGREE REALTY
CORPORATION**

***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 Cadillac Escalade Bonus is available only to brokers who source a Qualified Transaction (≥ \$15,000,000) after the date of this email which closes on or before June 28, 2019 ("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) Cadillac Escalade Bonus regardless of the number of Qualified Transactions he/she sources to Agree. In no way should the offering of the Cadillac Escalade Bonus be deemed to have been endorsed by or include any involvement of General Motors Co. or the Cadillac brand. The Cadillac Escalade Bonus consists of one (1) 2019 Cadillac Escalade automobile equipped with a standard factory engine and standard factory equipment. All taxes, fees and related costs associated with the Cadillac Escalade Bonus are the sole responsibility of the Qualified Broker. By claiming a Cadillac Escalade 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 Cadillac Escalade, including without limitation, all claims and liabilities based on any personal injury, property damages or loss, or death. 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 Cadillac Escalade. The Cadillac Escalade shall be provided "as is" with no warranty or guarantee by Agree, either express or implied and a Qualified Broker agrees to look solely to the manufacturer for any warranty. No substitution of the Cadillac Escalade Bonus, or transfer of the right to receive the Cadillac Escalade is permitted, except that a Qualified Broker may elect to substitute the Cadillac Escalade with a cash payment in an amount not to exceed sixty percent (60%) of the manufacturer's suggested retail price of a 2019 Cadillac Escalade automobile with a standard engine and standard factory equipment. Any disputes, claims and causes of action arising out of, or connected with, the Cadillac Escalade, 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
- ✓ ALDI
- ✓ America's Tire
- ✓ AutoZone
- ✓ Best Buy
- ✓ Big Lots
- ✓ Big O Tires
- ✓ Bridgestone / Firestone
- ✓ Burlington Coat Factory
- ✓ CarMax
- ✓ Casey's General Store
- ✓ Circle K/The Pantry
- ✓ Cumberland Farms
- ✓ Discount Tire
- ✓ DSW
- ✓ FedEx
- ✓ Five Below
- ✓ Fry's Food
- ✓ Gerber Collision
- ✓ Gerbes
- ✓ Giant Eagle
- ✓ Goodyear
- ✓ Harris Teeter
- ✓ H-E-B
- ✓ Hobby Lobby
- ✓ Home Depot
- ✓ Hy-Vee
- ✓ King Soopers
- ✓ Kirklands
- ✓ Kroger
- ✓ Kwik Trip
- ✓ La-Z-Boy
- ✓ Lowe's
- ✓ Lucky's
- ✓ Merchant's
- ✓ Michaels
- ✓ NAPA Auto Parts
- ✓ Northern Tool
- ✓ Nordstrom Rack
- ✓ NTB
- ✓ Old Navy
- ✓ O'Reilly Auto Parts
- ✓ Panera Bread
- ✓ Publix
- ✓ QuikTrip
- ✓ RaceTrac
- ✓ Ralph's
- ✓ Ross Dress For Less
- ✓ Royal Farms
- ✓ Ruler Foods
- ✓ Saks Off Fifth
- ✓ Sheetz
- ✓ Smith's Food & Drug
- ✓ Spec's Liquor
- ✓ Sprout's Farmers Market
- ✓ Sunbelt Rentals
- ✓ SuperAmerica
- ✓ Target
- ✓ Tire Kingdom
- ✓ TJ Maxx / Marshalls / Homegoods
- ✓ Total Wine
- ✓ Trader Joe's
- ✓ ULTA
- ✓ United Rentals
- ✓ Walmart
- ✓ Wawa
- ✓ Wegmans
- ✓ Whole Foods