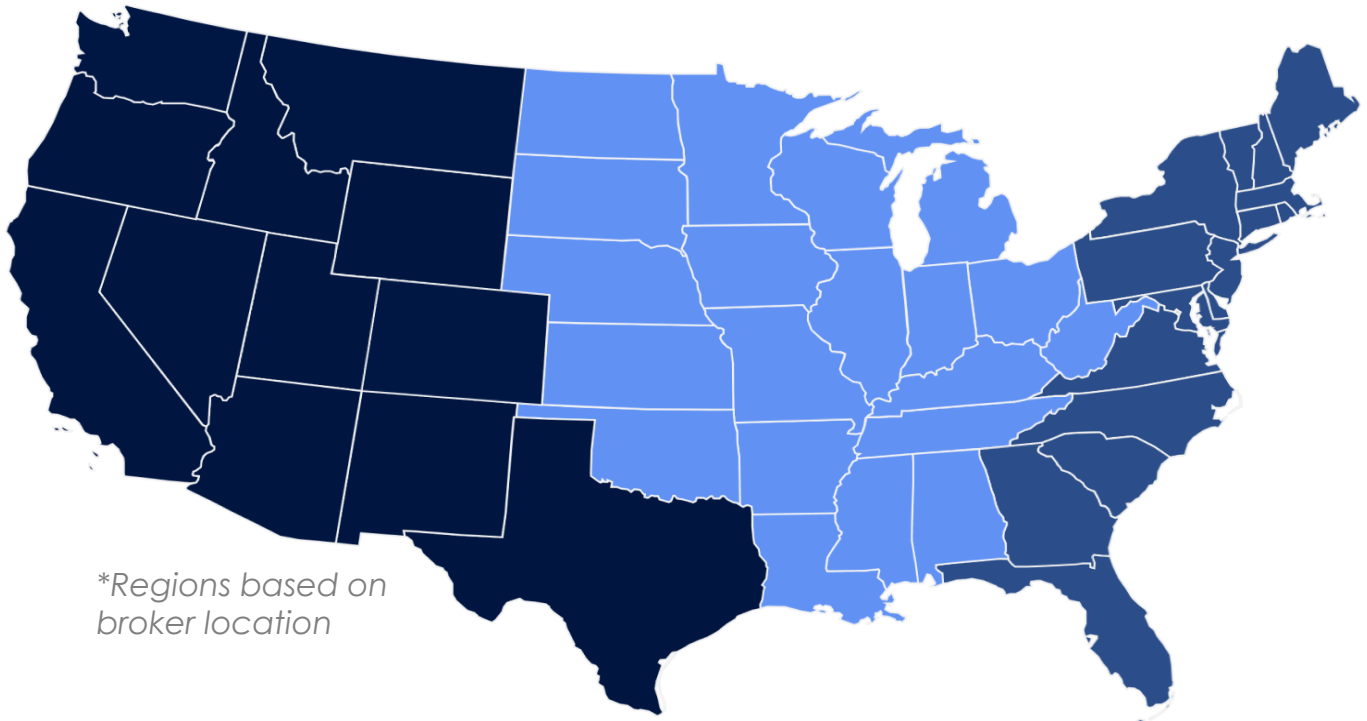


TARGETING RETAIL NET LEASE ACQUISITION OPPORTUNITIES


**Regions based on broker location*

WESTERN REGION

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MULTI-TENANT ACQUISITIONS

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Who is ADC?

- \$4 Billion Real Estate Investment Trust (REIT)
- 821 Assets | 46 States | 14.6 million SF
- In-House Real Estate Expertise
- Investment Grade Credit Rating: Moody's Baa2

What Do We Do?

- Net Lease Retail
 - Single-Tenant Assets
 - Portfolios
 - Multi-Tenant Assets
 - Fully Leased
 - 2 - 5 Junior Box Tenants
- Industry Leading Tenants
- \$2 - \$30 million per Asset
- Sale-Leasebacks
- Short or Long-Term Leases
- Rent Escalations Preferred
- E-Commerce and Recession Resistant Sectors
 - Home Improvement
 - Tire & Auto Services
 - Off-Price Retail
 - Grocery Stores
 - Auto Parts
 - Convenience Stores
 - Farm & Rural Supply
 - Wholesale Clubs

How Do We Do It?

- All Cash, No Financing
- In-House Due Diligence
- Short Inspection Periods
- Quick Close
- Thousands of Broker Relationships Across Country
- Forward Commitments
- Flexibility for Complex Deal Structures
- Institutional Access to Capital

UPDATED ACQUISITION TARGETS



ALL 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
- ✓ Chick-Fil-A
- ✓ Circle K/The Pantry
- ✓ Cumberland Farms
- ✓ Discount Tire
- ✓ FedEx
- ✓ Five Below
- ✓ Fry's Food
- ✓ Gerber Collision
- ✓ Gerbes
- ✓ Goodyear
- ✓ Harris Teeter
- ✓ H-E-B
- ✓ Hobby Lobby
- ✓ Home Depot
- ✓ Hy-Vee
- ✓ King Soopers
- ✓ Kirklands
- ✓ Kroger
- ✓ Kwik Trip
- ✓ Les
- ✓ Lowe's
- ✓ Merchant's
- ✓ 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
- ✓ WinCo