

TARGETING RETAIL MULTI-TENANT NET LEASE ACQUISITIONS



Multi-Tenant Criteria

- 100% Occupied
- 2 -5 Junior Box Tenants
- Industry Leading National or Super-Regional Tenants
- \$2 - \$50 million per Asset
- Short or Long-Term Leases
- Rent Escalations Preferred
- E-Commerce and Recession Resistant Sectors
 - Home Improvement
 - Off-Price Retail
 - Grocery
 - Specialty Retail
 - Dollar Store
 - Wholesale Clubs
 - Crafts & Novelties

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

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

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