AGREE REALTY CORPORATION

DEVELOP | ACQUIRE | PARTNER

NOVEMBER 2020

RETHINKING **RETAIL**

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Agree Realty Corporation Overview (NYSE: ADC)

Net lease growth REIT focused on the acquisition and development of high-quality retail properties

OUR COMPANY

- Founded in 1971 by Executive Chairman, Richard Agree
- Public on the NYSE since 1994
- $5.0 billion[(1)] retail net lease REIT headquartered in Bloomfield Hills, Michigan
- 1,027 retail properties totaling approximately 21.0 million square feet in 45 states
- Investment grade issuer ratings of Baa2 from Moody's and BBB from S&P

RETHINK RETAIL

- Capitalize on distinct market positioning in the retail net lease space
- Focus on 21st century industry-leading retailers through our three unique external growth platforms
- Leverage our real estate acumen and relationships to identify superior risk-adjusted opportunities
- Maintain a conservative and flexible capital structure that enables our growth trajectory
- Provide consistent, high-quality earnings growth and a well-covered, growing dividend

As of September 30, 2020, unless otherwise noted. (1) As of November 13, 2020.

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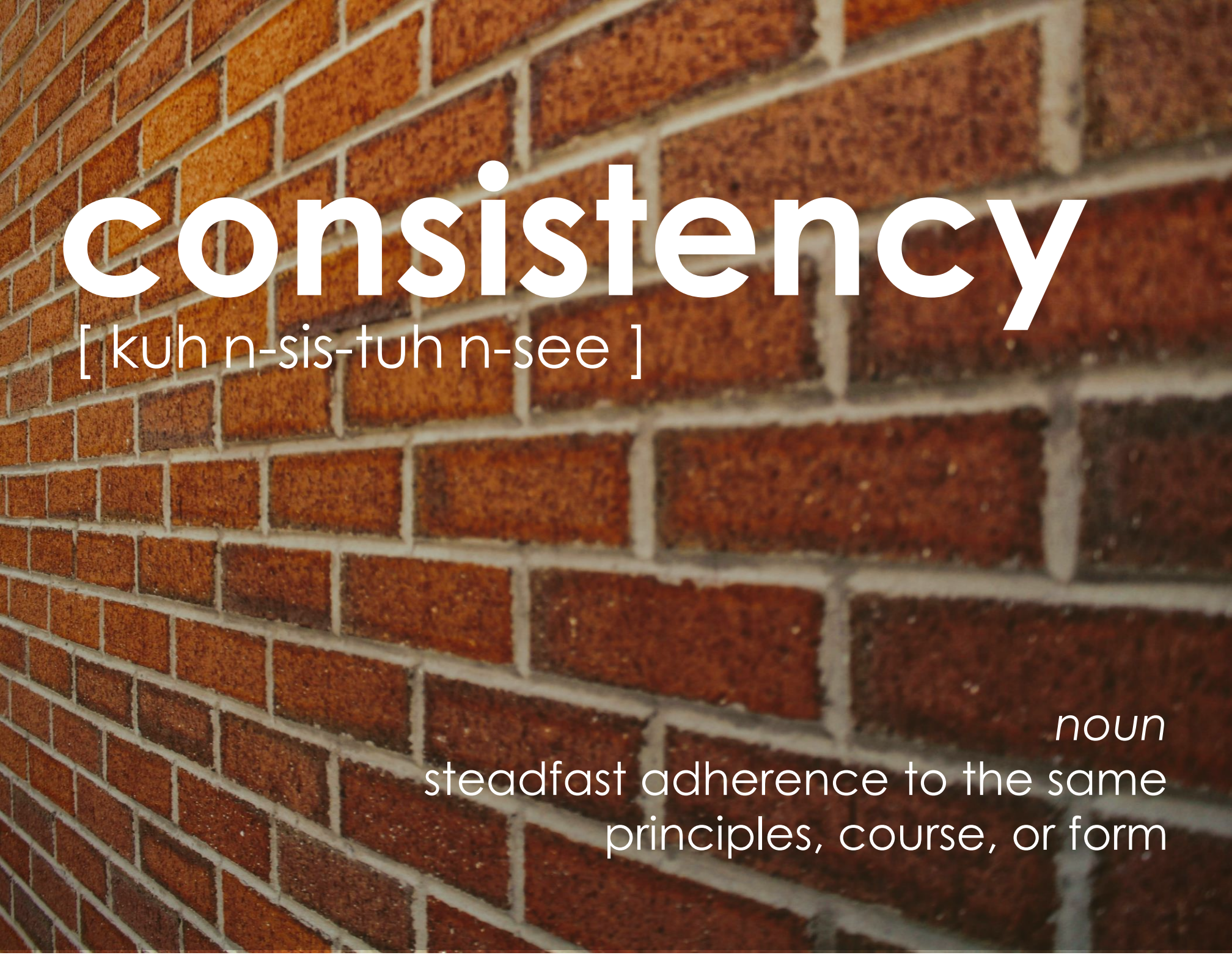

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Consistent Performance Results Through COVID-19

Raised 2020 acquisition guidance to $1.25 billion to $1.35 billion[1]

- 99%, 99%, 97% and 96% of October, September, August & July rent payments received, respectively[2]
- Closed $350 million inaugural bond offering of 2.900% senior unsecured notes due 2030
- Paid a quarterly cash dividend of $0.60 per share, a 5.3% year-over-year increase[3]
- $887.4 million of gross equity proceeds raised in the first nine months of 2020

- 3.2x Proforma Net Debt / Recurring EBITDA as of the end of Q3 2020[4]
- 91 properties acquired in Q3 2020 for a record $458.3 million
- 84.2% of base rents acquired year-to-date derived from investment grade retailers[5]
- 16.0% of third quarter base rents acquired were derived from ground leased assets
- Commenced three new development and PCS projects in Q3 2020 for $10.1 million
- Two properties sold in Q3 2020 for $3.5 million

As of September 30, 2020, unless otherwise noted. (1) Reflects increased full-year 2020 acquisition guidance provided by the Company on October 19, 2020. (2) October rent collections as of October 30, 2020. September, August and July rent collections as of October 16, 2020. (3) As of October 9, 2020. (4) Proforma for the settlement of the Company's outstanding ATM forward equity offerings and April 2020 forward equity offering as of September 30, 2020. (5) Refer to footnote 1 on slide 7 for the Company's definition of Investment Grade. Updated to reflect Tractor Supply Co.'s (NYSE: TSCO) investment grade issuer ratings assigned in October 2020.

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Agree Realty at September 30, 2020

Company Overview

Share Price[1]	$67.12
Equity Market Capitalization[1][2]	$3.7 Billion
Property Count	1,027 properties
Top 3 Tenant Concentration	15.9%
Net Debt to EBITDA	4.7x / 3.2x[3]
Investment Grade %[4]	66.1%

Retail Sectors *($ in millions)*

TENANT SECTOR	ANNUALIZED BASE RENT	% OF TOTAL
Home Improvement	$27.0	10.2%
Grocery Stores	21.1	8.0%
General Merchandise	19.7	7.4%
Tire & Auto Service	19.6	7.4%
Off-Price Retail	18.9	7.1%
Dollar Stores	16.3	6.1%
Convenience Stores	16.2	6.1%
Auto Parts	14.8	5.6%
Pharmacy	12.9	4.9%
Farm and Rural Supply	11.2	4.2%
Other	87.1	33.0%
Total	**$264.8**	**100.0%**

Tenants *($ in millions)*

TENANT / CONCEPT	ANNUALIZED BASE RENT	% OF TOTAL
Walmart	$19.6	7.4%
DOLLAR GENERAL	12.3	4.6%
TJX	10.5	3.9%
TRACTOR SUPPLY Co	10.3	3.9%
SHERWIN-WILLIAMS	10.1	3.8%
BEST BUY	9.0	3.4%
O'Reilly	8.0	3.0%
HOBBY LOBBY	7.2	2.7%
LOWE'S	6.9	2.6%
	6.8	2.6%
TBC NTB	6.6	2.5%
Walgreens	6.6	2.5%
Burlington	6.2	2.4%
CVS pharmacy	5.5	2.1%
DOLLAR TREE	5.2	2.0%
AutoZone	5.1	1.9%
LA FITNESS	5.1	1.9%
SUNBELT RENTALS	4.7	1.8%
Kroger	4.1	1.5%
Other	115.0	43.5%
Total	**$264.8**	**100.0%**

As of September 30, 2020, unless otherwise noted. (1) As of November 13, 2020. (2) Reflects shares and OP units outstanding multiplied by the closing price as of 11/13/2020. (3) Proforma for the settlement of the Company's outstanding ATM forward equity offerings and April 2020 forward equity offering as of September 30, 2020. (4) Refer to footnote 1 on slide 7 for the Company's definition of Investment Grade. Updated to reflect Tractor Supply Co.'s (NYSE: TSCO) investment grade issuer ratings assigned in October 2020.

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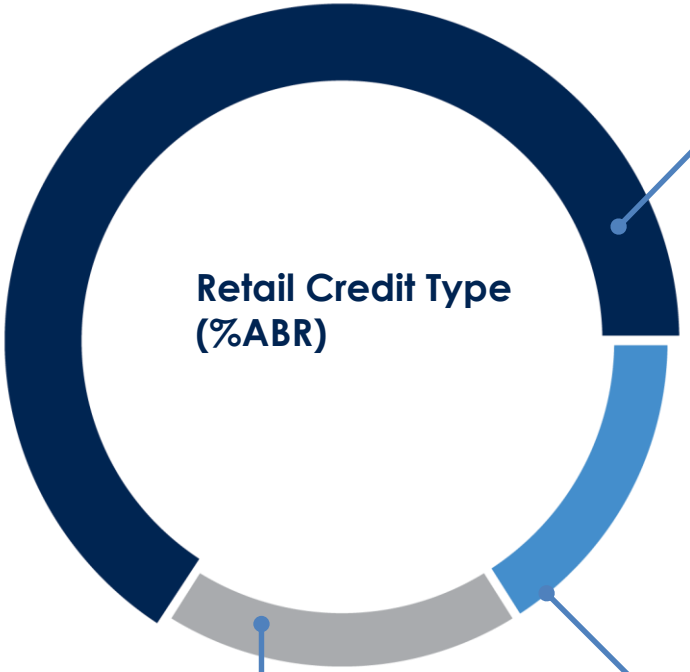
The Country's Leading Retail Portfolio

Strong Investment Grade Portfolio

BEST-IN-CLASS RETAILERS WITH CONSERVATIVE BALANCE SHEETS



66%

INVESTMENT GRADE[1] [2]

T.J.maxx, Lowe's, Costco Wholesale, Wawa, Tractor Supply Co., Walmart, Starbucks Coffee, The Home Depot, Sherwin Williams, NTB Tire & Service Centers, AutoZone, Target, Dollar General, O'Reilly Auto Parts, ALDI, Best Buy, Walgreens, HomeGoods, Firestone, Sheetz, 7-Eleven, Ross, Dollar Tree

18%

SUB-INVESTMENT GRADE [3]

Floor & Decor, Michaels (Where Creativity Happens), Burlington, Goodyear

16%

NOT RATED

Grocery Outlet (Bargain Market), Chick-fil-A, Ulta Beauty, Hobby Lobby, Kum & Go, Publix, Gerber Collision & Glass

As of September 30, 2020. Any differences are a result of rounding. (1) Based on ABR derived from tenants, or parent entities thereof, with an investment grade credit rating from S&P Global Ratings, Moody's Investors Service, Fitch Ratings, or the National Association of Insurance Commissioners. (2) Updated to reflect Tractor Supply Co.'s (NYSE: TSCO) investment grade issuer ratings assigned in October 2020. (3) Updated to reflect Dave & Buster's (NASDAQ:PLAY) sub-investment grade credit ratings assigned in October 2020.

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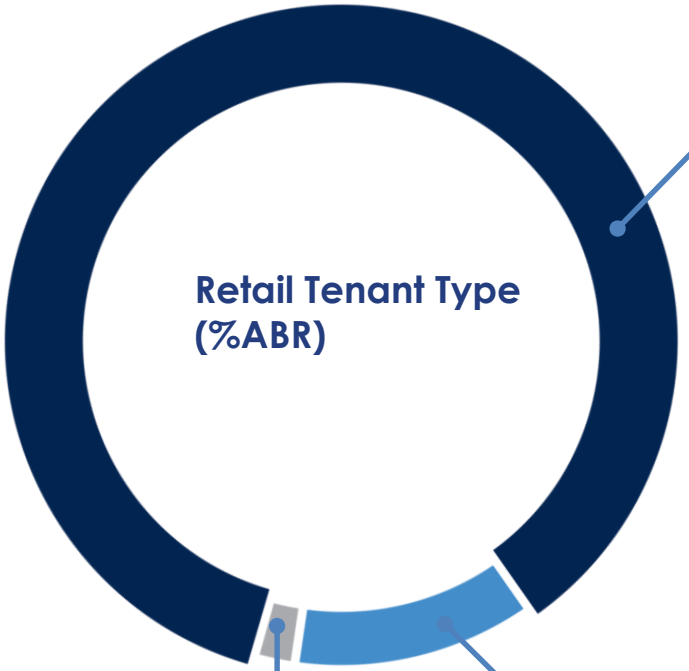
National and Super-Regional Retailers

INDUSTRY-LEADERS OPERATING IN E-COMMERCE RESISTANT SECTORS



86%

NATIONAL

Walgreens, Lowe's, McDonald's, ALDI, Starbucks Coffee, CVS pharmacy, Walmart, Costco Wholesale, Ulta Beauty, T.J.Maxx, The Home Depot, AutoZone, Tractor Supply Co., Target, Dollar General, O'Reilly Auto Parts, Chick-fil-A, Best Buy, 7-Eleven, Sherwin-Williams, Ross, NTB Tire & Service Centers, Firestone, Burlington, HomeGoods

2%

FRANCHISE

Taco Bell, Burger King, Sonic, Wendy's

12%

SUPER-REGIONAL

Wawa, Giant Eagle, Publix, Kum & Go, Smart & Final, RaceTrac, H-E-B

As of September 30, 2020. Any differences are a result of rounding.

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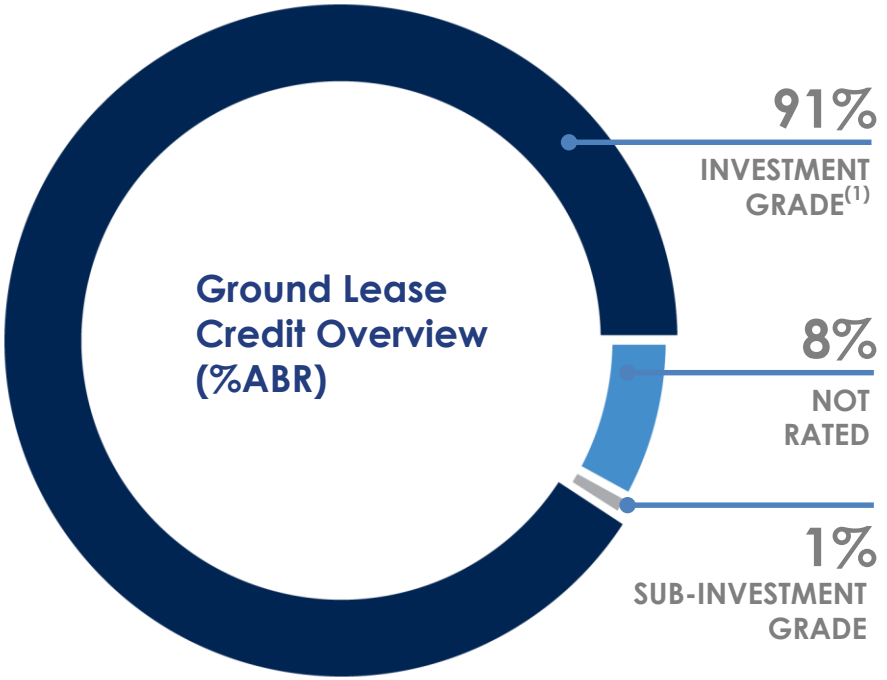
Ground Lease Portfolio Breakdown

FEE SIMPLE OWNERSHIP + SIGNIFICANT TENANT INVESTMENT

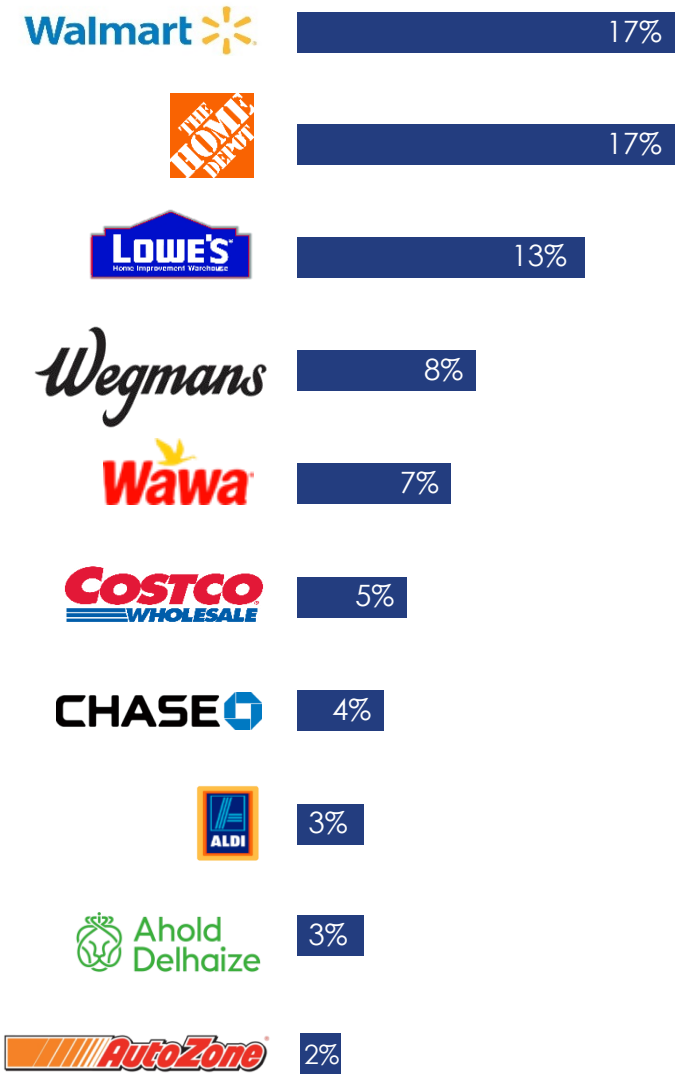
Ground Lease Portfolio Overview

- **73** Properties
- **8.8%** of total ADC portfolio ABR
- **11.6** years weighted-average lease term

Ground Lease Credit Overview (%ABR)



Top Ground Lease Tenants (% ABR)



As of September 30, 2020. (1) Refer to footnote 1 on slide 7 for the Company's definition of Investment Grade.

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Limited Exposure to At-Risk Sectors

SECTOR	% ABR[1]	CHANGE IN EXPOSURE[2] SINCE JAN 1, 2018	NOTABLE TENANTS	E-COMMERCE RESISTANCE	RECESSION RESISTANCE	PRIVATE EQUITY SPONSORSHIP	REAL ESTATE ATTRIBUTES	COMMENTS
Health & Fitness	2.8%	↓ 299 BPS	LA FITNESS, planet fitness	HIGH	YES	HIGH	WEAK	Private equity sponsorship, proliferation of low-cost operators + single purpose boxes.
Movie Theaters	1.5%	↓ 104 BPS	amc, CINEMARK, REGAL	LOW	MODERATE	LIMITED	WEAK	Single purpose boxes + online disruption = minimal exposure to leading operators.
Entertainment Retail	1.2%	↓ 55 BPS	DAVE & BUSTER'S	HIGH	MODERATE	ACCELERATING	MODERATE	Discretionary nature = limited exposure to leading operator with strong underlying real estate.

(1) As of September 30, 2020. (2) Represents the change in the Company's exposure, measured as the % of total ABR, from January 1, 2018 to September 30, 2020.

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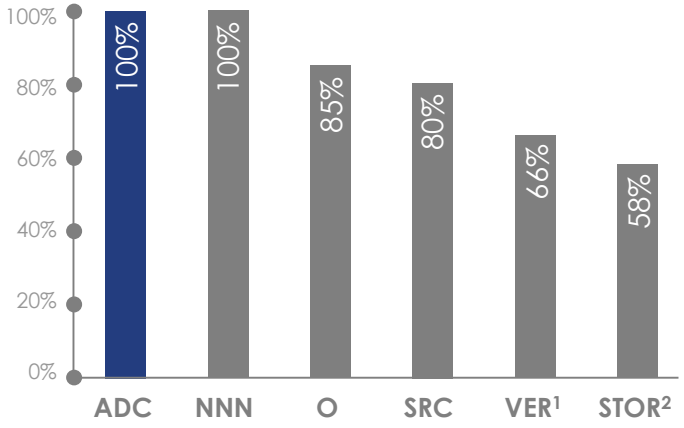
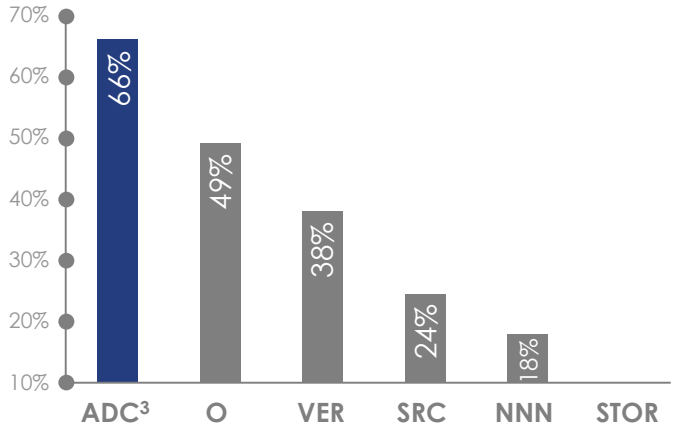
Leading Pure-Play Retail Net Lease REIT

DIVERSIFIED PORTFOLIO OF HIGH-QUALITY RETAIL PROPERTIES OCCUPIED BY INVESTMENT GRADE TENANTS UNDER LONG-TERM LEASES

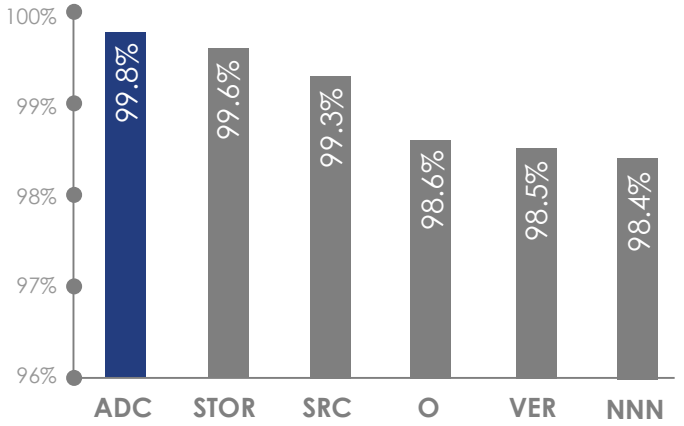
Retail % Of Total Portfolio



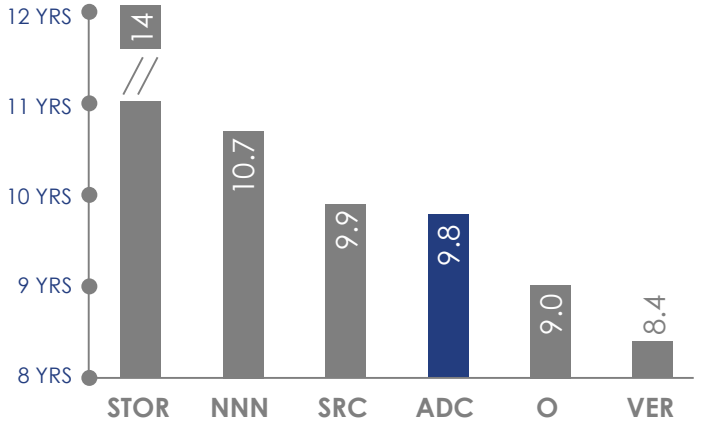
Investment Grade Tenants



Occupancy



Weighted-Average Lease Term



ADC data as of September 30, 2020. Peer data from supplementals, SEC filings, earnings releases or earnings calls. NNN, O, SRC, STOR and VER as of Q3 2020. (1) Excludes Office and Industrial, as disclosed. (2) Excludes Early Childhood Education, Behavioral Health, Elementary and Secondary Schools, Lumber & Construction Materials Wholesalers, Wholesale Automobile Auction, Logistics, Metal & Mineral Merchant Wholesalers and All Other Service, as disclosed. (3) Updated to reflect Tractor Supply Co.'s (NYSE: TSCO) investment grade issuer ratings assigned in October 2020.

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Disciplined Investment Strategy & Active Portfolio Management

Our Investment Strategy

Agree leverages its three distinct investment platforms to target industry-leading retailers in e-commerce and recession resistant sectors

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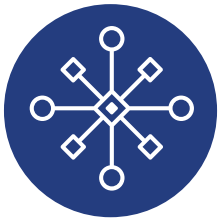
What Has ADC Been Investing In?

The retail landscape continues to dynamically evolve as market forces cause disruption and change. To mitigate risk in a period of continued disruption, the Company adheres to a number of investment criteria, with a **focus on four core principles**:



E COMMERCE RESISTANCE
(OMNI-CHANNEL CRITICAL)

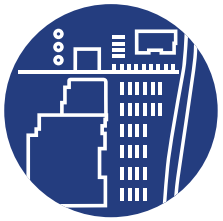
Focus on leading operators in e-commerce resistant sectors or those that have matured in omni-channel structure

RECESSION RESISTANCE

Emphasize a balanced portfolio with exposure to counter-cyclical sectors and retailers with strong credit profiles

AVOIDANCE OF PRIVATE EQUITY SPONSORSHIP

Strong emphasis on leading operators with strong balance sheets and avoidance of private equity sponsored retailers



STRONG REAL ESTATE FUNDAMENTALS & FUNGIBLE BUILDINGS

Protects against unforeseen changes to our top-down investment philosophy

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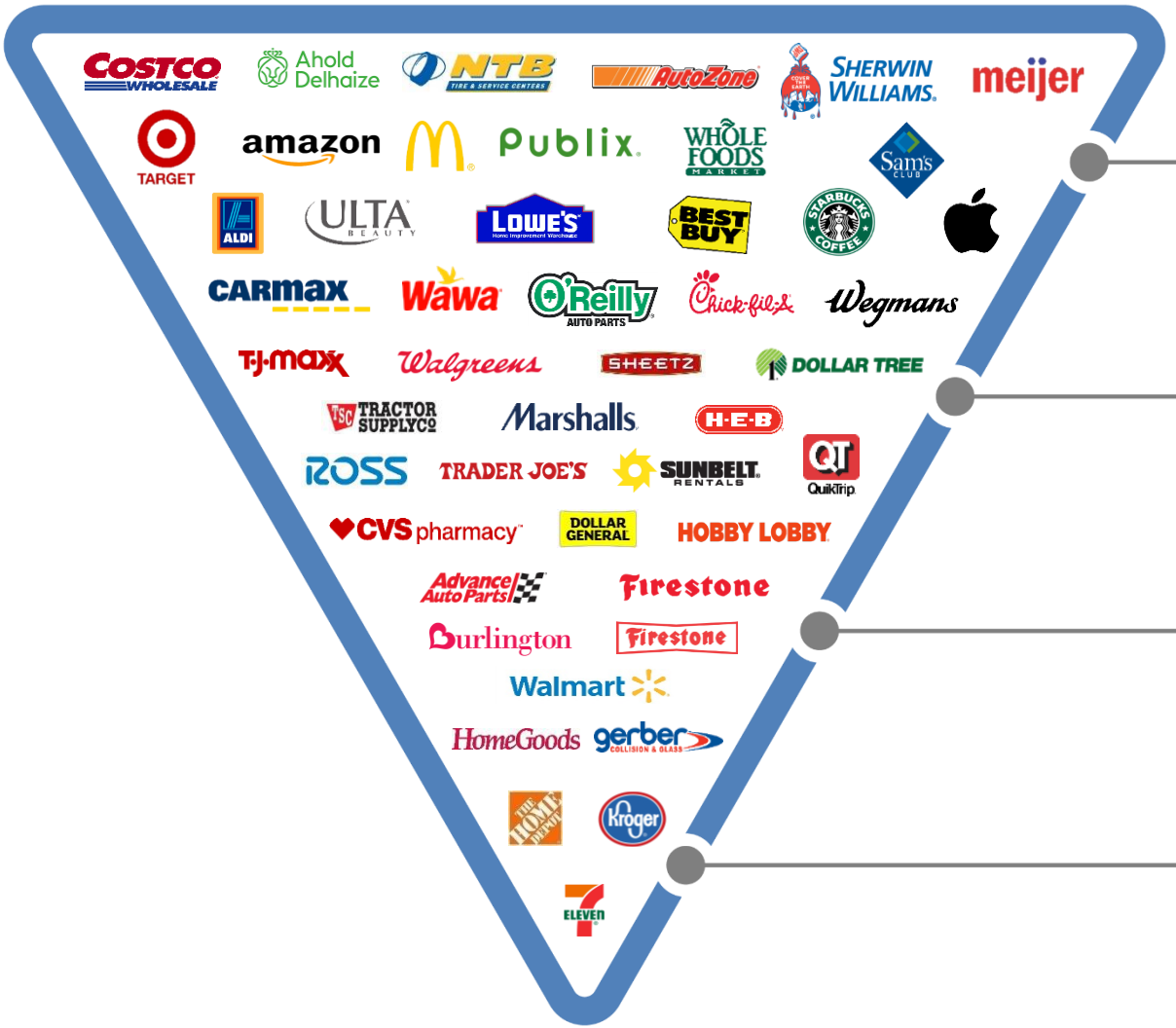
Large & Fragmented Opportunity Set

TOP-DOWN FOCUS ON LEADING RETAILERS IN THE U.S. PAIRED WITH A BOTTOMS-UP REAL ESTATE ANALYSIS

ADC reviewed $34 billion in opportunities since 2018



$2.3 BILLION
acquired since 2018

1

MARKET RENTS
- Rents ≤ market
- Fungibility of building

2

COMPETITION
- Limited competition
- Strong market presence

3

REAL ESTATE FUNDAMENTALS
- Access
- Visibility
- Demos

4

RETAIL SYNERGY
- Major retail corridor
- Strong traffic drivers

As of September 30, 2020.

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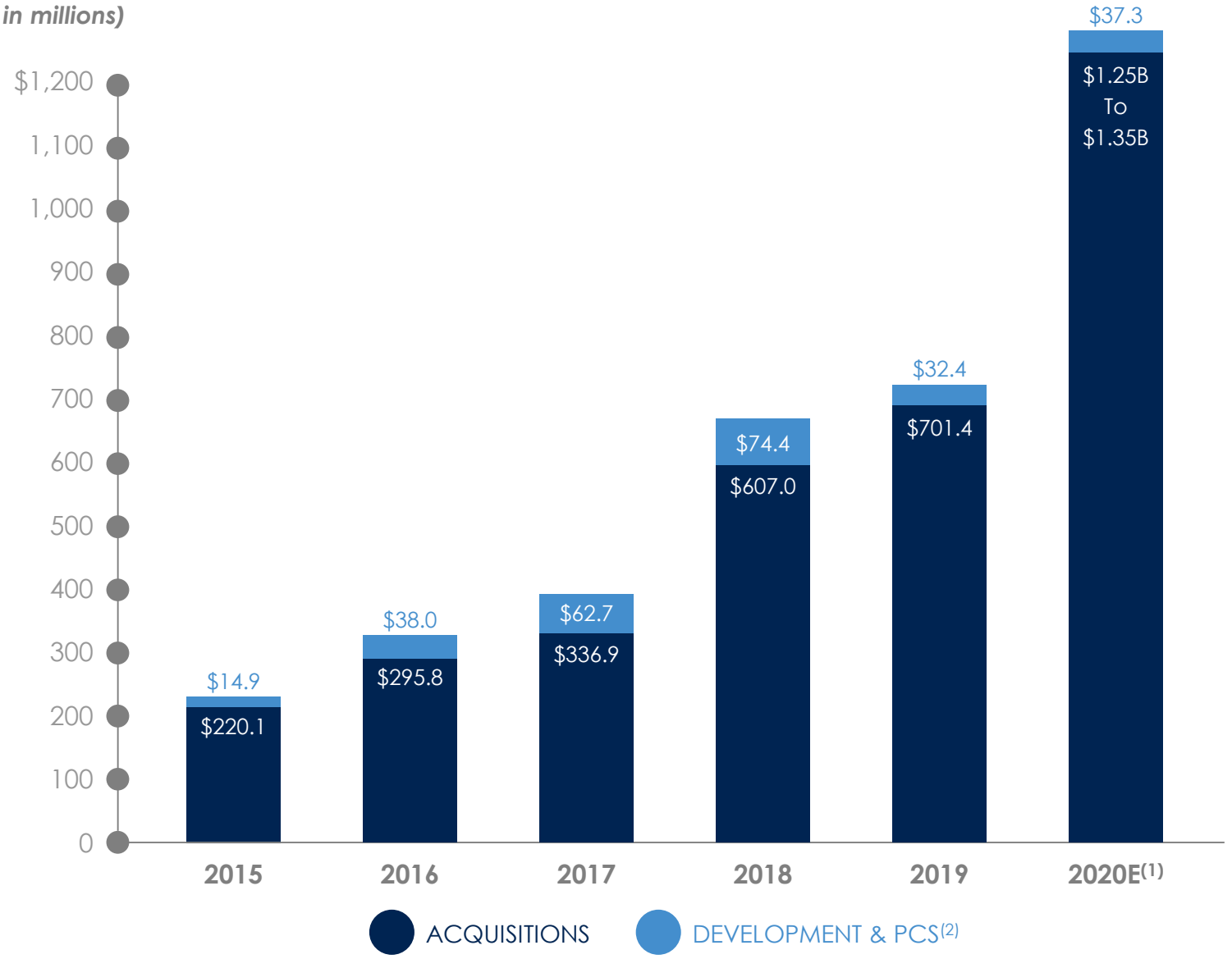
Ramping Investment Activity

ADC HAS INVESTED MORE THAN $3.8 BILLION IN HIGH-QUALITY RETAIL NET LEASE PROPERTIES SINCE 2010

Investment Activity

($ in millions)



As of September 30, 2020, unless otherwise noted. (1) Reflects increased full-year 2020 acquisition guidance provided by the Company on October 19, 2020.
(2) Represents development and PCS activity, completed or commenced.

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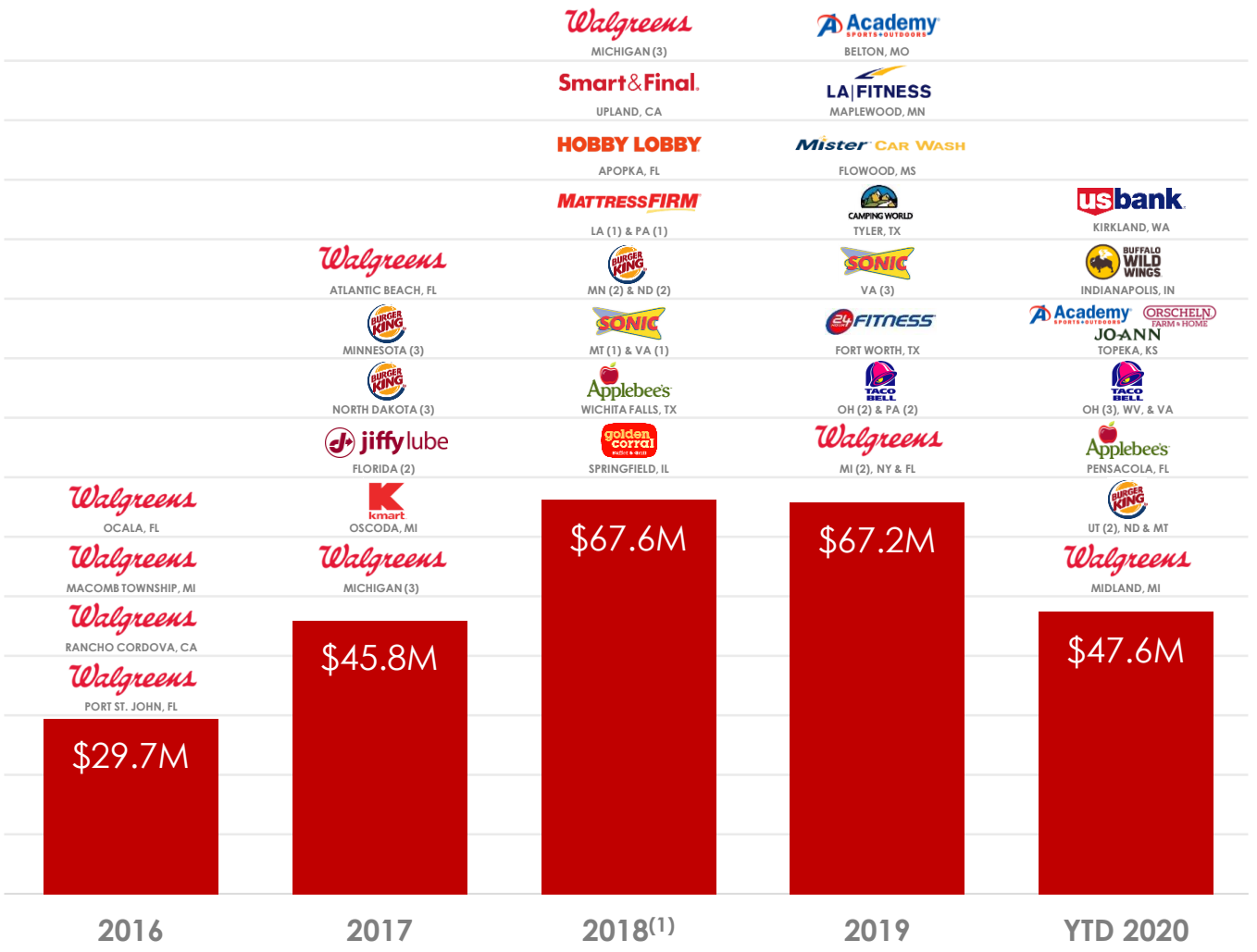
Active Portfolio Management

FOCUSED ON NON-CORE ASSET SALES & CAPITAL RECYCLING

Total Dispositions 2010-2020: $344 million[1]



As of September 30, 2020. Graph is representative and does not include all dispositions. (1) Includes Meijer's exercise of a purchase option totaling $3.9 million.

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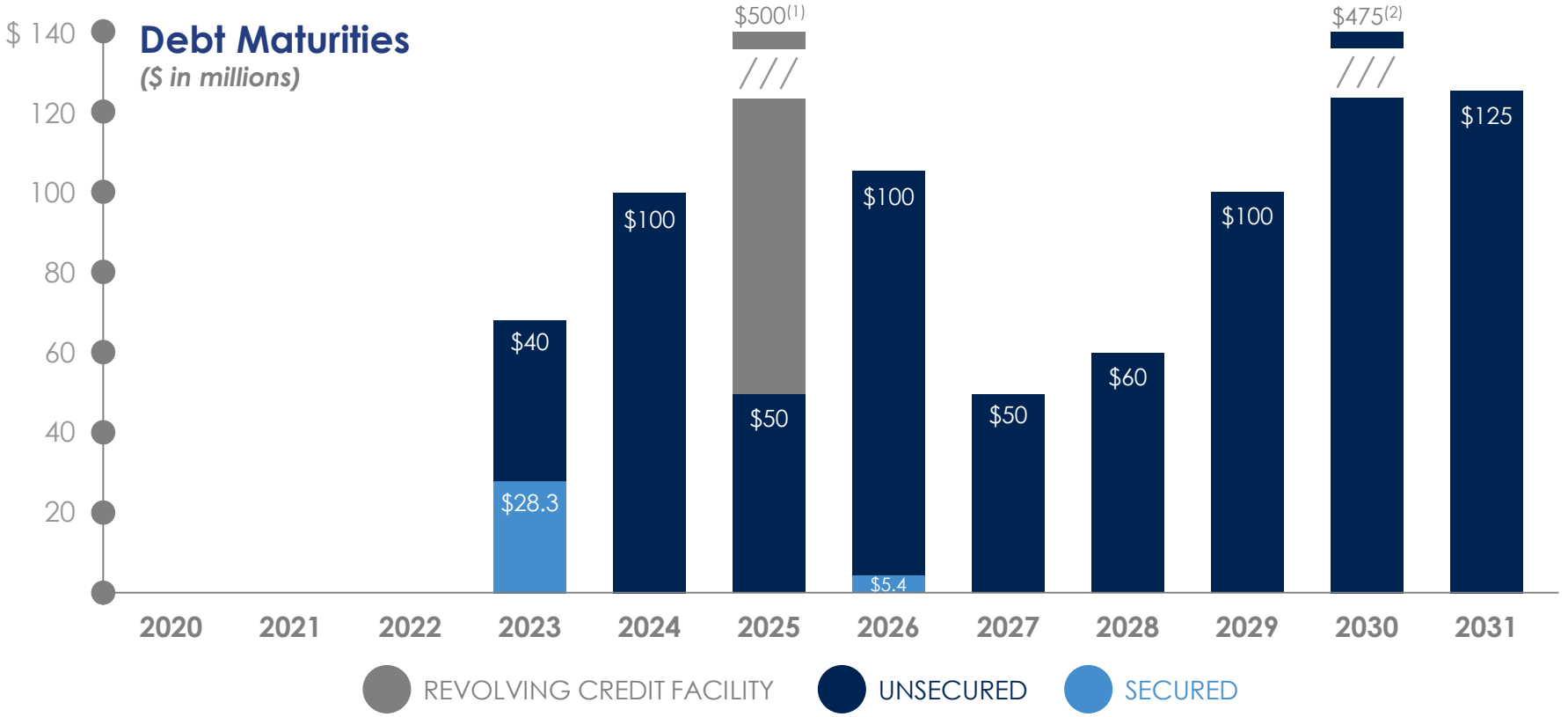
Fortified Balance Sheet

Leading With Our "Fortress" Balance Sheet



CAPITALIZATION STATISTICS	
Equity Market Capitalization[3]	$3.7 Billion
Enterprise Value[3]	$5.0 Billion
Total Debt to Enterprise Value	24.6%

CREDIT METRICS	
Fixed Charge Coverage Ratio	4.8x
Net Debt / Recurring EBITDA[4]	4.7x / 3.2x[5]
Issuer Ratings	Baa2 / BBB
Ratings Outlooks	Positive / Stable

As of September 30, 2020, unless otherwise noted. (1) Reflects the total commitments under the Company's $500 million Revolving Credit Facility; assuming two 6-month extension options are exercised. (2) Includes $125 million of senior unsecured notes due September 2030 and $350 million of senior unsecured public notes due October 2030. (3) As of November 13, 2020. (4) Reflects net debt to annualized Q3 2020 recurring EBITDA. (5) Proforma for the settlement of the Company's outstanding ATM forward equity offerings and April 2020 forward equity offering as of September 30, 2020.

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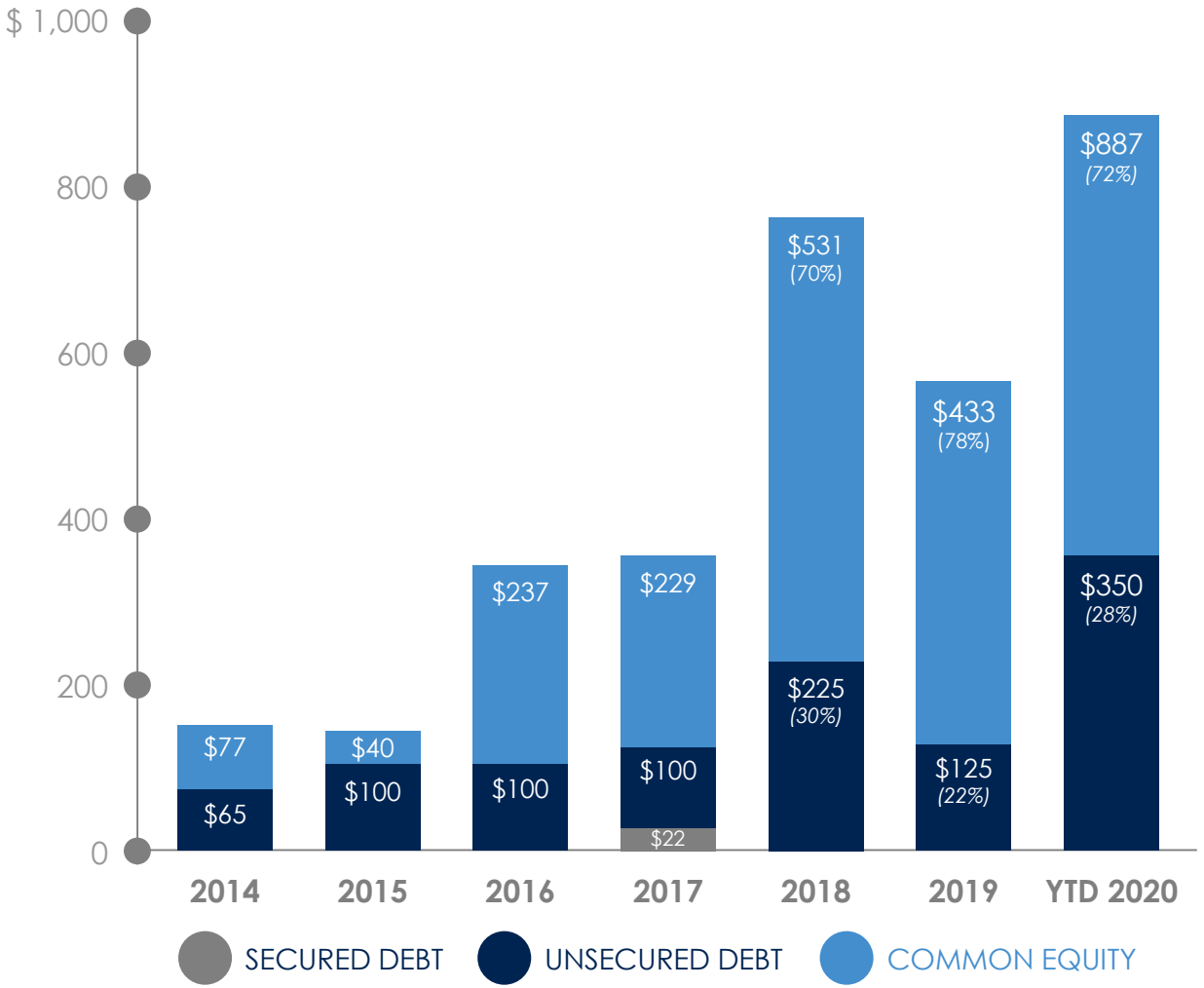
Capital Markets Track Record

STRONG CAPITAL MARKETS EXECUTION HAS PROVIDED AMPLE LIQUIDITY; $3.8 BILLION IN ACTIVITY SINCE 2010

Capital Markets Activity

($ in millions)



Includes common equity and debt raised through September 30, 2020. Forward equity offerings are shown in the year they were initially completed, rather than settled.

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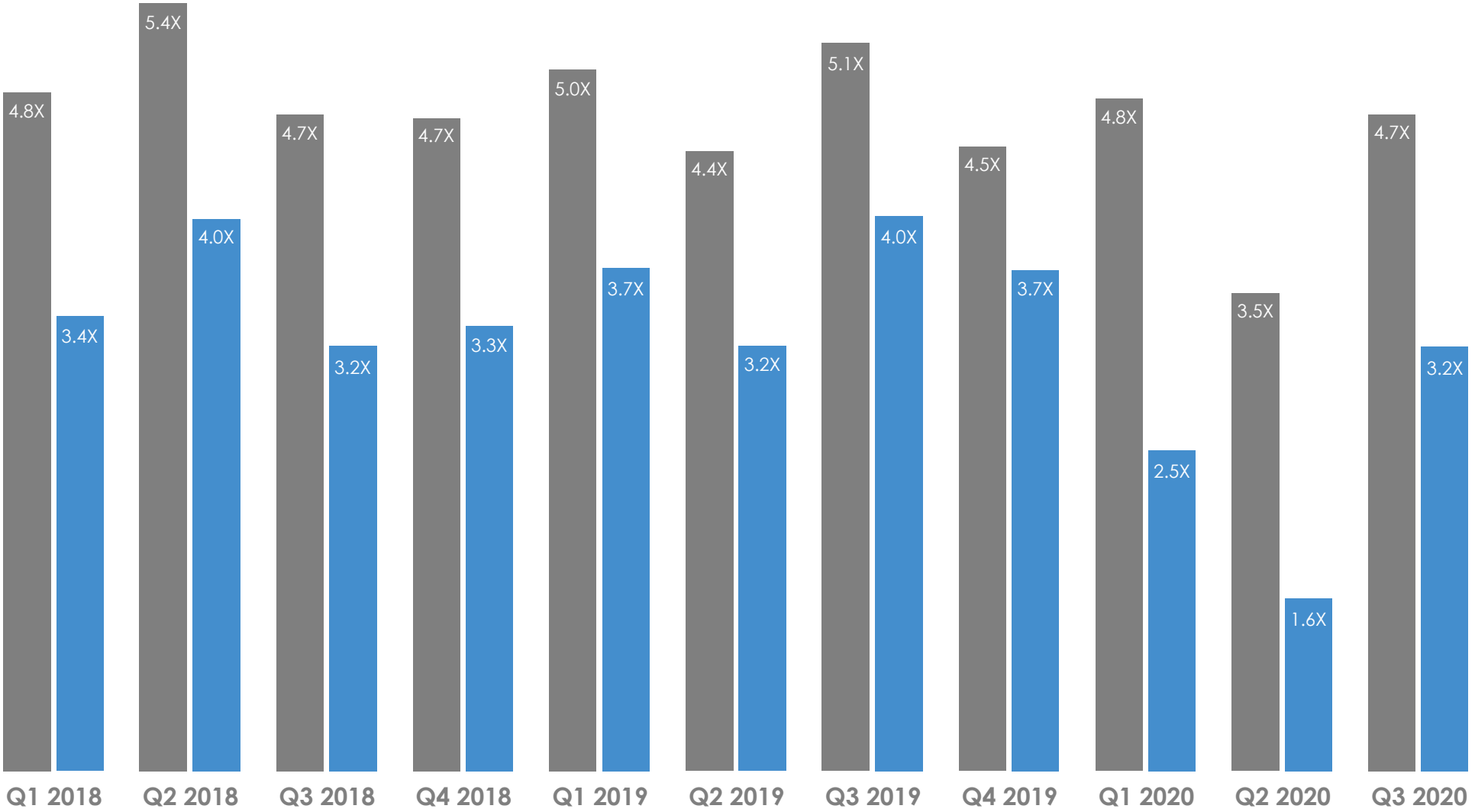
Low Leverage = Strong Positioning

ADC HAS BEEN AT OR BELOW 4X PROFORMA NET DEBT TO RECURRING EBITDA SINCE 2018



As of September 30, 2020. Proforma Net Debt to Recurring EBTIDA deducts the Company's outstanding forward equity offerings for each period from the Company's net debt for each period.

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Agree Realty's ESG Practices

DEDICATED TO SUSTAINABILITY AND GOOD CORPORATE CITIZENSHIP

ENVIRONMENTAL PRACTICES

Embraces responsibility to be a good steward of the environment and to use natural resources carefully

Focus on industry leading, national & super-regional retailers provides for a relationship with some of the most environmentally conscientious retailers in the world

The Company's award-winning headquarters buildings utilize green technologies including programmable thermostats, Low-E window glass, LEED HVAC systems and LED occupancy-sensored lighting

SOCIAL RESPONSIBILITY

The Agree Wellness program focuses on Health Wellness & Financial Wellness to enhance employee well-being

Ongoing professional development is offered to help all team members advance their careers

The Company has recently sponsored charities including Leader Dogs for the Blind and Kids Kicking Cancer

ADC has received awards from Globe St, Crain's Detroit Business, and Best and Brightest in Wellness recognizing its outstanding corporate culture and wellness initiatives

LEADER DOGS FOR THE BLIND

POWER PEACE PURPOSE

Kids Kicking Cancer's Heroes Circle

Le cercle des héros

CORPORATE GOVERNANCE

ADC's Board has nine directors, seven of whom are independent; four new independent directors added since 2018

In addition to annually signing a Code of Business Conduct and Ethics, employees adhere to ADC's Rules for Victory

95%+ support for "say-on-pay" advisory vote for the past five years

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Investment Summary Highlights

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APPENDIX

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Forward-Looking Statements

This presentation contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act") and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and includes this statement for purposes of complying with these safe harbor provisions. Forward-looking statements are generally identifiable by use of forward-looking terminology such as "may," "will," "should," "potential," "intend," "expect," "seek," "anticipate," "estimate," "approximately," "believe," "could," "project," "predict," "forecast," "continue," "assume," "plan," references to "outlook" or other similar words or expressions. Forward- looking statements are based on certain assumptions and can include future expectations, future plans and strategies, financial and operating projections and forecasts and other forward-looking information and estimates. These forward-looking statements are subject to various risks and uncertainties, many of which are beyond the Company's control, which could cause actual results to differ materially from such statements. Certain factors could occur that might cause actual results to vary, including the current pandemic of the novel coronavirus, or COVID-19, on the financial condition, results of operations, cash flows and performance of the Company and its tenants, the real estate market and the global economy and financial markets, the general deterioration in national economic conditions, weakening of real estate markets, decreases in the availability of credit, increases in interest rates, adverse changes in the retail industry, the Company's continuing ability to qualify as a REIT and other risks and uncertainties as described in greater detail in the Company's filings with the Securities and Exchange Commission (the "SEC"), including, without limitation, the Company's Annual Report on Form 10-K for the year ended December 31, 2019 and in subsequent quarterly reports. Except as required by law, the Company disclaims any obligation to update any forward-looking statements, whether as a result of new information, future events or otherwise.

For further information about the Company's business and financial results, please refer to the "Management's Discussion and Analysis of Financial Condition and Results of Operations" and "Risk Factors" sections of the Company's SEC filings, including, but not limited to, its Annual Report on Form 10-K and Quarterly Reports on Form 10-Q, copies of which may be obtained at the Invest section of the Company's website at www.agreerealty.com.

All information in this presentation is as of September 30, 2020, unless otherwise noted. The Company undertakes no duty to update the statements in this presentation to conform the statements to actual results or changes in the Company's expectations.

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Non-GAAP Financial Measures

This presentation includes a non-GAAP financial measure, Net Debt to Recurring EBITDA, which is presented on an actual and proforma basis. A reconciliation of this non-GAAP financial measure to the most directly comparable GAAP measure appears on the following page. The components of this ratio and their use and utility to management are described further in the section below. In addition, this presentation includes the non-GAAP measure of Annualized Base Rent ("ABR"). ABR represents the annualized amount of contractual minimum rent required by tenant lease agreements, computed on a straight-line basis. ABR is not, and is not intended to be, a presentation in accordance with GAAP. The Company believes annualized contractual minimum rent is useful to management, investors, and other interested parties in analyzing concentrations and leasing activity.

Components of Net Debt to Recurring EBITDA

EBITDAre is defined by Nareit to mean net income computed in accordance with GAAP, plus interest expense, income tax expense, depreciation and amortization, any gains (or losses) from sales of real estate assets and/or changes in control, any impairment charges on depreciable real estate assets, and after adjustments for unconsolidated partnerships and joint ventures. The Company considers the non-GAAP measure of EBITDAre to be a key supplemental measure of the Company's performance and should be considered along with, but not as an alternative to, net income or loss as a measure of the Company's operating performance. The Company considers EBITDAre a key supplemental measure of the Company's operating performance because it provides an additional supplemental measure of the Company's performance and operating cash flow that is widely known by industry analysts, lenders and investors. The Company's calculation of EBITDAre may not be comparable to EBITDAre reported by other REITs that interpret the Nareit definition differently than the Company.

Recurring EBITDA The Company defines Recurring EBITDA as EBITDAre with the addback of noncash amortization of above- and below- market lease intangibles, and after adjustments for the run-rate impact of the Company's investment, disposition and leasing activity for the period presented, as well as adjustments for non-recurring benefits or expenses. The Company considers the non-GAAP measure of Recurring EBITDA to be a key supplemental measure of the Company's performance and should be considered along with, but not as an alternative to, net income or loss as a measure of the Company's operating performance. The Company considers Recurring EBITDA a key supplemental measure of the Company's operating performance because it represents the Company's earnings run rate for the period presented and because it is widely followed by industry analysts, lenders and investors. The Company's calculation of Recurring EBITDA may not be comparable to Recurring EBITDA reported by other companies that have a different interpretation of the definition of Recurring EBITDA. The Company's ratio of Net Debt to Recurring EBITDA is used by management as a measure of leverage and may be useful to investors in understanding the Company's ability to service its debt, as well as assess the borrowing capacity of the Company. The Company's ratio of Net Debt to Recurring EBITDA is calculated by taking annualized Recurring EBITDA and dividing it by our Net Debt per the consolidated balance sheet.

Net Debt The Company defines Net Debt as total debt less cash, cash equivalents and cash held in escrows. The Company considers the non-GAAP measure of Net Debt to be a key supplemental measure of the Company's overall liquidity, capital structure and leverage. The Company considers Net Debt a key supplemental measure because it provides industry analysts, lenders and investors useful information in understanding our financial condition. The Company's calculation of Net Debt may not be comparable to Net Debt reported by other REITs that interpret the definition differently than the Company. The Company presents Net Debt on both an actual and proforma basis, assuming the Anticipated Net Proceeds from Outstanding Forwards are used to pay down debt. The Company believes the proforma measure may be useful to investors in understanding the potential effect of the Anticipated Net Proceeds from Outstanding Forwards on the Company's capital structure, its future borrowing capacity, and its ability to service its debt.

Anticipated Net Proceeds from Outstanding Forwards Since the first quarter of 2018, the Company has utilized forward sale agreements to sell shares of common stock. Selling common stock through forward sale agreements enables the Company to set the price of such shares upon pricing the offering (subject to certain adjustments) while delaying the issuance of such shares and the receipt of the net proceeds by the Company. Given the Company's frequent use of forward sale agreements, the Company considers the non-GAAP measure of Anticipated Net Proceeds from Outstanding Forwards to be a key supplemental measure of the Company's overall liquidity, capital structure and leverage. The Company defines Anticipated Net Proceeds from Outstanding Forwards as the number of shares outstanding under forward sale agreements at the end of each quarter, multiplied by the applicable forward sale price for each agreement, respectively.

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Net Debt to Recurring EBITDA Reconciliation

	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
Net Income	$16,636	$13,068	$15,756	$13,338	$18,516	$18,722	$20,781	$22,744	$21,370	$25,424	$21,416
Interest expense, net	5,465	5,961	6,538	6,908	7,558	7,455	8,352	9,730	9,670	8,479	10,158
Income tax expense	50	216	125	125	(170)	195	184	328	259	260	306
Depreciation of rental real estate assets	5,654	5,934	6,156	6,808	7,643	8,276	8,866	9,563	10,402	11,316	12,669
Amortization of leasing costs	44	41	90	18	0	0	0	0	0	0	0
Amortization of lease intangibles - in-place leases and leasing costs	4,284	4,563	4,914	4,987	2,157	2,496	2,965	3,453	3,621	4,170	4,523
Non-real estate depreciation	22	21	20	82	64	64	66	89	109	121	135
Provision for impairment	0	1,163	488	668	416	1,193	82	0	0	1,128	2,868
(Gain) loss on sale of assets, net	(4,598)	(2,434)	(3,917)	0	(3,427)	(2,949)	(2,597)	(4,333)	(1,645)	(4,952)	(970)
EBITDAre	$27,557	$28,533	$30,170	$32,703	$32,757	$35,452	$38,617	$41,574	$43,786	$45,946	$51,105
Run-Rate Impact of Investment, Disposition & Leasing Activity	$647	$1,129	$1,964	$3,272	$1,657	$1,641	$2,782	$1,435	$1,160	$3,015	$5,093
Amortization of above (below) market lease intangibles, net	0	0	0	0	3,276	3,225	3,381	3,618	3,809	3,779	3,964
Other expense (income)	94	(45)	(53)	0	0	0	0	0	0	(23)	0
Recurring EBITDA	$28,298	$29,617	$32,081	$35,975	$37,690	$40,318	$44,780	$46,627	$48,755	$52,717	$60,162
Annualized Recurring EBITDA	$113,192	$118,468	$128,324	$143,900	$150,760	$161,272	$179,120	$186,508	$195,020	$210,868	$240,648
Total Debt	$558,579	$647,752	$619,913	$724,063	$775,200	$739,166	$931,867	$876,115	$1,026,111	$783,878	$1,153,642
Cash, cash equivalents and cash held in escrows	(11,104)	(8,986)	(18,247)	(53,975)	(25,349)	(22,429)	(10,802)	(42,157)	(92,140)	(36,384)	(16,230)
Net Debt	$547,475	$638,766	$601,666	$670,088	$749,851	$716,737	$921,065	$833,958	$933,971	$747,494	$1,137,412
Net Debt to Recurring EBITDA	4.8x	5.4x	4.7x	4.7x	5.0x	4.4x	5.1x	4.5x	4.8x	3.5x	4.7x
Anticipated Net Proceeds from Outstanding Forwards	$162,900	$162,900	$190,000	$190,000	$190,000	$199,900	$197,356	$144,676	$437,765	$411,062	$376,396
Proforma Net Debt	384,575	475,866	411,666	480,088	559,851	516,837	723,709	689,282	496,206	336,432	$761,016
Proforma Net Debt to Recurring EBITDA	3.4x	4.0x	3.2x	3.3x	3.7x	3.2x	4.0x	3.7x	2.5x	1.6x	3.2x

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