



INVESTING IN COMMERCIAL REAL ESTATE

NET LEASE RETAIL INVESTMENT PROPERTIES



AG REAL ESTATE ADVISORS

305-374-2092

www.ag-advisors.com

info@ag-advisors.com



TARGETED INVESTMENT

- Product: NNN Retail facilities with mid to long term leases.
- Tenants: Global corporate and/or national tenants with good credit ratings.
- Industries: Food and Healthcare.
- Target Return: Minimum 5% capitalization rate (CAP) plus potential real estate appreciation.
- Geographic Targets: Low and tax free states like Florida and Texas and major metropolitan cities in the US.

FOOD		HEALTH CARE	
CASUAL DINING RESTAURANTS	QUICK SERVICE RESTAURANTS	PHARMACIES	MEDICAL BUILDINGS
PANERA	TACO BELL	WALLGREENS	DAVITA
RUBY TUESDAY	BURGER KING	CVS	ASPEN DENTAL
OLIVE GARDEN	CHIPOTLE	RITE-AID	MED POST URGENT CARE





FUNDAMENTALS

- The current U.S. commercial real estate market offers attractive opportunities.
- Lack of investment opportunities that preserve capital.
- Hedge against inflation.
- Diversification of capital and risk.
- Investment that generates immediate cash flow.
- Certain capital market constraint provides opportunities for investors with cash and low leverage requirements.
- Attractive capitalization rates. (CAP Rates)
- Potential leverage increases return on investment.
- Low interest mortgage loans.





CHARACTERISTICS OF THE INVESTMENT

- Medium to long-term investment with monthly income, and periodic rent increases.
- Stability and confidence with cash flows and potential appreciation.
- Objectivity in the valuation of assets: price is directly related to the net operating income (NOI) and tenant's credit worthiness.
- Minimum owner's management.
- Business relationships with commercial tenants are conducted in a more professional fashion than those of residential real estate.



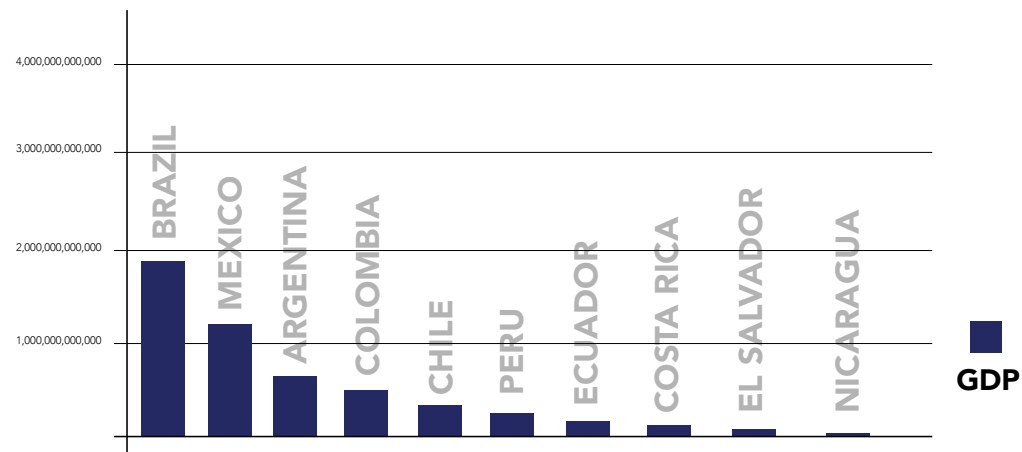
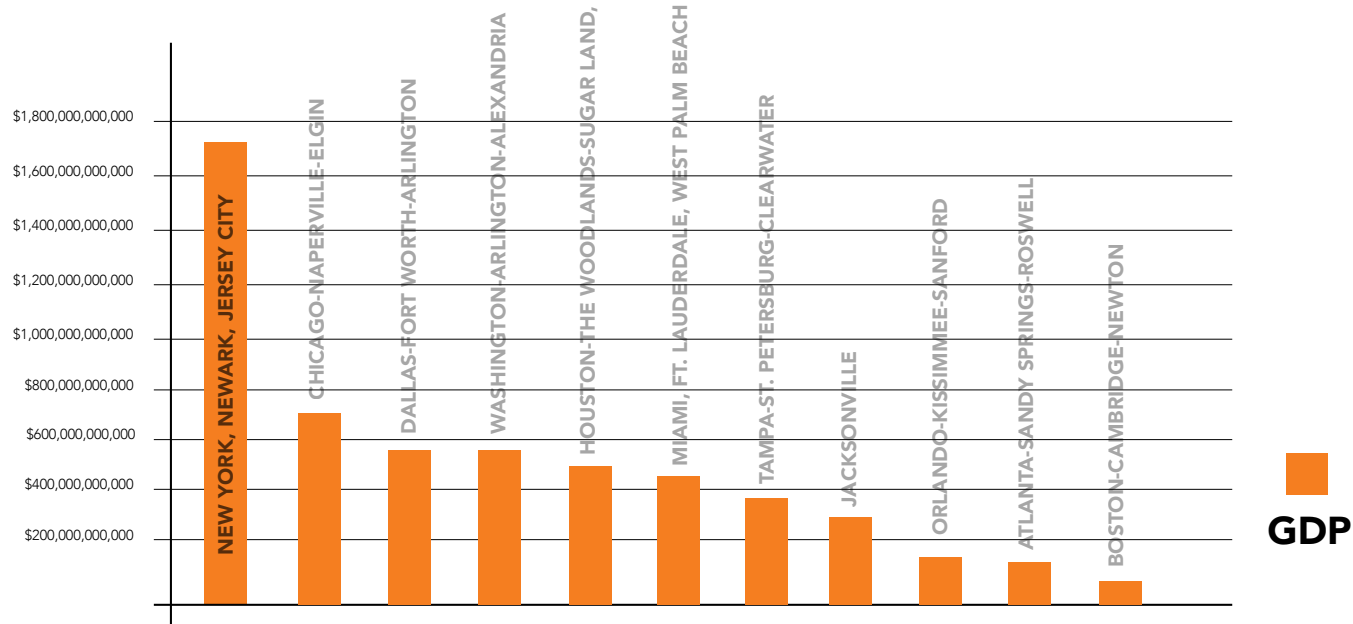


TARGET MARKETS

- **AG** focuses on identifying opportunities in major metropolitan areas of the country, not only the most populated, but of greater economic impact.
- **AG** takes in consideration that there is significant current and future demand for products and services offered by companies that are and will be potential tenants.
- The cities and metropolitan areas that are included in **AG's** radar are: Orlando, Tampa, Jacksonville, Miami, Atlanta, Houston, Dallas, Boston, New York, Washington and Chicago.
- **AG** believes that the definition of the macro markets is key, but the ultimate goal is to ensure that the basic principle of the entire real estate investment is met; "location, location, location".
- **AG** only analyzes properties that fall minimum in middle-class areas with household income greater than \$55,000 per year.
- Size of market: population greater than 100,000 within a 5 mile radius.



TARGET MARKETS



TARGETED TENANTS



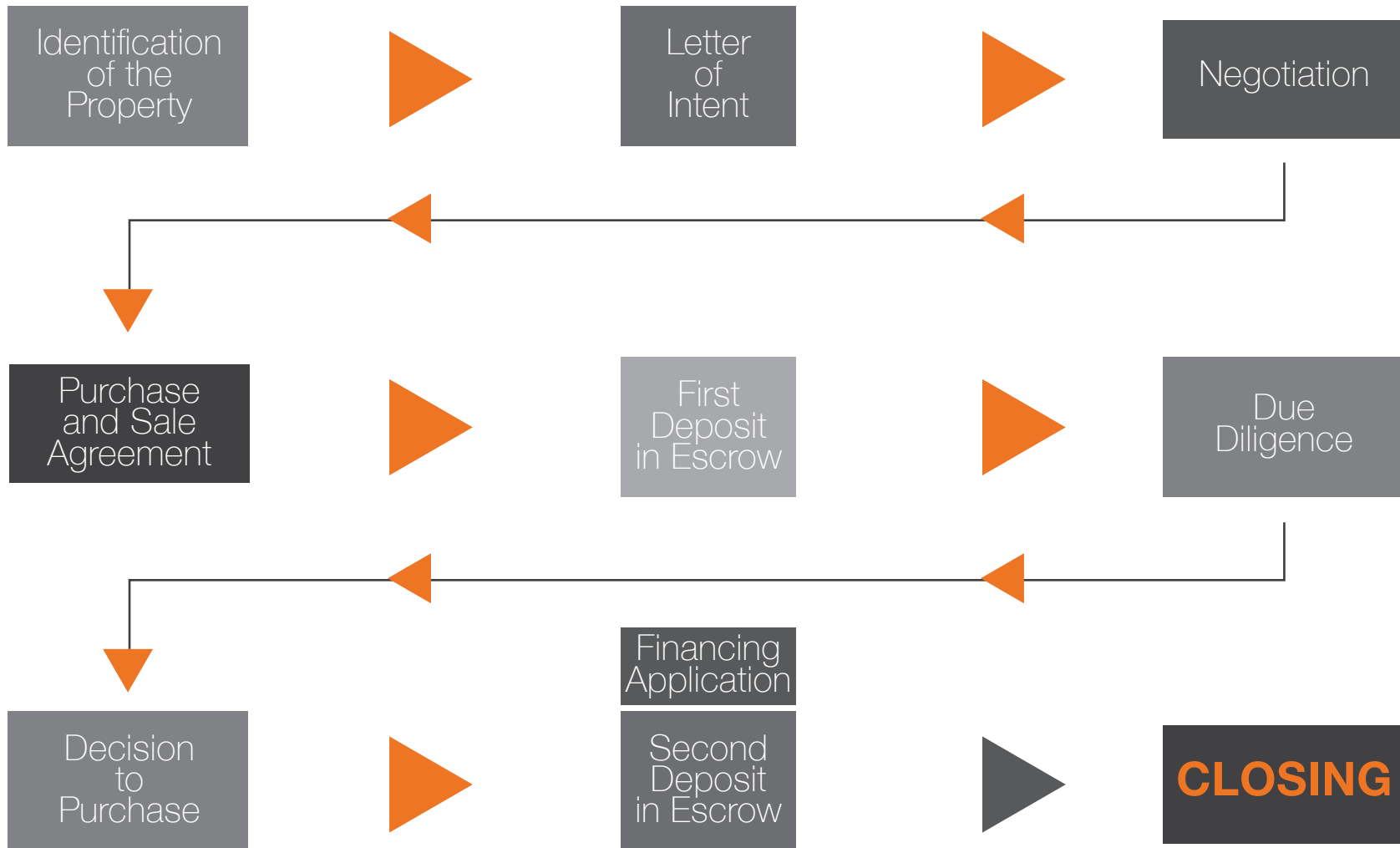


IMPLEMENTATION

- Identification of target markets.
- Rigorous pursuit of opportunities in target markets.
- Analysis of each opportunity, using the best tools and information systems.
- Negotiation of terms with the sole purpose of benefiting investor's interest.
- Establishment of an appropriate legal structure and fiscal framework to take ownership of the property.
- Assistance and coordination of due diligence efforts
- Assistance in obtaining financing for the acquisition of the property.
- Implementation of a specific action plan to take each negotiation to the closing table without setbacks.
- Definition of post-closing procedures: rent collections and tenant communication.



PROCESS





OUR SERVICES

ADVICE THROUGHOUT THE ACQUISITION OF THE PROPERTY

- AG will handle the negotiation process, along with client's attorney.
- AG will assist Due Diligence: analysis of documentation, property inspection coordination and verification of information.
- AG assists the client from day one up until the day of the closing.

ASSET AND PROPERTY MANAGEMENT

- AG will handle the relationship with the tenant, investment management, collection of rentals, payment of expenses and continuous monitoring of the property in order to achieve the best exit strategy and highest return on investment.

ASSISTANCE IN THE SALE OF THE ASSET

- The end result of the investment depends on the high degree of success of the transaction exit strategy.
- AG always strives to achieve the highest level of profitability for its customers; therefore, identifying the ideal time to sell assets is one of AG's main goals.





RESOURCES

- Knowledge of the markets in which we identify investments.
- Relationships with brokers, bankers and developers with access to opportunities.
- Professional affiliations and associations at national level.
- Demographic and geographic analysis systems.
- Financial analysis tools.
- Due Diligence coordination and execution tools.
- A team with more than 50 years of collective experience.
- Strategic alliances with professionals in different fields, such as: attorneys, title companies, engineers, inspectors, appraisers and bankers, who will help bring each transaction to the closing table.





AG REAL ESTATE ADVISORS

305-374-2092

www.ag-advisors.com

info@ag-advisors.com

40 SW 13TH STREET, SUITE 202, MIAMI, FL 33130