

SINGLE-TENANT NET LEASE REAL ESTATE

EMBREE CAPITAL MARKETS GROUP, INC.

JV EQUITY FUNDING PROGRAM

Embree Capital Markets Group, Inc. offers turn-key real estate development funding for nationwide build-to-suit projects with investment-grade and other creditworthy tenants under long-term net leases. Embree can provide any combination of equity, favorable construction financing, general contracting services, and listing brokerage services.

BENEFITS

- Provides developers with a single-source capital solution (up to 100% financing)
- Simultaneous development funding and brokered takeout
- Preserved and expanded development pipeline capacity
- Reduced risk through surety of execution

REQUIREMENTS

- Project Size: \$1,000,000+ per asset
- Long-term lease: Minimum 10 years (15+ preferred)
- Executed lease with creditworthy tenant/guarantor
- Property under control (owned or under contract)
- Ability to achieve 75%+ construction financing
- Clean environmental condition
- Demonstrable yield spread to current market
- Multiple projects preferred for economies of scale



TARGET TENANTS

Aaron's
Academy Sports + Outdoors
AT&T
AutoZone
Best Buy
Buffalo Wild Wings
Burger King
Chase Bank
Chipotle
Church's Chicken
CVS Pharmacy
DaVita
Dollar General
Family Dollar
Firestone Complete Auto Care
Fresenius Medical Care
Goodyear Tire and Rubber
The Home Depot
Jack in the Box
LA Fitness
Lowe's
O'Reilly's Auto Parts
7-Eleven
Starbucks
Tractor Supply Co.
Ulta Beauty
United Rentals
Verizon
Walgreens
Walmart



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ABOUT EMBREE GROUP

Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the tenant's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Arizona and Dallas. Over the past 37 years, Embree's executive team has developed, built, or transacted more than 12,000 assets in all 50 states, Canada, and Puerto Rico with a total market value in excess of \$10 billion.