

We are only interested in sale leaseback deals with investment grade companies. Their credit rating has to be BBB- or better with Standards&Poors.

A sale leaseback deal can be for example an existing building that a strong company owns but would like to sell to free up some capital, and then they lease the building back for 20+ years from us who are now the new owners.

A sale leaseback transaction can also involve a company or developer who builds a building, sells it to us and then either lease it back themselves from us or find a solid tenant who is willing to lease the building longterm from us.

This has to be in place before we buy, we want buy and then look for a tenant.

Here is our acquisition criteria :

All property types

All industries

Tenant : Investment grade. At least BBB- rated by S&P (Standards & Poors)

Price : \$4MM - No maximum limit

Cap : 8 % +

Leaseterm : 20 years + 25 preferred.

Absolute triple net lease, NNN lease

Location : **World Wide**

We use **CTL financing to fund these deals 100%**. The security for our lender does not lay with us but the tenant who will sign the lease longterm. Our lender looks at the tenants credit rating.