

ACQUISITION CRITERIA

- Property Type:** Industrial
- Manufacturing
 - Assembly
 - Warehouse/Dist.
- Occupancy:** Single Tenant
- Size:** Greater than 40,000 sf
- Age of Facility:** Less than 30 years
- Purchase Price:** \$1 - \$20 million
- Lease Term:** Minimum of 5 years
- Locations:** Midwest, Mid-South, Southeast
Non-urban Preferred
- Acquisition Type:**
1. Purchase of Existing Net Leased Properties
 2. Build-to-Suit Projects Including Construction Financing
- Unique Capabilities:**
1. Cash Available for Investment
 2. Expeditious Underwriting & Closing Process
 3. Structuring to Allow for Off-Balance Sheet Treatment
- Requirements:**
1. MAI Appraisal
 2. Environmental & Structural Assessment
 3. Alta Survey
 4. Financials of Tenant



Contact:

Ryan Witges or Dean Bingham
rwitges@agracel.com
dbingham@agracel.com
217-342-4443