

SINGLE TENANT NET LEASE

Acquisition criteria:



LIBERTY
REAL ESTATE FUND

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| Property Type: | Occupied Single Tenant Net Leased Properties |
| Class (Quality/ Appearance/Grade): | Class A & B - Preferred Investment Grade Credit; Non-Investment grade considered |
| Transaction Size: | \$500,000 - 3.75M (will consider larger portfolio sales) |
| Remaining Term: | 5+ years remaining of lease term |
| Acquisition Cap Rate: | 5%+ |
| Location (by State): | Primary: TX, AZ, NV, WA, WY, TN, GA, FL, SC, NC, VA, NH Secondary: CO, OK, UT, ID, OR, IN, AL, SD Tertiary: NM, KS, MT, MN, IA, WI, MI, OH, PA, MS, LA, AR, VT |
| Lease Type (NNN vs NN): | Strongly prefer NNN; select NN properties will be considered |
| Single / Portfolio Sale: | Single Tenant preferred; select portfolios will be considered |
| Year Built: | 1995 / 2005 (Renovated) |
| Acquisition Structures: | All-cash or financing |
| Rent Escalations: | Regular rental increases preferred; will consider fix rental structures |

Investment Strategy:

Liberty Real Estate Fund is focused on investing in high quality, well located Single Tenant Net Leased (NNN) properties in targeted high growth, low tax areas of the United States. The portfolio will be specifically designed to invest in essential providers and service oriented business types:

- Automotive Service
- Dollar Stores
- Drug Stores
- Gas Stations/Convenience Stores
- Farm/Ranch Garden Supply
- Healthcare/Medtail
(Medical & Dental)
- Travel Centers
- Car Washes
- Truck Stops

Submission Information:

- Offering Memorandum
- Site Plan/Survey
- Tenant Sales History
(3 Years Preferred)
- Area Demographics
- Real Property Tax Bills
(2 Years Preferred)
- Traffic Counts
- Historical Operating Income & Expense
Statements
- Aerial Photos
- All CC&R's Affecting the Property
- Guarantor/Entity Information



Submission Contact Information: acquisitions@libertyfund.io