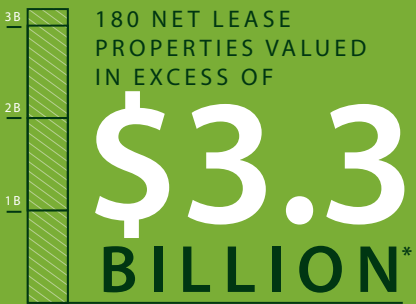


ElmTree Funds is a national private equity real estate company that seeks opportunities in the commercial net lease real estate market. ElmTree is founded by a management team with over 35 total years of NNN lease experience.

ElmTree's principals have invested in or financed more than 180 net lease properties valued in excess of \$3.3 billion. Our vertically integrated team allows us to not only acquire properties, but have the expertise to develop and construct build-to-suits as well. ElmTree's current fund, ElmTree Net Lease Fund II, is management's sixth fund, with a specific focus on core-plus and value-added, single tenant, industrial and office properties.



PURCHASING POWER **\$1 BILLION**



CURRENTLY ON THEIR **6TH FUND\***

**35 YEARS EXPERIENCE**

\*Includes Managing Principals' current and predecessor funds.

# WHY ELMTREE?

- > **DISCRETIONARY CAPITAL** Managing Principals have final decision to invest in deal.
- > **ENTREPRENEURIAL TEAM** ElmTree's team is small and nimble to resolve issues that pop up on transactions. We don't go through a tedious bureaucratic process to make decisions.
- > **BALANCE SHEET LENDERS** ElmTree uses balance sheet relationship lenders. Closing and pricing are not driven by securitized lenders.
- > **COMMITTED CAPITAL** Capacity to acquire \$1 billion of net lease properties in 2014.
- > **PROVEN TRACK RECORD** Acquired and financed over \$500 million of properties in the past 24 months.



## ACQUISITION CRITERIA:

- > Single Tenant
- > 7+ Years Lease Term
- > NNN & NN Leases
- > Creditworthy National Tenants
- > \$5mm or Greater
- > Mission Critical Facilities
- > Industrial, Office, Healthcare, and GSA Properties

## FLEXIBLE FINANCING

- > Gap Equity
- > Joint Venture
- > 100% Construction Financing



**ELMTREE FUNDS**

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