



ELMTREE FUNDS **PRIVATE** EQUITY REAL ESTATE



ElmTree Funds is a national private equity real estate company that seeks opportunities in the commercial net lease real estate market. ElmTree has a management team with an average of 25+ years of NNN lease experience.

ElmTree's managers have invested in or financed more than 250+ net lease properties valued in excess of \$5.8 billion. Our vertically integrated team allows us to not only acquire properties, but also to develop and construct build-to-suit projects, provide preferred equity or mezzanine financing, and enter into joint ventures with developers and buyers. ElmTree Funds, LLC focuses on core-plus and value-added, single tenant, industrial, office, and healthcare properties.



CURRENTLY ON THEIR
6TH FUND*

25+ YEARS EXPERIENCE

TEAM EXPERIENCE

MANAGING PRINCIPALS
40+ Combined Years

MANAGING DIRECTORS
70+ Combined Years

ACQUISITIONS
40+ Combined Years

LEGAL
40+ Combined Years

ASSET MANAGEMENT
85+ Combined Years

ACCOUNTING
50+ Combined Years

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*Includes Managing Principals' current and predecessor funds.

VERTICALLY INTEGRATED PLATFORM

- > Capital Markets
- > Development
- > Asset Management
- > Construction

COMPETITIVE ADVANTAGE

- > **INSTITUTIONAL FUND MANAGER:** \$2 billion in discretionary capital.
- > **ACTIVE INVESTOR:** 57 properties valued at over \$1.0 billion acquired + financed in the last 24 months.
- > **PROACTIVE PARTNER:** Over \$600 million in build-to-suit and construction oversight.
- > **PROGRAMMATIC SOLUTIONS:** Programmatic build-to-suit and capital commitments that run over 24 months.
- > **LANDLORD RESPONSIBILITY:** Ability to absorb property management responsibilities such as roof and structure.
- > **JOINT-VENTURE OR 1031 STRUCTURES**
- > **CONSTRUCTION FINANCING:** Monthly construction draws prevent negative arbitrage on total project costs.
- > **CLOSING:** 30-60 day close.

INVESTMENT CRITERIA



OCCUPANCY:
100%
SINGLE TENANT



PURCHASE PRICE:
\$5-\$75
MILLION



LOCATIONS:
USA



PROPERTY TYPES:
INDUSTRIAL, OFFICE, HEALTHCARE



ElmTree possesses a vertically integrated team that has expertise in development and capital markets to streamline project time and costs on new construction projects for developers and tenants. We have structured projects across the country for Fortune 500 tenants such as:

SALE-LEASEBACK ADVANTAGES:

- > 100% market value for non-revenue generating real estate assets
- > Transfer of residual risk to landlord
- > Continued operational control of facilities
- > Increased return on assets
- > Increased return on invested capital
- > Cash to reinvest into core operations
- > Increased borrowing capacity through strengthened balance sheet
- > Lease economics create lower cost of funds

BUILD-TO-SUIT ADVANTAGES:


















- > 100% financing of land, construction, and development costs
- > Transfer of construction and development risk to landlord
- > Transfer of residual risk to landlord
- > Increased borrowing capacity through strengthened balance sheet
- > Reinvestment of capital into core operations in the facility
- > Increased return on assets
- > Increased return on invested capital
- > Expansion to fit growth needs
- > Create cost savings through consolidation
- > Landlord transfers lower construction costs and land value through economies of scale and speed to market
- > Lease economics create lower cost of funds



INCLUDES BOTH CURRENT AND PRIOR LEASES FOR BUILDINGS THAT ELMTREE MAY NO LONGER OWN. THERE CAN BE NO ASSURANCE THAT THE FUND WILL ACQUIRE PROPERTIES LEASED BY SUCH COMPANIES. PRODUCT NAMES, LOGOS, BRANDS AND OTHER TRADEMARKS FEATURED OR REFERRED TO ABOVE ARE THE PROPERTY OF THEIR RESPECTIVE TRADEMARK HOLDERS. THESE TRADEMARK HOLDERS ARE NOT AFFILIATED WITH, NOR DO THEY SPONSOR OR ENDORSE ELMTREE, ANY OF ITS AFFILIATES, THE FUND, THIS OFFERING OR ANY OF ELMTREE'S PRODUCTS.

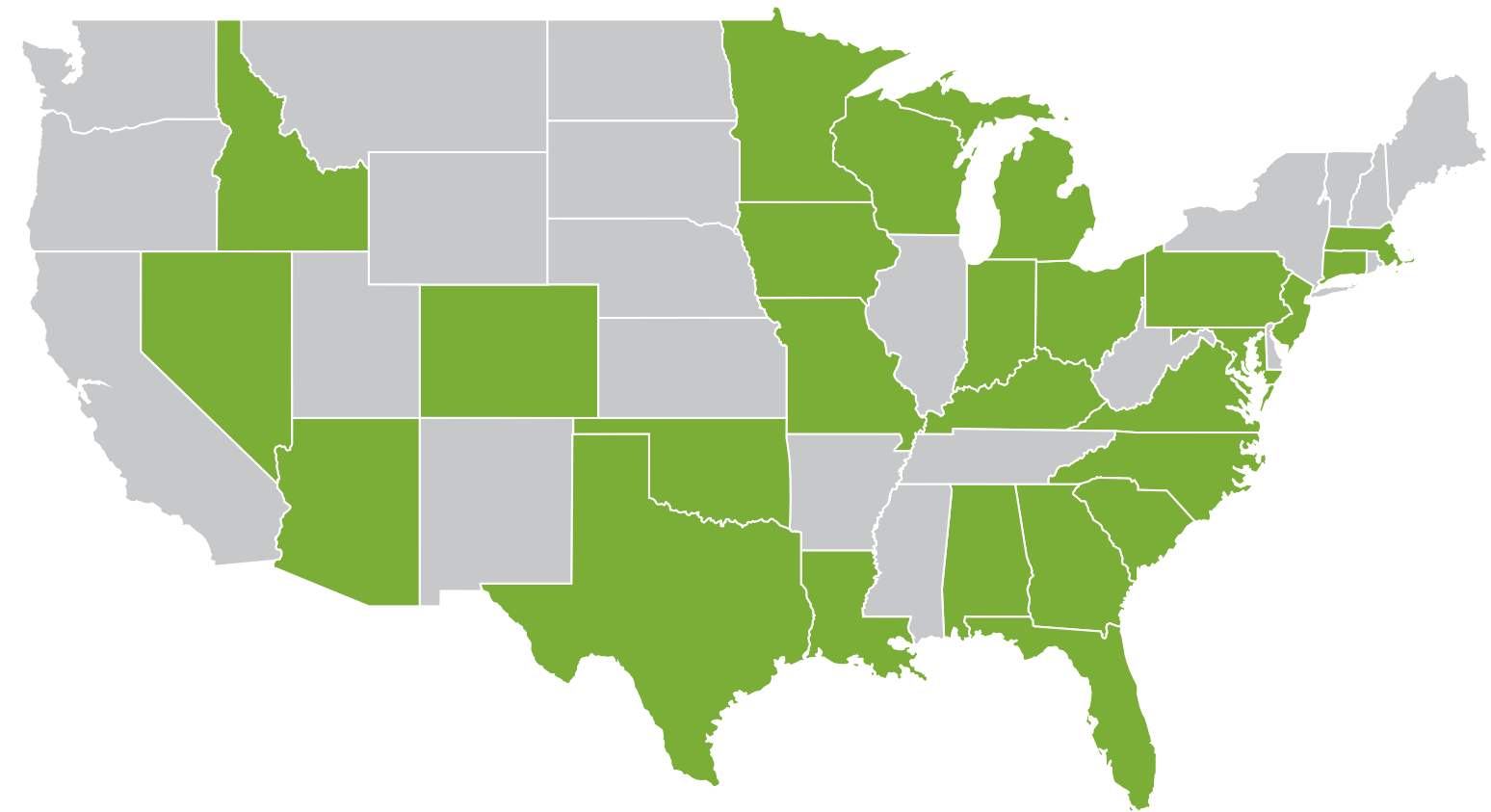
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ELMTREE'S BUILD-TO-SUIT TRANSACTIONS


TENANT	LOCATION
	Aiken, SC
	Detroit, MI
	Phoenix, AZ
	Minneapolis, MN
	Fort Wayne, IN
	Lafayette, IN
	Birmingham, AL
	Roanoke, VA
	Various
	Kansas City, MO
	San Antonio, TX
	Various
	Various
	Trenton, GA
	San Antonio, TX
	Various
	Detroit, MI

ACQUISITION/INVESTMENT FOCUS, STATES WITH PROPERTIES

Invested in 25 states from coast to coast.



MAP KEY

 Managing Principals' Investments



ELMTREE FUNDS

PRIVATE EQUITY REAL ESTATE

Contact us at (314) 828-4200

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