



For Immediate Release

ElmTree Sells Six Properties Totaling More than \$127.5 Million

ST. LOUIS, Mo., August 14, 2017 – St. Louis-based ElmTree Funds has announced the sale of six real-estate assets totaling more than \$127,500,000. ElmTree, which is focused on the acquisition and operation of single-tenant, office, industrial and healthcare properties across the United States, closed on the deal to sell the properties to IRA Capital Advisors on June 26, 2017. The recently sold properties include healthcare, industrial, and office facilities across the Midwestern, Southeastern and Northeastern areas of the United States. All six properties are currently 100 percent occupied and have commitments for long-term lease agreements ranging from 5 to 20 years.

Three of the properties are industrial facilities. These include a Trenton, GA building, for which Greatbatch Ltd. is the Guarantor; a facility in Florence, KY, where the Guarantor is Smithfield, Inc.; and a property in Aiken, SC, for which Owens Corning, Inc. is the Guarantor.

Two of the assets included in the sale are office buildings located in Novi, MI, and Norwood, MA. They are home to current tenants Magna Seating of America, Inc. and Siemens Medical Solutions USA, Inc., respectively.

The final property included in the deal is a healthcare facility which is currently leased to Integris Health, Inc. in Seminole, OK.

About ElmTree Funds, LLC

ElmTree Funds, LLC is a private equity investment firm based in St. Louis, with offices and affiliates across the country that seeks opportunities in the commercial sale leaseback and net lease real estate markets. To learn more, visit www.elmtreefunds.com.

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