



CREATING FINANCIAL WEALTH THROUGH REAL ESTATE INVESTMENTS

Experience You Can Trust!

www.commercialnnnlease.com

MEET OUR TEAM OF PROFESSIONALS



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“My Team and I would like to show you how you can create additional value for every property that you lease, buy or sell.”

We will show you why experience matters.

Our approach is simple. We focus on solutions. This means providing real estate services efficiently, effectively, and professionally.

We measure our success by your satisfaction and aspire to earn your trust at every step of your representation. This means assertively pursuing the best possible outcome for you.

This means putting your interests first and having the courage to make the hard decisions. And it always means that the most important assignment that we are handling is yours.

Connie Bradley, President

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*KNOWLEDGE, EXPERTISE,
AND PROVEN SUCCESS.*

What Is a Net Lease?

A net lease is an executed lease agreement where the tenant is responsible for paying to the landlord a base rent along with a portion of the building's operating expenses, such as, building maintenance, insurance, and property taxes. There are multiple variations of net leases and are commonly used among retail, office, and industrial properties.

Many single-tenant properties are rented by corporate-backed, absolute triple-net (NNN) lease tenants with strong credit, such as McDonald's, O'Reilly, Dollar General, CVS, 7-Eleven and Chick-Fil-A. They are typically essential consumer staples in prime locations that do well in any economy without wide swings in value, so they tend to be low-risk and more recession-proof.

The most sought after single-tenant properties are those on an Absolute NNN lease where the tenant pays for all the property taxes, insurance, common area maintenance (CAM), and capital expenditures, and maintain the property as if it were their own.





The Benefits of Net Lease Investments

Real estate investors are attracted to net lease investments due to the many benefits they get to enjoy from them. Here are some of the best benefits of net lease investments:

- None to minimal Landlord responsibilities
- Reliable monthly income
- Predictable returns
- Long-term leases
- Corporate or Franchisee Guarantee
- Periodic rent increases; can hedge inflation
- Usually, prime locations
- Opportunity to build equity over the lease term and extensions
- Preferred lender interest rates
- Passive income to fit any lifestyle and investment goals

Why Select Us To Represent Your Property?



Our #1 objective is always to achieve the best price for our client. Over the last 20 years our closing prices have averaged 98% of the initial asking price. In several cases we have achieved a premium above the asking price.



Thoughtful Underwriting. In evaluating an asset, we consider all three approaches to value, and prepare a full Pro-forma analysis for review with our client.



Quality and Appropriateness of Presentation. Our offering memorandum, which describes each property and its associated investment opportunity, is designed to be comprehensive, yet concise. Our content and presentation format meet the requirements of both private and institutional investors.



Speed to Market. We are usually “in the market” within a week of signing the Listing Agreement. Most of our investors receive our property offerings via email, although we still print and mail hard copies to investors who don’t have email.



Our Buyer Database. Our team maintains its own private database of investors and their acquisition profiles. The information is continually reviewed and updated.



Problem-solving. Unexpected challenges during an escrow are almost inevitable. We try to minimize them by screening potential buyers, applying creative solutions to the problems we can’t prevent, and displaying a good measure of tenacity whenever necessary.



Reporting and Communication. We submit a weekly Owner’s Report which includes a detailed computer log of virtually every conversation, email, and piece of correspondence related to the property. We are also very easy to reach; call us any time.



Unmatched Resources. Our affiliation with eXp Commercial expands our geographic reach, technological resources, and vertical integration creating a sales support platform that is unmatched in the industry.

Why Engage Us to Find Your Next Investment Property?



Focus on Acquisitions. We have personnel on our team whose only task is to identify attractive acquisition candidates for our purchaser clients. Our loyalties are with our client – the Buyer – and our goal is to achieve the most opportunistic pricing possible in each transaction.



Thorough Analysis. We help you evaluate a property's pricing to make sure that you do not overpay to own it. We have access to databases that track sales and leases on a local, regional, and even national basis.



Multiple Opportunities. When you engage us to help you identify a property to buy, you will be pleasantly surprised by the number of potential properties we present for your consideration. Our exposure to available properties is second to none, and we make sure that you see every qualified property that we see in single tenant and multi-tenant net leased assets.



Smoothing Out the Transactional Process. Buying a building may not be something that you do on a regular basis, but it is what we do, each and every day. We know the common pitfalls and how to avoid them, and have learned how to anticipate issues so that transactions conclude with minimum difficulty and maximum client satisfaction.



You Will Always Know What We Are Doing for You. We communicate with you early and often. We work hard for our clients, and, via regular telephone calls, emails, and property submissions, you are constantly kept posted as to our efforts on your behalf.



Bottom Line: We Are Committed to Your Success. We understand that a process is not successful unless each party is doing his or her best to achieve a common aim. Our commitment to you is to do just that, our best, to help you identify investment opportunities which will contribute to the achievement of your financial goals.

Commercial NNN Lease is a proud affiliate of eXp Commercial. On behalf of our valued clients, we specialize in the acquisition and disposition of single and multi-tenant net lease retail, medical, and industrial properties nationwide. This expertise, combined with our deep relationships with the nation's largest and most active institutional investors—REITS, private equity funds, family offices and high-net-worth investors—produces an exceptional level of service and marketing exposure. Our drive, work ethic, integrity and commitment ensures that our clients' goals are achieved.

Connie Bradley specializes in net lease investments nationwide. With over 20 years of experience in commercial real estate Ms. Bradley focuses on single tenant, sale-leaseback and multi-tenant net lease properties in order to bring the highest quality knowledge, market data, and execution to this specialized industry.

Ms. Bradley's commitment to maintaining relationships with a wide network of buyers and sellers has resulted in her ability to achieve premium pricing for net lease properties throughout the country. Ms. Bradley utilizes her 10-year background in commercial lending to provide a comprehensive perspective to clients, and successfully negotiate on their behalf.



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What Our Clients Say

Connie Bradley closes transactions. She approaches challenges with good judgment and creativity in order to keep a transaction on track. Ms. Bradley professionally manages the details of due diligence, financing, and buyer/seller concerns which could easily derail a transaction. Ms. Bradley works diligently and more importantly...smart until the deal is completed. She has a great deal of integrity and works in a professional and ethical manner.

Investment Group

Connie Bradley is a professional with clear and concise communication skills. She is both positive and reasonable with her guidance throughout each transaction. She is persistent and responds immediately to any concerns or issues that may arise. I would strongly recommend Connie Bradley to anyone in need of representation.

Developer/Investor

Our partnership group has worked with Connie Bradley for over 10 years and can easily say that she is one of the most professional, hardworking, and positive people with whom we have had the pleasure of working. She has represented her findings and opinions in a clear, professional, and timely manner which has allowed us to be able to make informed decisions. She has excellent communication skills and most importantly, she has the creativity and good judgment to be able to keep the transaction moving if it begins to stall. We consider Ms. Bradley a vital part of our team of real estate consultants.

Investor/Developer





Investment Sales Expertise Includes:

- Single and Portfolio Asset Disposition
- Buyer Representation
- Comparative Market Analysis
- Valuation and Financial Underwriting
- Property Due Diligence
- Marketing and Disposition Strategy
- Transaction Management

PARTNER COMPANIES



a Fidelity National Financial Company - FORTUNE

Thank you!

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