



# NATIONAL STORE GROWTH EXPERTS



## SITE SELECTION

- + proven in competitive markets
- + high-quality retail sites
- + affordable rents & land
- + free-standing or multi-tenant buildings
- + 2nd-generation conversions
- + spaces in existing shopping



## DEVELOPMENT SERVICES

- + on time, on budget
- + high quality construction
- + design & entitlements
- + professional project management
- + multi-site & multi-market roll-outs
- + adept at finding unique solutions



## CAPITAL PROVIDER

- + OPERATOR LEASE SOLUTION: we provide all real estate capital & lease the building to you
- + OPERATOR TAKE-OUT SOLUTION: we fund real estate costs, you purchase from us at completion
- + FEE DEVELOPMENT SOLUTION: we provide our store growth services for a fee, you fund all costs



## EXPERTISE

- + internal funds & decisions
- + 15 years success for retailers
- + highly-qualified principals working on your account
- + \$700M capital invested in retail properties
- + national expertise



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**WE DELIVER!**  
N3RealEstate.com



# OWN OR LEASE, WE DELIVER!

## OWN YOUR REAL ESTATE:

**1 store**

**\$760K** upfront cash needed  
**11%** annual store ROI  
**\$86K** annual cash flow

**\$540K** real estate value  
**310K** 5x store cash flow  
**\$850K** total company value

### N3 SOLUTIONS

Operator Take-Out  
Fee Development  
Brokerage (N3 Commercial Realty)

## LEASE YOUR REAL ESTATE:

**4 stores**

**\$760K** upfront cash needed  
**33%** annual store ROI  
**\$250K** annual cash flow

**\$0** real estate value  
**1.3M** 5x store cash flow  
**\$1.3M** total company value

### N3 SOLUTIONS

Operator Lease or Build-to-Suit  
End-cap or In-line Lease  
Brokerage (N3 Commercial Realty)