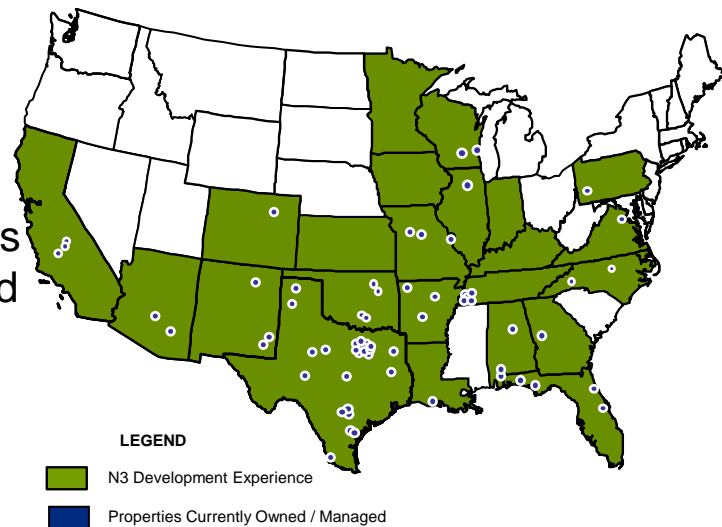


Based in Southlake, Texas, N3 has developed an unrivaled reputation by delivering high-quality construction and seamless execution to our retail clients. N3 has vast experience developing single and multi-tenant NNN retail developments. Since its inception, N3 has completed more than 200 projects over 7 years.

- \$250 Million Immediately Available for Retail Developments
- Currently Own/Constructing over \$300MM Single and Multi-Tenant Retail Projects
- Select Clients: Firestone Auto Care, Aspen Dental, Sprint, Safelite Auto Glass, Furr's Fresh Buffet, Mattress Firm, Family Dollar, Aaron's, Starbucks, JP Morgan Chase and Dairy Queen

## Transparent Build-to-Suit Services

- Build-to-Suits, Conversions or Sale/Leaseback
- Single Deal to National Roll-Out
- Open Book Costs and Lease Terms
- Weekly Construction Reporting and Live Webcams
- In-house Investment Committee, Legal, Architecture, Construction Management



## Contact Information

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# SOLUTIONS FOR RETAILERS

## AMERICA'S RETAIL DEVELOPMENT SOLUTION

### Transparent Build-to-Suit Services

- Build-to-Suit, Reverse Build-to-Suit, or Conversion
- Single Deal to National Roll-Out
- Lease Terms Based on Actual Costs
- Weekly Construction Reporting and Live Webcams
- Turn-Key Capabilities:
  - Site Selection and Scoring
  - Site Diligence and Feasibility
  - Land Acquisition and Entitlement
  - Architecture, Design and Permitting
  - Shell Construction to Turn-Key Construction
- In-House Services:
  - Legal
  - Finance
  - Site Plans and Test Fits
  - Property Management
  - Project and Construction Management

### N3 Credentials and Capital

- \$250 Million Immediately Available for Investment
- Currently Own/Constructing over \$300MM Single and Multi-Tenant Retail Projects
- Completed 200+ Developments over 7 Year History
- Select Clients: Firestone Auto Care, Aspen Dental, Sprint, Safelite Auto Glass, Furr's Fresh Buffet, Mattress Firm, Family Dollar, Aaron's, Starbucks, JP Morgan Chase and Dairy Queen

WE MOVE DIRT SO YOU CAN MOVE MERCHANDISE

# DEVELOPERS: BE A HERO

YOUR TENANT RELATIONSHIP + OUR CAPITAL  
= OPEN STORES

## You Bring

- Tenant Relationship and Lease
- Site Approved by Tenant
- Project Oversight

## We'll Bring

- Capital and Loan Guarantees
- Quick Underwriting and Approval Process
- Form Co-Development Documents
- Resources for Site Planning, Feasibility, Entitlements, Construction Management and Legal as Needed

## Investment Criteria

- Credit-Worthy Tenant
- Prefer Single-Tenant or Two-Tenant Builds
- Retailers with Necessity or Value-Based Products
- 15-20 Year Leases Preferred

## N3 Credentials and Capital

- Currently Own/Constructing over \$300MM Single and Multi-Tenant Retail Projects
- Completed 200+ Developments over 7 Year History
- Select Clients: Firestone Auto Care, Aspen Dental, Sprint, Safelite Auto Glass, Furr's Fresh Buffet, Mattress Firm, Family Dollar, Aaron's, Starbucks, JP Morgan Chase and Dairy Queen

**\$250 MILLION IMMEDIATELY AVAILABLE  
FOR RETAIL DEVELOPMENTS**

# BROKERS: GET PAID

## PARTNER WITH A PROVEN CLOSER

### You Bring

- Tenants in Search of Space
- Developers in Search of Capital Partner or Forward Commitment
- Buyers Looking for Investment Properties

### We'll Pay

- Leasing Commissions
- Build-to-Suit Referral Fees
- Co-developer Referral Fees
- Sales Commissions

### Investment Criteria

- Credit-Worthy Tenant
- Prefer Single-Tenant or Two-Tenant Builds
- Retailers with Necessity or Value-Based Products
- 15-20 Year Leases Preferred

### N3 Credentials and Capital

- Currently Own/Constructing over \$300MM Single and Multi-Tenant Retail Projects
- Completed 200+ Developments over 7 Year History
- Select Clients: Firestone Auto Care, Aspen Dental, Sprint, Safelite Auto Glass, Furr's Fresh Buffet, Mattress Firm, Family Dollar, Aaron's, Starbucks, JP Morgan Chase and Dairy Queen

**\$250 MILLION IMMEDIATELY AVAILABLE  
FOR RETAIL DEVELOPMENTS**

# \$250 Million Immediately Available

for NNN Retail Development or Acquisition

## RECENT TRANSACTIONS

<u>LOCATION</u>	<u>PROJECT TYPE</u>	<u>COMPLETION OR ACQUISITION DATE</u>	<u>SIZE</u>
<b>Target-Anchored Shopping Center</b> Fresno, CA 	Co-Development	March 2014	261,000 SF
<b>Cracker Barrel</b> Bentonville, AR 	Reverse Build-To-Suit	May 2014	15,000 SF
<b>Burlington Coat Factory</b> Clovis, CA 	Build-to-Suit	October 2013	51,000 SF
<b>Aspen Dental</b> Ardmore, OK 	Build-to-Suit	October 2013	3,200 SF
<b>Starbucks Retail Strip</b> Southlake, TX 	Build-to-Suit	September 2013	12,200 SF
<b>Men's Wearhouse Anchored Center</b> Abilene, TX 	Build-to-Suit	September 2013	10,000 SF
<b>Dairy Queen</b> TX & NM 	Acquisition and Build-to-Suit	September 2013	2,300 SF
<b>Panera/Qdoba</b> Sioux City, IA 	Build-to-Suit	February 2013	6,200 SF
<b>Starbucks</b> Harlingen, TX 	Acquisition	September 2013	3,100 SF



# \$250 Million Immediately Available

for NNN Retail Development or Acquisition

## RECENT TRANSACTIONS



Melbourne, FL  
Arlington, TX

Co-Development  
Conversion

January 2014  
June 2013

3,700 SF  
8,700 SF



Abilene, TX  
Pittsburgh, PA  
Asheville, NC  
San Angelo, TX  
Sahuarita, AZ  
Mebane, NC  
Hot Springs, AR

Build-to-Suit  
Co-Development  
Co-Development  
Build-to-Suit  
Co-Development  
Co-Development  
Co-Development

April 2013  
May 2013  
May 2013  
March 2013  
March 2013  
January, 2013  
January 2013

5,500 SF  
4,000 SF  
4,400 SF  
4,500 SF  
4,600 SF  
5,500 SF  
4,400 SF



Loving, NM  
Avenal, CA

Co-Development  
Co-Development

August 2013  
September 2013

8,400 SF  
8,400 SF



Tempe, AZ  
Fitchburg, WI

Build-to-Suit  
Fee Development

April 2013  
April 2013

8,300 SF  
8,700 SF

