

# 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 \$200 Million Retail Developments
- Completed 200+ Developments over 7 Year History
- Select Clients: Firestone Auto Care, Tires Plus Auto Care, 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**



[www.n3realestate.com](http://www.n3realestate.com)

# 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 \$200 Million Retail Developments
- Completed 200+ Developments over 7 Year History
- Select Clients: Firestone Auto Care, Tires Plus Auto Care, 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**



[www.n3realestate.com](http://www.n3realestate.com)

# \$250 Million Immediately Available

for NNN Retail Development or Acquisition

## RECENT TRANSACTIONS

<u>LOCATION</u>		<u>PROJECT TYPE</u>	<u>COMPLETION DATE</u>	<u>SIZE</u>
Target Anchored Shopping Center Fresno, CA		Co-Development	March 2014	398,000 SF
Starbucks Multi-Tenant Retail Strip Southlake, TX		Build-to-Suit	September 2013	12,200 SF
Algiers Plaza Shopping Center New Orleans, LA		Co-Development	June 2013	250,000 SF
Dollar Tree Fairfield, AL		Acquisition	February 2013	10,000 SF
Men's Wearhouse Anchored Center		Build-to-Suit	September 2013	9,950 SF
Panera/Qdoba Sioux City, IA		Build-to-Suit	February 2013	6,200 SF
Sprint Wireless Dallas, TX		Build-to-Suit	May 2013	9,350 SF
Safelite Auto Glass Arlington, TX		Conversion	June 2013	8,700 SF
Burlington Coat Factory Clovis, CA		Build-to-Suit	October 2013	50,820 SF



# \$250 Million Immediately Available

for NNN Retail Development or Acquisition

## RECENT TRANSACTIONS

### **MATTRESS FIRM**

<u>LOCATION</u>	<u>PROJECT TYPE</u>	<u>COMPLETION DATE</u>	<u>SIZE</u>
Abilene, TX	Build-to-Suit	April 2013	5,500 SF
Pittsburgh, PA	Co-Development	May 2013	4,000 SF
Asheville, NC	Co-Development	May 2013	4,400 SF
San Angelo, TX	Build-to-Suit	March 2013	4,500 SF
Sahuarita, AZ	Co-Development	March 2013	4,600 SF
Mebane, NC	Co-Development	January 2013	5,500 SF
Hot Springs, AR	Co-Development	January 2013	4,400 SF

### **FAMILY DOLLAR** my family. my family dollar.

Loving, NM	Co-Development	August 2013	8,320 SF
Avenal, CA	Co-Development	September 2012	8,320 SF

### **Firestone**



Tempe, AZ	Build-to-Suit	April 2013	8,100 SF
Fitchburg, WI	Fee Development	April 2013	8,500 SF

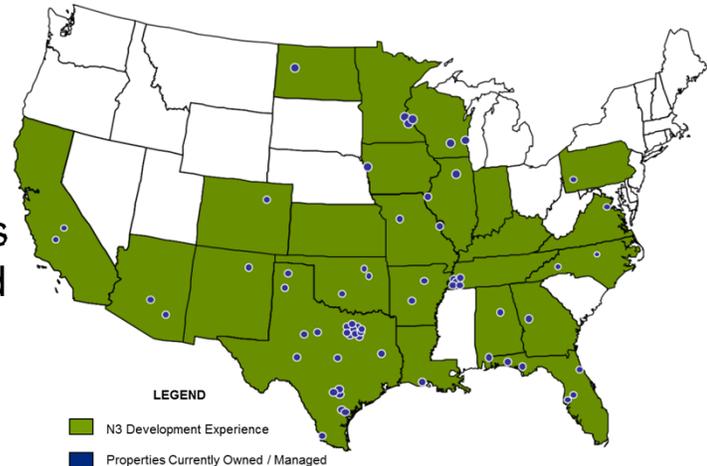


Based in Southlake, Texas, N3 has developed an unrivaled reputation by delivering high-quality construction and seamless execution to our retail clients. N3 has vast experience developing single and multi-tenant NNN retail developments. Since its inception, N3 has completed more than 200 projects over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

- \$250 Million Immediately Available for Retail Developments
- Currently Own \$200 Million Retail Developments
- Select Clients: Firestone Auto Care, Tires Plus Auto Care, 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

Biff McGuire	817.233.0196	<a href="mailto:bmcguire@n3realestate.com">bmcguire@n3realestate.com</a>
Brenna Wadleigh	817.996.9496	<a href="mailto:bwadleigh@n3realestate.com">bwadleigh@n3realestate.com</a>
Doug Colquitt	817.201.8607	<a href="mailto:dcolquitt@n3realestate.com">dcolquitt@n3realestate.com</a>
Jeff Draxten	952.905.3282	<a href="mailto:jdraxten@n3realestate.com">jdraxten@n3realestate.com</a>
Waylon Longino	214.213.0346	<a href="mailto:waylon@n3realestate.com">waylon@n3realestate.com</a>
Pat Reilly	817.565.9587	<a href="mailto:preilly@n3realestate.com">preilly@n3realestate.com</a>