

Net-Lease Brokerage Specialists

SYNDICATED EQUITIES Investment Sales Group

SYNDICATED EQUITIES NET-LEASE INVESTMENT SALES GROUP focuses on the purchase and sale of single-tenant investment properties throughout the country. Our extensive national relationships with property owners, investors, developers, law firms, intermediaries, accounting firms and financial advisors give us an extensive pool of qualified buyers and sellers from which to draw. While we are based in Chicago, we actively represent buyers and sellers across the country.

IF YOU ARE A DEVELOPER/OWNER seeking buyers of single-tenant properties or an investor interested in purchasing these types of assets, please contact Jason Schwartz, Jessica Healy, or Jon Carlson at 1.800.SEC.1031 or by email at jschwartz@syneq.com, jhealy@syneq.com, or jcarlson@syneq.com

We look forward to hearing from you.

www.syneq.com

OUR FOCUS

New Construction and Existing Properties

Investment Grade Credit Tenants: Walgreens, Starbucks, CVS, FedEx, Bank Branches, GSA, CarMax, Sherwin Williams, Auto Supply Stores, Dollar Stores, Ground Leases, etc.

Sub-Investment Grade and Private Tenants: Rite Aid, Wawa, Restaurants, Franchisees, Medical Offices, Furniture Shops, etc.

Retail and Office

\$1 MM - \$100 MM



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Satellite Office in Washington, DC

Syndicated Equities is a national real estate investment company specializing in commercial real estate acquisition and net-lease brokerage services. Since 1986, the firm has developed an expertise in 1031 Exchanges and Co-Investment Ownership Structures for investment grade and other well located, net-lease income producing properties. Our clients are typically individuals with 1031 exchange requirements and/or investors who wish to own real estate as part of their investment portfolios.



Walgreens

Chicago, Illinois
\$7,578,000
5.70% Cap Rate
14-Year, Absolute NNN Lease

Syndicated Equities represented a local investment group in the acquisition of this absolute NNN Walgreens 5 miles NW of downtown Chicago. The seller was a local developer looking to divest out of retail. There were 14 years of term remaining on an original 25-year lease.



Tim Hortons

Toledo, Ohio
\$800,000
5.00% Cap
10-Year, Ground Lease

Syndicated Equities represented the buyer, a 1031 exchange investor, on the acquisition of a brand new Tim Hortons in Toledo, Ohio. This was one of two properties that Syndicated Equities assisted the client in buying. This was an all-cash purchase that closed within 30-days of contract execution. The seller was an Ohio-based developer.

RECENTLY CLOSED NET-LEASE TRANSACTIONS



GSA

Milwaukee, Wisconsin
\$14,100,000
15-Year, Gross Lease

Syndicated Equities represented a Chicago-based investment fund in the acquisition of the 52,000 SF facility leased to the Federal Government as a regional office for the DEA. This property was 3-years into an original 15-year gross lease.



CARmax

Florida Portfolio
\$33,795,000
11-Years, Absolute NNN Leases

Syndicated Equities structured the sale of two CarMax properties located in Florida for \$33,795,000. The seller was a Chicago based group of investors and the buyer a publicly traded REIT based on the west coast. Syndicated Equities fielded multiple offers from private equity investors and REITS.



FedEx

Alabama & Arkansas
\$9,801,000
6.80% Cap
10-Year, NN Lease

Syndicated Equities represented the seller, a Texas-based developer, in the sale of a portfolio of two brand new FedEx Ground facilities. Syndicated Equities procured the buyer as well, a real estate investment fund based in New York.



STARBUCKS

Lake Zurich, Illinois
\$1,450,000
5.90% Cap Rate
9-Year, NN Lease

Syndicated Equities represented a Chicago-based buyer on a 1031 exchange in the acquisition of a 1,925 SF Starbucks. The seller was a local developer that had recently obtained a 5-year lease extension.



BUFFALO WILD WINGS

Pinellas Park, Florida
\$1,916,667
6.00% Cap
20-Year, Ground Lease

Syndicated Equities represented a Michigan-based 1031 exchange investor on the acquisition of a brand new Buffalo Wild Wings. The deal was structured pre-construction and delivered to the buyer upon completion.



The Gardner School

An Academically Focused Preschool
Ages 6 Weeks to 5 Years

Chicago, Illinois
\$6,150,000
8.00% Cap
17-Year, Absolute NNN Lease

Syndicated Equities represented the buyer, a 1031 exchange investor, on the acquisition of a brand new Gardner School in Chicago, Illinois. This was an all-cash purchase that closed within 45-days of contract execution.