

Broker's Opinion of Value

TENANT NAME

12345 Street Address
City, ST

PRESENTED TO
CLIENT NAME
Title | Company





Broker's Opinion of Value

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Overview

Property Name	Address	City	State	Sale Date	Price	Cap Rate
Springwoods Market Dental	2055 Spring Stuebner Rd	Spring	TX	2/4/2025	\$2,676,934	6.10%
Heartland Dental	117 Indian Lake Blvd	Hendersonville	TN	10/3/2024	\$2,350,000	5.98%
Vipcare (SRS)	4012 University Dr NW	Huntsville	AL	3/27/2024	\$1,176,000	5.95%
Averages					\$2,050,054	6.06%

CLOSED

CLOSED

CLOSED

CITY, ST

Property Name

\$000,000 | CR: 0.00% | SF: 0,000

CITY, ST

Property Name

\$000,000 | CR: 0.00% | SF: 0,000

CITY, ST

Property Name

\$000,000 | CR: 0.00% | SF: 0,000

IN ESCROW

IN ESCROW

ON MARKET

CITY, ST

Property Name

\$000,000 | CR: 0.00% | SF: 0,000

CITY, ST

Property Name

\$000,000 | CR: 0.00% | SF: 0,000

CITY, ST

Property Name

\$000,000 | CR: 0.00% | SF: 0,000

\$00,000,000
SALE PRICE00,000
SQUARE FOOTAGE

PROPERTY NAME

Challenges

- Bullet Point
- Bullet Point
- Bullet Point

Marketing Strategy

- Bullet Point
- Bullet Point
- Bullet Point

Results

- Bullet Point
- Bullet Point
- Bullet Point

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PROPERTY NAME

City, ST

QUICK FACTS

Price \$0,000,000

Cap Rate 0.00%

Building SF 000

Status Status

Buyer Profile Buyer

Challenges

- Bullet Point
- Bullet Point
- Bullet Point

Marketing Strategy

- Bullet Point
- Bullet Point
- Bullet Point

Results

- Bullet Point
- Bullet Point
- Bullet Point
- Bullet Point



National Net Lease

TEAM OVERVIEW

NATIONAL NET LEASE

The National Net Lease team offers advisory services for investors of single-tenant and net lease retail properties nationwide. Headquartered in Newport Beach office, our SRS team is led by Matthew Mousavi and Patrick Luther, who have consistently been ranked as a top ten net lease team in the US. SRS' collaborative net lease platform leverages our investment sales professionals across the US, while managing all marketing and transactions from the Newport Beach office.

Our ability to collaborate across SRS' multi-discipline platform enhances our roles as strategic advisors to our clients from disposition, acquisition, and tenant to landlord representation of retail properties. We ensure the delivery of superior results in today's complex investment market. Since its founding in 2016, the team has skyrocketed in growth and results for their clients in order to become a Top-Three Net Lease Brokerage team in the U.S. according to Connect Media and was named a Top Net Lease Team of the Year nationwide by GlobeSt.

The team has more than 150 years of combined experience and completed more than 510 net leased property and retail strip or shopping center transactions in 42 states with total consideration of more than \$2.5 billion in 2024 alone. Transactions across the prior three-year period of large price point or specialized net leased properties include the \$56 million portfolio sale of eight Fresenius properties; the \$50 million sale of the Clinical Labs of Hawaii; the \$100 million portfolio sale of two Carvana facilities; the \$65 million sale of Arcadia Crossing in Phoenix, Arizona; and the \$58 million sale of the Sherwin Williams Distribution Center in Effingham, Illinois. **Currently, SRS' National Net Lease team is marketing more than 740 net lease retail assets with a total consideration of over \$3.5 billion.**



OUR ADVANTAGE

Based in Newport Beach, California, SRS' National Net Lease team is comprised of more than 50 net lease professionals across the U.S. and operates as a singular platform in conjunction with SRS' more than 160 brokerage professionals located in over 25 offices across the U.S. Our emphasis on teamwork and collective intelligence, coupled with the platform's singular focus on national investment sales, uniquely positions our firm by allowing us to deliver a greater level of depth and understanding within any retail submarket. We not only understand the complex dynamics of the national retail market, we also understand why a retailer succeeds or fails and the economics behind each associated outcome.

PROCESS & PERSONNEL

In-House Support Team

In addition to our experienced brokerage team, more than ten seasoned staff members perform all pre-sale valuation underwriting, marketing, transaction management, and closing functions internally in order to ensure that the highest standards of quality in all aspects of the process are achieved.

Personal Salesmanship & Message to Marketplace

All buyer interaction will be handled by our experienced brokerage team members. Together, we will clearly communicate the underlying value of the asset(s) and will personally conduct all inbound and outbound communications. Our "hands-on" sales approach is a crucial element to all of our assignments, as we feel proper communication is where the recognition of value occurs. Our approach stands in high contrast to firms who settle for emailing a sales pitch or using junior staff

members to pitch an investment. Unlike a typical value-add execution involving a retail sale, the sale of the subject property will require a unique, tailored approach to communicate the advantages of this asset, and to address potential buyer objections in order to deliver maximum pricing for the investment.

Local Market Team Members & Involvement

Over 75% of our listings utilize local market experts and their opinions are considered and incorporated into our pricing and strategy. The local expert will be responsible for property tours, leasing, and market rent underwriting. They will also coordinate buyer interviews and conduct due diligence to provide knowledge about the local market, tenant demand, leasing activity, rates, terms, and TIs.

Due Diligence Access, Tracking & Reporting

Our team will utilize our proprietary intranet and data rooms, for the deployment of the subject property due diligence. Client personnel and our marketing team will coordinate the secure delivery and tracking of all location specific documents for each individual property. In addition, our marketing team will issue a unique username and password to each buyer (and/or buyer's acquisition team) for each property. Within this intranet, we will be able to give our team and the asset ownership the ability to monitor buyer interest and activity through an array of data tracking tools.



Valuation & Analysis

Prior to engaging in total asset and sale leaseback strategies, the SRS National Net Lease team analyzes companies through multiple methods including, but not limited to, income and asset-based approach, EBITDA adjustments, and multiples analysis. Furthermore, we carefully analyze enterprise and brand value to solidify an accurate valuation, particularly when asymmetrical capital structures and gearing ratios are involved.

Dark & Vacant Store Sales

With SRS' vertically integrated platform, we are ideally positioned to engage in the sale of dark and vacant stores. Our direct collaboration with SRS' leasing teams throughout the country ensures that investors can maximize their returns by simultaneously marketing properties both for sale and for lease-up followed by a disposition that will allow the investor to capitalize on future income.



Structuring New & Restructuring Existing Leases

The SRS National Net Lease team has years of experience structuring new leases for portfolio sale-leasebacks. Additionally, we have a long track-record of restructuring existing leases for early-extensions prior to dispositions to maximize returns for our clients. Furthermore, we engage in the lease buyouts of dark stores, while simultaneously re-tenanting with a superior tenant.

Tenant Representation

The SRS tenant representation teams have direct relationships with 69 of the top 100 retailers, 76 of the top 100 restaurant chains, and 53 of the hot 100 retailers list throughout the country, allowing the SRS National Net Lease Team to quickly secure new leases to back-fill existing vacancies, thereby minimizing revenue loss.

Buyer Qualification

Along with generating an offer, our team will thoroughly inspect each buyer's qualifications through a process that includes:

- **Request(s) for Proof of Funds:** Our team will require that all buyers provide proof of equity to complete the transaction.
- **Interview(s) with Buyer Debt Sources:** While a cash buyer is possible, most buyers/investors will seek to finance the acquisition. To that end, we will engage the lender(s) prior to closing and conduct an extensive lender interview to ensure that the loan process can be completed in a timely manner without additional cost or complications that will affect the seller.
- **Buyer Interview:** We will require an interview and presentation with qualified buyers to determine their sincerity and to understand their process. We will also request a buyer bio and schedule of real estate.

INVESTOR DATABASE & TARGET BUYER PROFILES

Our goals for our clients' sale assignments are to maximize value, exceed market pricing, and deliver certainty of execution. In order to do this, we give careful consideration to the extensive buyer pool databases that we have developed over many years.

Family Offices, RIA, Sponsor & Gate Keeper Communities

Our team will seek to expose assets to high net worth investors including family offices in the US and abroad. Included in our database are not only internal representatives of these family offices, but their RIA's, sponsors selected by RIA's, and other gatekeepers including law and accounting firms. We often make a consulting fee available paid out of total commissions due to SRS available to any of the above teams, where it is legally and ethically appropriate for them to accept. In addition, our team holds memberships within professional associations and exhibits annually to this audience through IMN and ACG.

Real-Time 1031/1033 Exchange - Private Buyers

Our team has a nationwide database of active 1031/1033 Exchange buyers that are highly motivated by tax advantages and aggressively pursue high-quality assets. As a result, they have become a highly sought after buyer.

Unparalleled Access to West Coast-Based, High Net Worth Private Investors & Family Offices

With the platform based in Newport Beach, California, the managing principals of the SRS Newport Beach office have been successfully operating for over 30 years, and have compiled a database of active, repeat West Coast-based investors that are unmatched by any other firm in the US.



West Coast-Based Private Investors

California investors, in particular, pay the most aggressive cap rates compared to any other buyer profile in the US due to highly compressed yields for comparable credits and uses in the California market. If fundamentals are similar, including density and income levels, these investors are often very comfortable making acquisitions in other parts of the US per CoStar, in 2018, approximately 40% of retail investment properties sold under a 7.0 Cap Rate were sold to California-based investors. Per the above, these investors may likely be in exchanges out of multi-family product, or land held for generations that were once used for agricultural purposes and was sold for some form of development, or to another farmer.



East Coast-Based Private Investors

Outside of California-based investors, the largest buyer pools for retail product comes from New York and Florida, with each state accounting for approximately 10% of national annual transactions. While New York-based investors are commonly exchanging out of apartments or older retail sold to apartment developers, Florida-based investors are often in exchanges out of large tracts of land, as residential construction continues to build momentum in the state.

Foreign Investors

Foreign demand is driven by currency risk – adjusted alternatives, economic stability, geographic/economic diversification, and generational migration to the US, among other factors. As such, foreign investors, particularly Asian investors, continue to seek real estate investment opportunities in the US.

Tenants in Common/Delaware Statutory Trusts Investors

Tenants in Common (TIC) and Delaware Statutory Trusts (DST) instruments offer private investors with smaller amounts of capital access to value-add and future development.

Endowment Funds

There has been significant interest in ease of management retail product from endowment funds via investment through a private sponsor with a capable track record and management company. Due to the lack of stable alternative investments, this team has targeted high-quality core retail or retail located in top 20 MSAs looking to improve yield performance over the nominal yields offered by under-performing bonds.

OUR TEAM



MATTHEW MOUSAVI
Sr. Managing Principal
Newport Beach



PATRICK R. LUTHER
Sr. Managing Principal
Newport Beach



PATRICK NUTT
Sr. Managing Principal
Tampa



ANDREW FALLON
EVP & Managing Principal
Washington DC



GARY CHOU
EVP & Managing Principal
Newport Beach



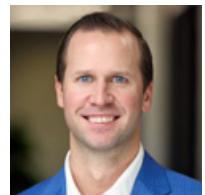
ARON CLINE
EVP & Managing Principal
Newport Beach



CALVIN SHORT
EVP & Managing Principal
Newport Beach



CHUCK KLEIN
EVP & Principal
San Diego



WILLIAM WAMBLE
EVP & Principal
Tampa



RICH WALTER
Exec. Vice President
Newport Beach



CARLOS LOPEZ
Exec. Vice President
Newport Beach



BRITT RAYMOND
SVP & Managing Principal
New York



KYLE FANT
SVP & Managing Principal
New York



JOHN REDFIELD
SVP & Principal
Newport Beach



PAT KENT
SVP & Principal
Newport Beach



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SVP & Principal
Dallas



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Sr. Vice President
Newport Beach



DAN ELLIOT
Sr. Vice President
Chicago



SEAN LUTZ
Sr. Vice President
Chicago



GREG WHITE
Sr. Vice President
Phoenix



PAT WEIBEL
Sr. Vice President
San Diego



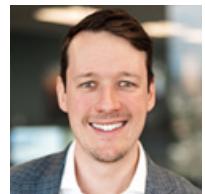
JEFF GATES
Sr. Vice President
San Francisco



RICK FERNANDEZ
Sr. Vice President
Washington DC



JOE CHICHESTER
Vice President
Newport Beach



WINSTON GUEST
Vice President
Newport Beach



CHAD LIEBER
Vice President
Newport Beach



ALEXANDER MOORE
Vice President
Newport Beach



DALE ROBBINS
Vice President
Newport Beach



DAVE FARIS
Vice President
Newport Beach



ZACK WILLIAMS
Vice President
Newport Beach

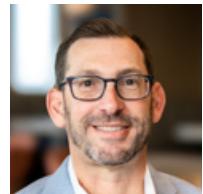


CORTLAND LIOI
Vice President
Newport Beach



BRAD GIBBS
Vice President
Dallas

OUR TEAM



MICHAEL KAPLAN
Vice President
Dallas



BRIAN WOLFMAN
Vice President
Denver



RYAN TOMKINS
Vice President
Denver



MICHAEL CARTER
Vice President
Detroit



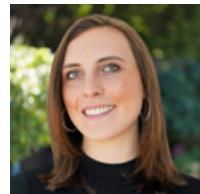
FRANK ROGERS
Vice President
Detroit



MORGAN ZANT
Vice President
Louisville



SARAH SHANKS
Vice President
Louisville



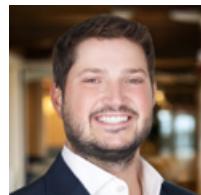
SABRINA SAPIENZA
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RICHARD DORFMAN
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New York



JORDAN YAROSH
Vice President
New York



MIKE GRUNBERG
Vice President
New York



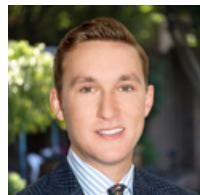
MATT McNEILL
Vice President
San Diego



GREG LABARRE
Vice President
San Diego



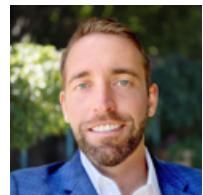
KEVIN HELD
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San Diego



JACK CORNELL
Vice President
Utah



JAKE PRATER
First Vice President
Newport Beach



STEPHEN SULLIVAN
First Vice President
Newport Beach



MICHAEL BERK
First Vice President
Atlanta



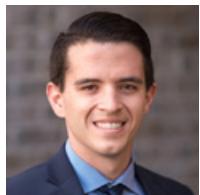
ROBERT DONNELL
First Vice President
San Diego



SUSAN HARRIS
First Vice President
San Francisco



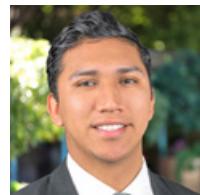
PHILIP WELLDE
First Vice President
Washington DC



PARKER WALTER
Sr. Associate
Newport Beach



KYLE ZIMMER
Sr. Associate
Newport Beach



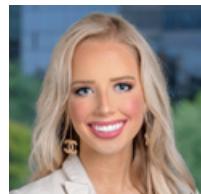
JAIME SALAZAR
Sr. Associate
Ft. Lauderdale



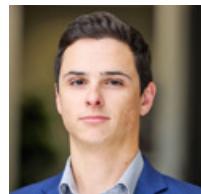
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Associate
Newport Beach



HOFFMAN MOORE
Associate
Newport Beach

OUR TEAM



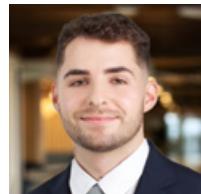
DENISLAV RUSULOV

Associate
Chicago



CONNOR BARTON

Associate
Ft. Lauderdale



NICK SANTAGATA

Associate
New York



WILLIAM DONLON

Associate
New York



JARRETT SLEAR

Associate
Tampa



ROBERT DILLARD

Associate
Tampa



JAKE IACOVELLA

Associate
Tampa



With over \$2.5B in transaction value in 2024, we helped real estate investors maximize their returns.

HIGHLIGHTS

600+
Properties Sold

500M+
Property Emails Sent

740+
Properties on Market

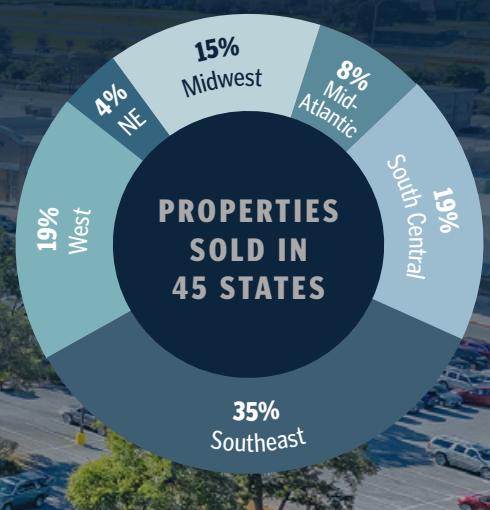
\$3.5B+
Value on Market

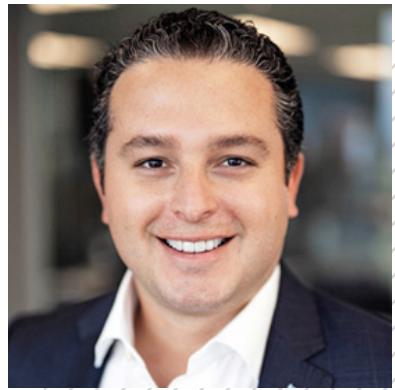
TOP SECTOR ACTIVITY

46%	\$1.1B+ QSR, Convenience, Gas, Automotive, Pharmacy, Dollar Stores
19%	\$453M+ Multi-Tenant
10%	\$225M+ Other
5%	\$127M+ Medical
5%	\$111M+ Casual Dining
4%	\$93M+ Fitness
4%	\$84M+ Grocery
3%	\$72M+ Banks
2%	\$52M+ Education
2%	\$44M+ Industrial

TOP MARKET SHARE**NOTABLE TRANSACTIONS**

- 1** **Bandera Pointe**
San Antonio, TX
Multi-Tenant | 439,132 SF
- 2** **LifeTime Fitness**
Austin, TX
Single Tenant | 100,000 SF
- 3** **UW Health**
Middleton, WI
Single Tenant | 197,860 SF
- 4** **Home Depot**
Chicago Ridge, IL
Single Tenant | 113,918 SF





MATTHEW MOUSAVI

Managing Principal

National Net Lease | Newport Beach, CA
D: 949.698.1116 | M: 714.404.8849
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Experience

Matthew is the managing principal and co-founder of the SRS National Net Lease, based in Newport Beach, California. SRS' National Net Lease is the exclusive net lease investment advisory platform across more than 25 offices nationally for SRS Real Estate Partners. SRS is the largest retail estate firm in North America exclusively focused on retail services, of which Matthew is a member of the board. The firm has a track record spanning over 30 years and billions in transaction volume, and represents over 400 retailers throughout the country.

Matthew is widely recognized as one of the industry's most active and reputable investment brokers in the country, receiving numerous industry accolades with a track record in excess of \$3 billion in transaction volume, including on behalf of the largest property owners domestically and abroad, comprised of both publicly traded entities and private investors. Matthew currently manages a team of over 60 professionals focusing exclusively on the sale of single-tenant and multi-tenant retail properties with more than \$1 billion in available property in over 35 states.

He advises clients in the acquisition and disposition of retail investment properties nationwide and is especially adept at aggressively and diligently marketing properties in order to meet the owners' objectives of price and timing. Matthew's experience includes hundreds of single-tenant transactions, structured portfolio sales, multi-unit national sale-leaseback portfolio sales, stable core multi-tenant centers, neighborhood, community and power centers, developer sales and pre-sales, and distressed asset sales throughout the U.S.



PATRICK R. LUTHER, CCIM

Managing Principal

National Net Lease | Newport Beach, CA
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Experience

Patrick joined SRS in 2016 with more than 10 years of transactional brokerage experience in the commercial real estate industry and over \$1 billion in closed transactions, representing over 300 individual properties. Along with Matthew Mousavi, Patrick co-founded and leads National Net Lease at SRS, the exclusive net lease capital markets platform within SRS, comprised of more than 50 professionals handling all net lease transactions for the firm nationally. He focuses on single-tenant, NNN-leased investments, including national portfolios, merchant developer representation, sale-leasebacks, lease restructuring, vacant and dark store redevelopment or liquidation, and zero cash flow transactions.

Community/Personal Information

Patrick was recognized alongside business partner, Matthew Mousavi, in 2019 as a top three net lease team in the U.S. and the seventh-ranked team in the overall U.S. commercial real estate industry. He is an active member of the International Council of Shopping Centers (ICSC) and CCIM communities and can be found rock climbing or traveling internationally in his free time.

LANDLORD REPRESENTATION

With urban and primary market shopping centers jockeying to position themselves to attract the biggest brands and suburban and secondary market centers repositioning themselves to fill available space, the competition to land great tenants and the skill to close a deal with them takes a specialist. SRS' retail leasing brokers encompass the knowledge, tools and relationships you need to fill your center and maximize its value with quality tenants.

SRS' retail leasing experts have represented landlords across every major market in the U.S. and in select global markets in more than 6,400 transactions with a value of more than \$5.5 billion. We are currently leasing more than 1,000 listings from ground-up development projects to re-tenanting for the optimum merchandising mix.

Our experts utilize comprehensive local market intelligence while analyzing competitive rental rates and conducting void analyses to uniquely position your center for success. We hit the streets, hit the phones, and use our marketing platform to create massive exposure for your shopping center. Our retail leasing specialists are true landlord representatives that always do more than put up a leasing sign and wait for calls. They leverage their retailer relationships, retail-only tools, and specialized expertise to set your center up for success.

Partial Client List

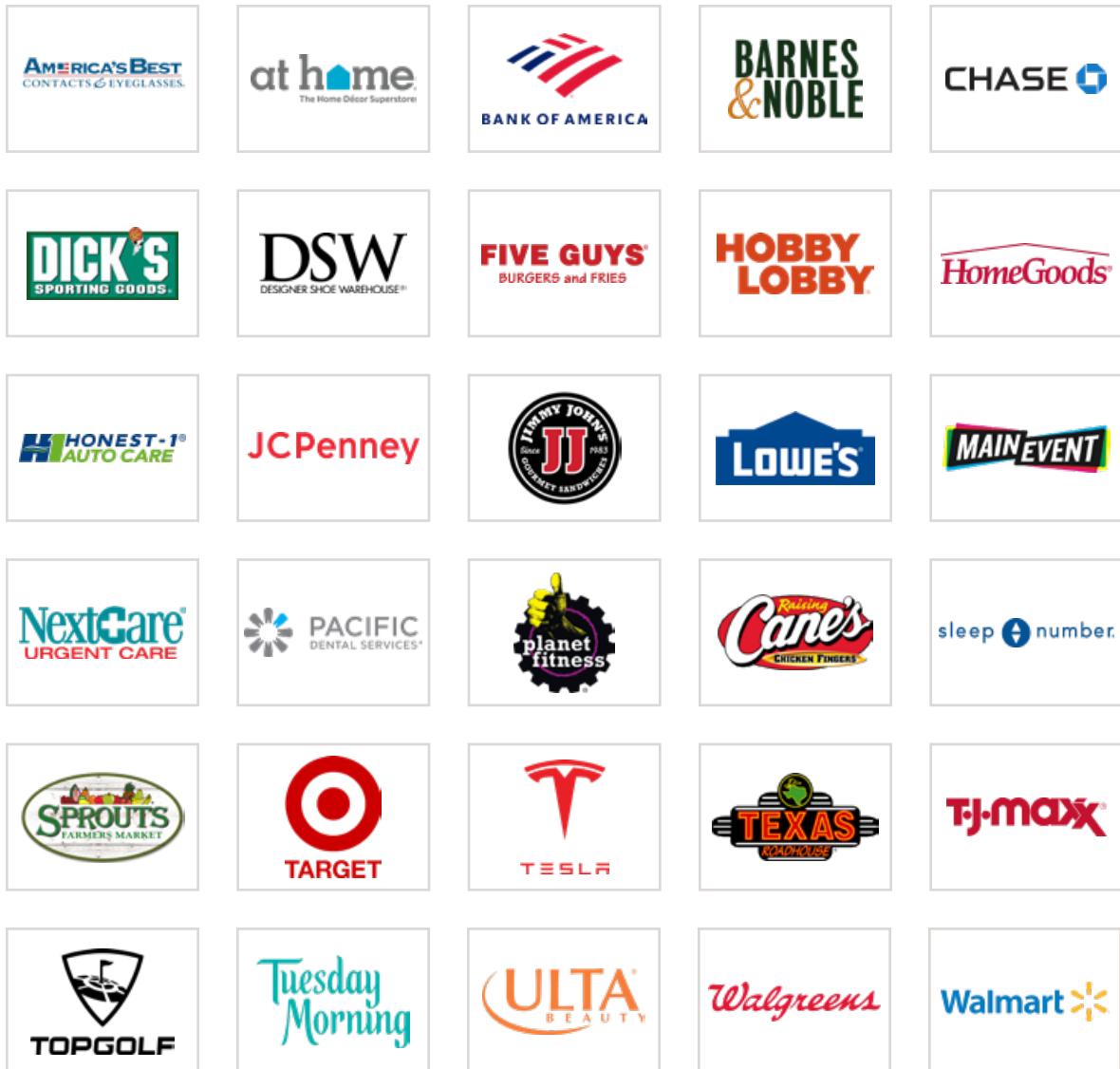


TENANT REPRESENTATION

Great brands and great concepts must grow to satisfy investors and remain relevant. In today's retail real estate environment, growing retailers are faced with challenges ranging from tough-to-penetrate markets and limited new space supply to shifts in customer profiles and trade areas. Many retailers need a presence in core urban areas requiring in-depth knowledge of spaces with upcoming availability before they go-to-market along with insightful research to help make decisions quickly when they do. This strong competition for space has made deep landlord relationships a vital part of today's retail store growth strategy.

Since 1986, we have represented more than 28,000 retail transactions across North America and in select global markets. Today, we represent more than 400 retailers across more than 45 different retail categories. No other retail service provider can match our tenant representation expertise. Our professionals are attuned to the marketplace and know the product availability in each market. Our relationships with landlords keep us on top of retail development, existing inventory, and upcoming retail space. Our team of experienced researchers follow demographic shifts and current and future household growth to predict future areas of opportunity.

Recently Completed Leases





Our Process

MARKETING STRATEGY & TIMING

 SRS | CAPITAL MARKETS

MARKETING STRATEGY

Internal Marketing

Every one of our assignments is presented and marketed internally to our full team of executive, tenant, landlord, and investment advisors. In weekly company-wide meetings, every asset is screened through high-level discussion and analysis, with a focus on achieving maximum value. We match requirements, review current buyer activity, consider capital market conditions, and brainstorm pricing and marketing strategies. This is a unique and collaborative approach versus the traditional brokerage model, which consists of separate teams with separate investor databases and processes for marketing.

Regional and National Marketing Mediums

We believe in exposure to the entire market – comprised of both direct principal investors and other brokers. A disciplined, comprehensive marketing program is critical to sourcing the ideal buyer. Through a variety of strategically planned multi-platform marketing practices, we proactively broadcast our listings to ensure that your investment opportunity reaches all qualified parties.

Proprietary and Leading Third-Party Marketing Channels

We recommend a new marketing “event” using one of these systems every 48 hours over a 30-day initial period to generate maximum exposure and create offers. The corporate client databases we utilize include SRS Multi-Tenant Investments’ broker databases, as well as SRS Multi-Tenant Investments’ Live 1031 exchange, high net worth, gatekeeper, and foreign investors databases. In addition, we use the following internal and leading third-party marketing platforms to promote the property to numerous different channels: SRSRE.com/socalMTIS, Real Capital Markets, Property Send, Property Blast, Big Boys Blast,

Property Campaign, Property Push, LoopNet.com, and CoStar.com.

Cross-Selling Retail Inventory

Our current inventory of approximately \$2 billion and 450+ individual single tenant and retail centers yields hundreds of daily buyer requirements. In addition to the direct, proactive marketing plan for our clients’ properties, we may also source a buyer via cross-selling. This ensures maximum exposure for an asset and is a highly effective tactic in the strategy to source optimal investors.



While every marketing campaign and timeline are tailored to meet the asset owner's needs and capitalize on local and global market behavior, below you'll find a general overview of our marketing process and timing.

FIRST 15 DAYS	NEXT 30-45 DAYS	NEXT 15 DAYS	NEXT 15 DAYS	NEXT 14-45 DAYS	FINAL 14-45 DAYS
Discovery & Preliminary Marketing	Launch Marketing Process	Initial Offers & Best & Final	Consensus On Preferred Buyer	Purchaser's Due-Diligence	Closing Process
Thorough property due diligence Engage SRS' local market leaders for 'on-the-ground' intelligence Detailed underwriting and evaluation Speculative physical due diligence (ALTA, structural, and environmental) Finalize marketing materials and owner approval Provide monthly marketing updates Reduce buyer's due diligence and potential for a retrade	Target markets: Local Regional National Distribute offering memorandum Broad based mass exposure to national and international investors Manage buyer communication Distribute to 25,000+ cooperating brokers as well as external marketing sites Create competitive environment/limits buyer contingencies	Collect and evaluate initial offers Distribution of due diligence Best and final bids Buyer interviews Counter best and final offers Maximize value Engage buyer with final negotiation	SRS, client solicitors finalize agreement of purchase and sale agreement Open escrow upon delivery of contract & deposit Force significant non-refundable deposit	Overall property review including: Title and survey Zoning and city compliance Environmental Structural	Coordinate transfer of funds and prorations Loan funding Tenant estoppel collection Loan approval/loan assumption approval

CLOSE OF ESCROW ✓



SRS Real Estate Partners

COMPANY OVERVIEW



We are building upon our retail foundation to provide extensive commercial real estate solutions to tenants, owners, and investors.

SRS delivers excellence across our Tenant Services, Owner Services, Capital Markets, and Development Services. Headquartered in Dallas, with more than 25 offices across the U.S., we stand behind our commitment to excellence with our Guarantee of Value in every client relationship.

OUR VISION

SRS will be the best retail real estate advisor in North America and select global markets - as seen through the eyes of our clients, people, partners, and the communities where we operate. By being the best, we will create significant enterprise value for our shareholders.

1986 - 1989

Offices open in Dallas, South Florida, Newport Beach, & San Francisco

Tenant Services launched

1990 - 1999

Offices open in Chicago, Atlanta, New York, Philadelphia, & Phoenix

Owner Services & Development Services are launched

2000 - 2010

Offices open in Denver, Houston, Orlando, Austin, & Tampa

Capital Markets Services launched

2011 - Present

Offices open in San Jose, San Antonio, Birmingham, Boston, San Diego, Salt Lake City, Louisville, Detroit, Los Angeles, Washington D.C., Las Vegas, New Orleans, Honolulu, and Pacific Northwest

Savills alliance

20+

SERVICES

for tenants, owners,
and investors



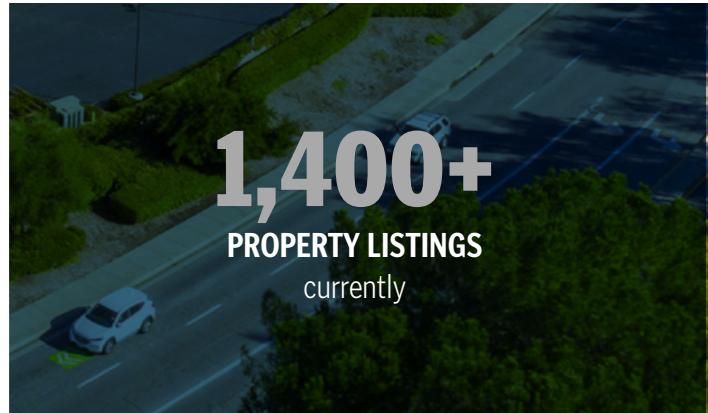
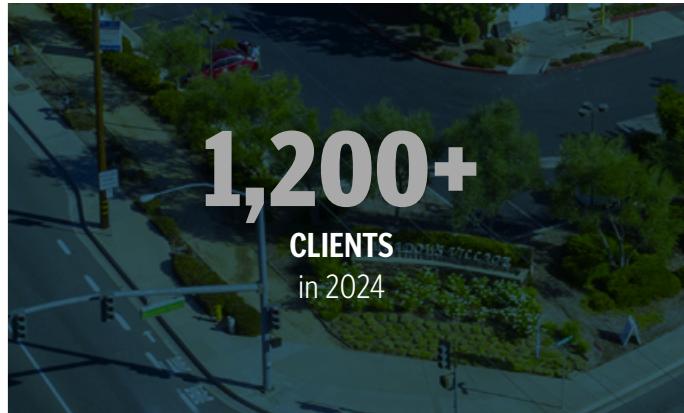
29

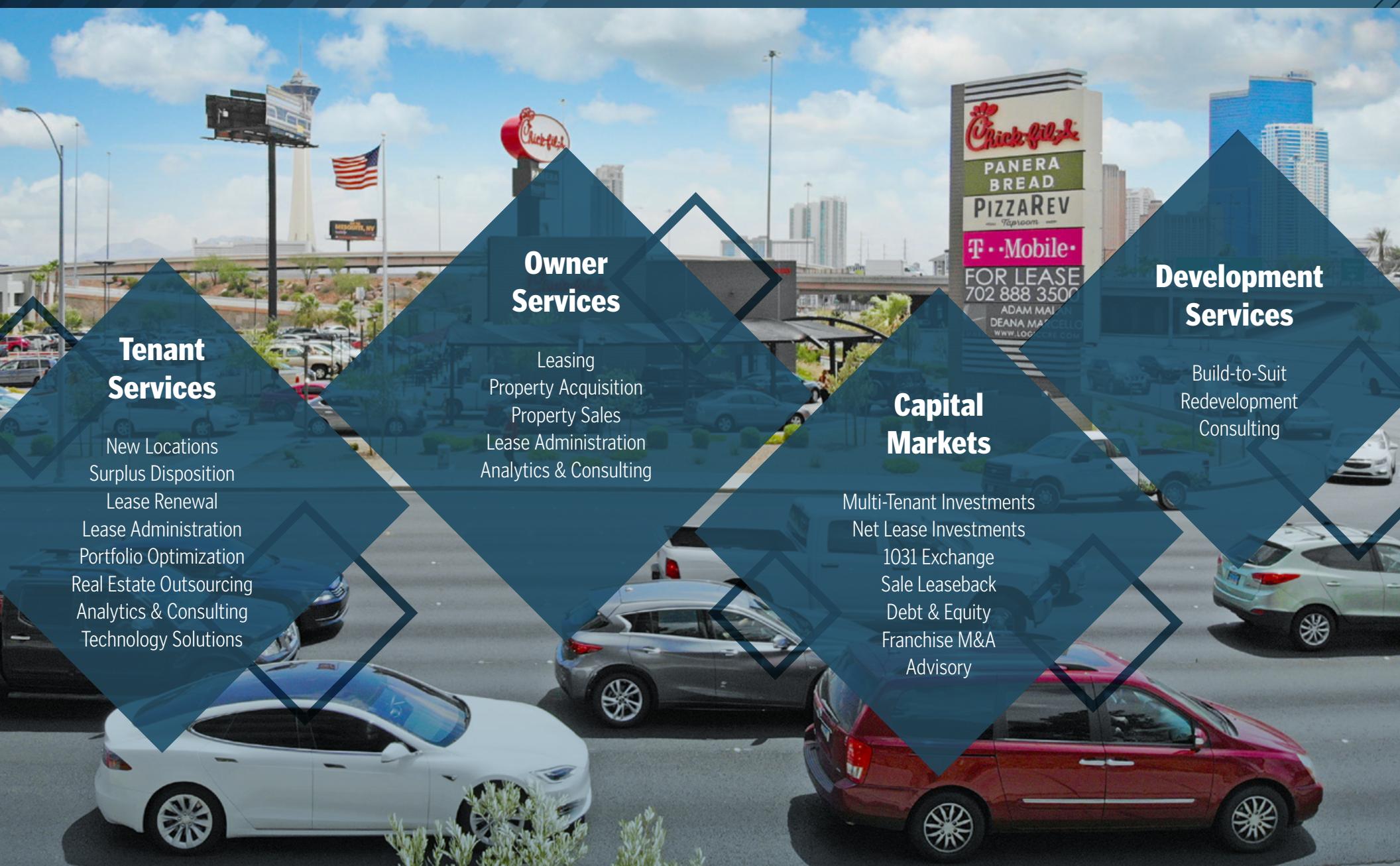
OFFICES



\$5B+

TRANSACTION VALUE
in 2024





Tenant Services

- New Locations
- Surplus Disposition
- Lease Renewal
- Lease Administration
- Portfolio Optimization
- Real Estate Outsourcing
- Analytics & Consulting
- Technology Solutions

Owner Services

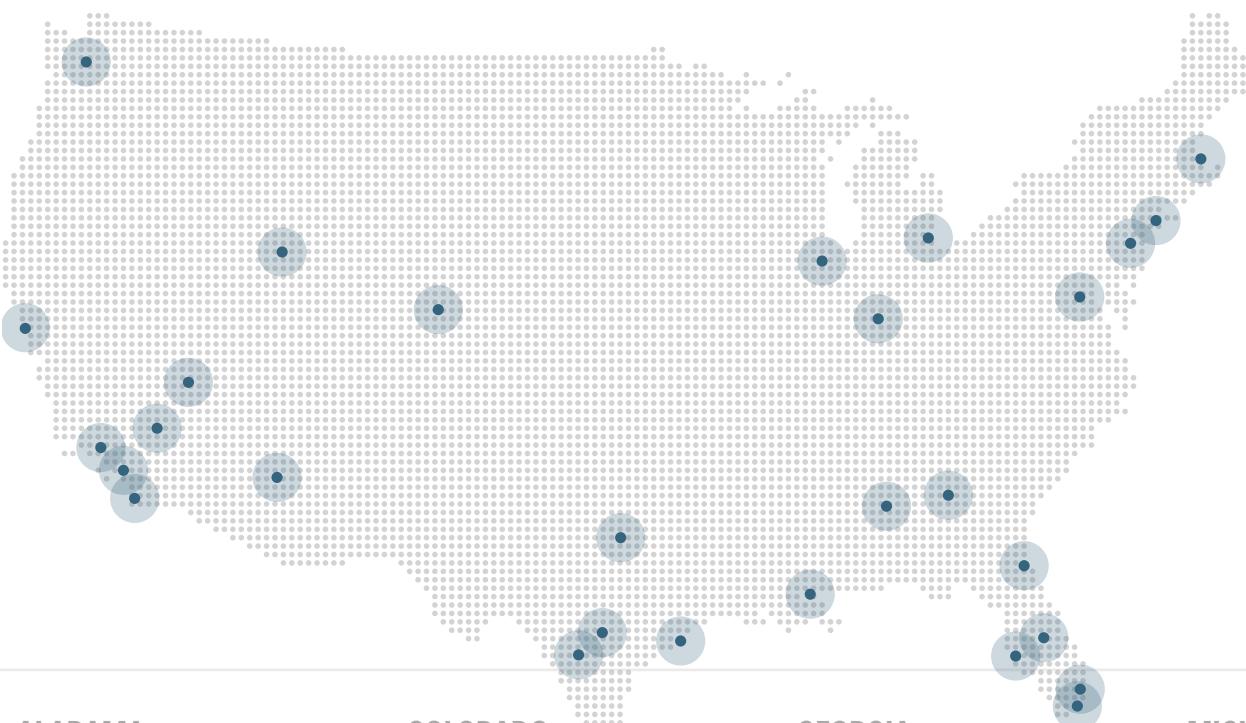
- Leasing
- Property Acquisition
- Property Sales
- Lease Administration
- Analytics & Consulting

Development Services

- Build-to-Suit
- Redevelopment
- Consulting

Capital Markets

- Multi-Tenant Investments
- Net Lease Investments
- 1031 Exchange
- Sale Leaseback
- Debt & Equity
- Franchise M&A
- Advisory



29
LOCATIONS

18
STATES

ALABAMA
Birmingham

ARIZONA
Phoenix

CALIFORNIA
Inland Empire
Los Angeles
Newport Beach
San Diego
San Francisco

COLORADO
Denver

DISTRICT OF COLUMBIA
Washington D.C.

FLORIDA
Fort Lauderdale
Jacksonville
Miami
Orlando
Tampa

GEORGIA
Atlanta

ILLINOIS
Chicago

INDIANA
Indianapolis
KENTUCKY
Louisville
MASSACHUSETTS
Boston

MICHIGAN
Detroit

NEVADA
Las Vegas

NEW YORK
New York
PENNSYLVANIA
Philadelphia

TEXAS
Austin
Dallas/Ft. Worth
» Corporate HQ
Houston
San Antonio

UTAH
Salt Lake City

WASHINGTON
Pacific Northwest

SRS and our partners make up the fourth largest real estate network in the world.

40 K +

PEOPLE

630 +

OFFICES

70 +

COUNTRIES



CYPRESS EQUITIES is SRS' sister company and is leveraged for development services. Since 1995, they have actively been involved with more than 200 real estate investments, valued at more than \$5.3 billion.

CYPRESEQUITIES.COM



SAVILLS is one of the world's leading property advisors with services spanning the globe. They offer a wide range of specialist services from financial and investment advice to valuation, planning, and property management.

SAVILLS.COM



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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