



Meridian Realty Investments, LLC *Sale Leaseback Program*

Program Overview

Through its sale leaseback program, Meridian Realty Investments (MRI) acquires net lease assets from both public and private company sellers. The program:

- provides capital to corporate users that can redeploy the proceeds from the sale to create more value in their core business; and
- provides financing for private equity firms pursuing buyout transactions.

Assets Acquired

MRI seeks to acquire both larger individual assets and portfolios of smaller assets. Property types acquired include office, industrial and retail. Single asset acquisitions typically have a number of the following characteristics:

- Asset values greater than \$25 million
- Purchase cap rates of 7.0% or higher
- 20-year lease terms
- Average annual rent increases of at least 2%
- True triple net lease structures
- Credit worthy tenants
- Well located real estate
- Assets that are not special purpose facilities
- In place rents that are not significantly above market levels

Portfolio acquisitions share many of the above characteristics. Additional characteristics include:

- Individual property prices that are generally less than \$3 million
- 15-year lease terms
- Relatively small portfolios (less than 50 properties)

Meridian Background

Meridian is a Boston-based organization that has provided capital for real estate investment opportunities since 1981. The Meridian companies have raised over \$9 billion of equity for real estate transactions and have placed over \$1 billion of institutional equity capital into various real estate transactions in each of the past four years. Over the last three years, Meridian Realty Investments has raised more than \$500 million of debt and equity capital from individual investors for a variety of real estate transactions.

Contact Information

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