

Modiv acquires, owns and manages single-tenant net-lease office, industrial and retail real estate throughout the United States.

Having created one of the largest non-listed real estate investment funds to be raised via crowdfunding technology, we continue to seek high-quality net-leased properties occupied by creditworthy tenants.

At Modiv, we're committed to transparency in all transactions, a timely closing process and building long-term, beneficial relationships with our tenants, developers and business partners. **To learn more, visit www.modiv.com**

Contact us today to discuss your real estate transaction:

Bill Broms

Chief Investment Officer
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Transaction Size

\$5,000,000 and up

Property Types

- » **Industrial:** Distribution, manufacturing, flex/R&D, cold storage
- » **Office:** Low-rise, highly amenitized, lab space
- » **Retail:** Necessity (pharmacies, dollar stores, convenience) and quick service restaurants

Transaction Types

- » Portfolio/M&A
- » Sale-leasebacks
- » Build-to-suits and forward-takeouts
- » Joint ventures/partnerships

Lease Terms

5+ years; NNN preferred

Location

Focus on primary markets with healthy demographics and real estate fundamentals

Credit Profile

S&P rating of AAA to B or implied equivalent

Closing Timeframe

Typically 45 to 60 days from engagement

