

Introducing Accretiv's CEO

Meet Martin Freeman

Martin is a successful entrepreneur with over 30 years of success in business start-ups and growing companies to a significant scale, in various industries that include Financial Services, Lending, Fintech and now Real Estate.

His strengths include the ability to deliver strategies and the vision required for exponential growth, strategic input, leadership, and the ability to identify new opportunities. He is passionate about growing people and companies. In 2012 Martin completed a General Management Programme at Harvard University's Business School.

Accretiv



10 Year Track Record

Over the past decade, we have built an impressive portfolio and established a strong reputation in the healthcare space, achieving significant milestones and forming lasting partnerships throughout the industry.



\$258 M

Portfolio

32

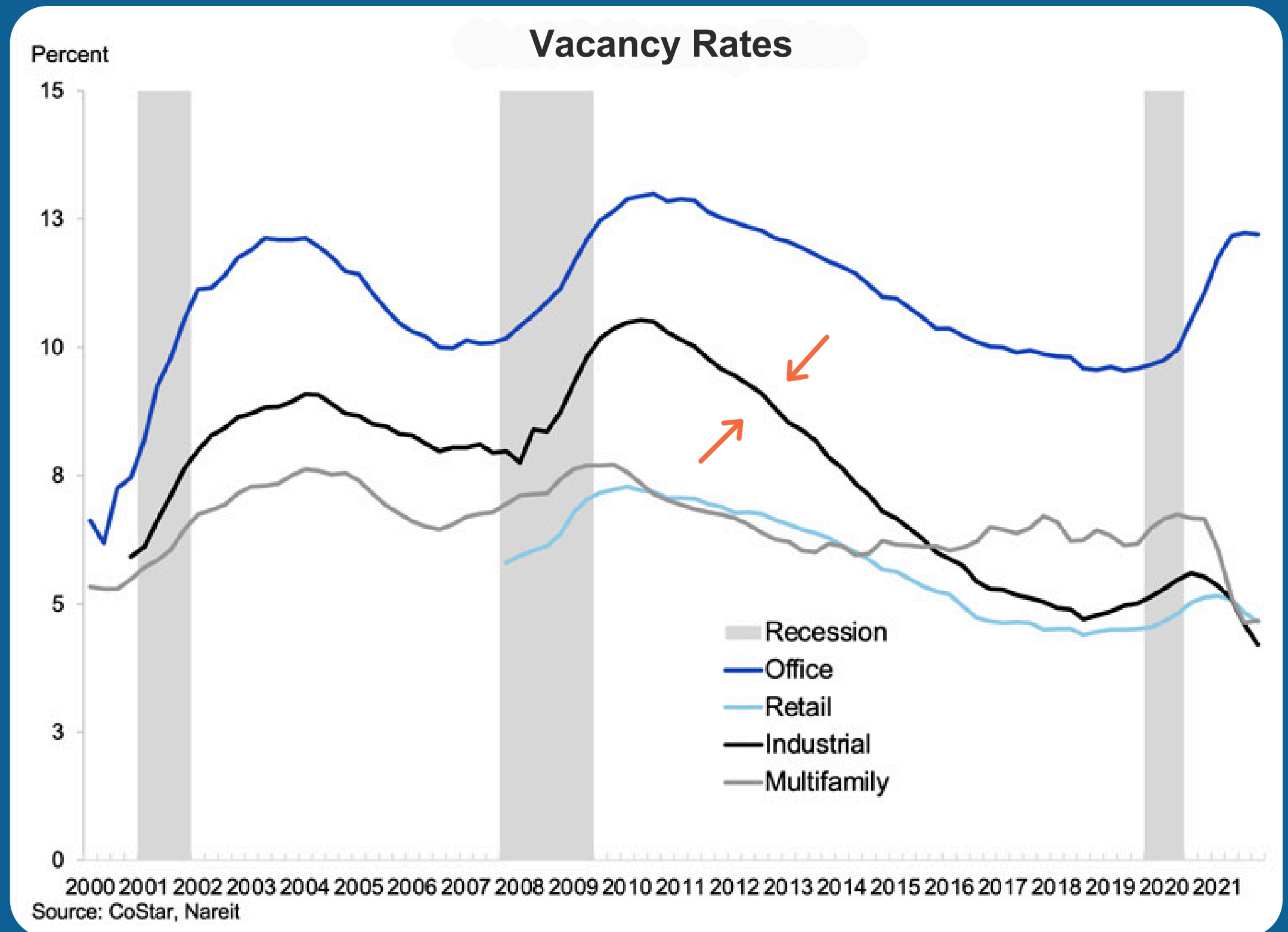
Countries

979,131 ft²

Managed

Industrial already has the least vacancy in all sectors.

-CoStar, Nareit



Accretiv Hybrid Investment Strategy

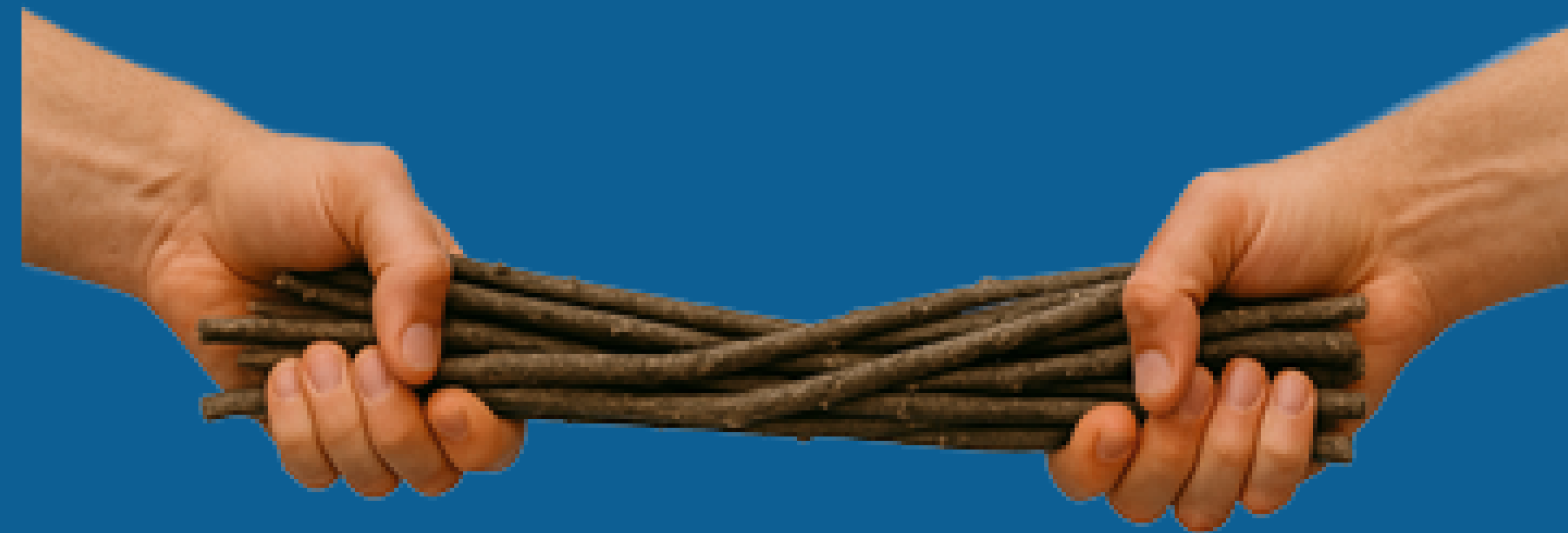
Our strategy focuses on acquiring a **portfolio of 8-10 profitable small bay buildings** in growth areas to capitalize on the current market dislocation.

We expect declining interest rates, cap-rate compression, and increasing rate per square foot as a result of strong demand to boost yield and capital growth.

The exit plan will involve a portfolio sale within the five-year investment period.

A bundle of twigs withstands stronger winds than a lone branch.

Accretiv's diversified portfolios offer resilience against market volatility.



BUILDING 1

1441 Branding
Avenue Road,
Downers Grove.

Acquisition Price	\$6,145,000
Building Size	48,533 SF
Current NOI	\$507,616
In-Place Cap Rate	8.25%
Equity Requirement	\$2,481,285
Price Projected Deal IRR (Yr 5)	13 - 15%
Exit Cap Rate	7.0%

BRANDING AVENUE OVERVIEW

Acquisition price

\$6,150,000

Building Size

48,533 SF

In- Place NOI

\$507,616

**Price per Square
Foot**

\$126.61

Occupancy

100% NNN - Leases

WALT

7.0 Years

**Weighted Average
Lease Tenure**

15 Years

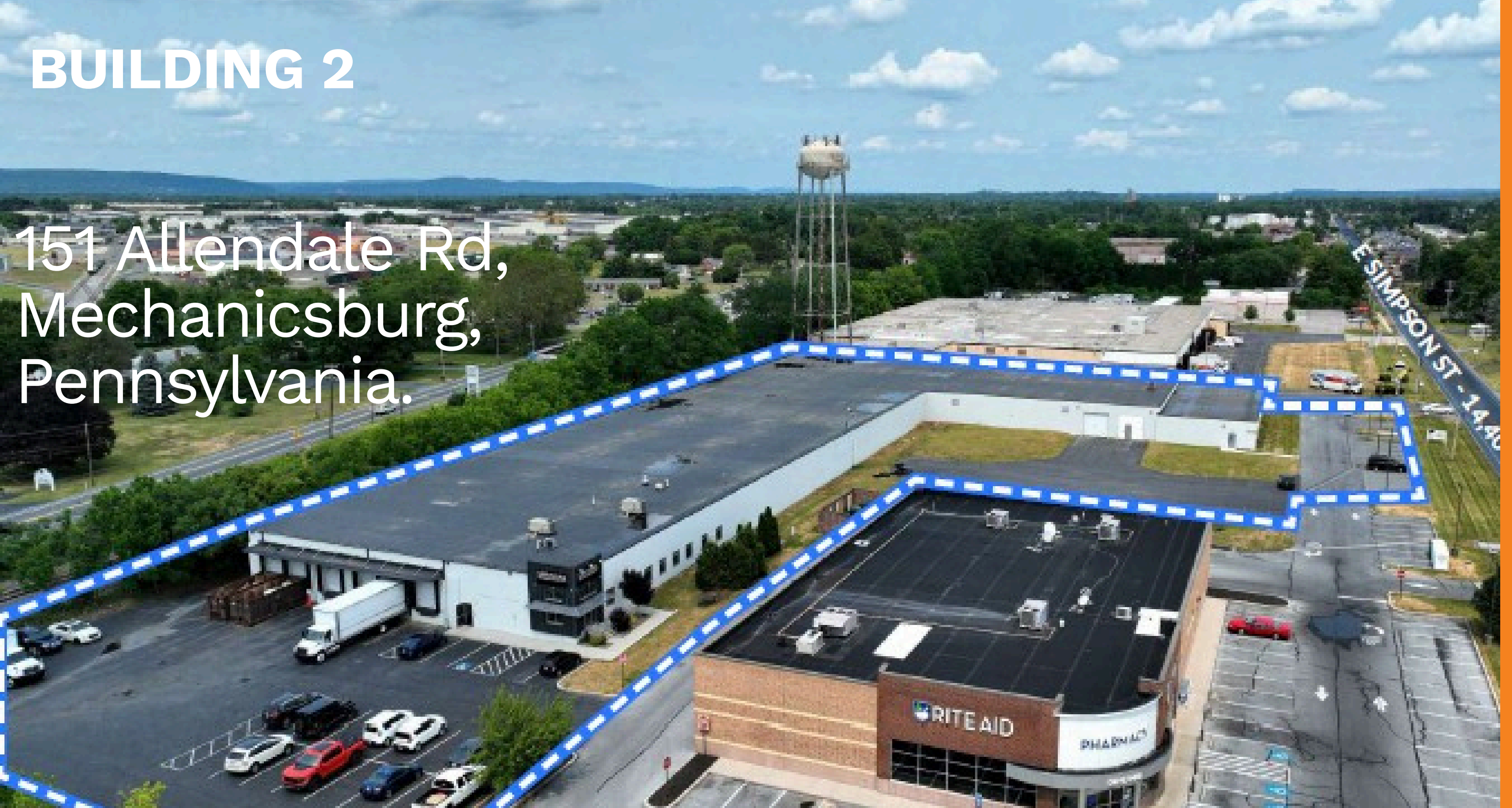
In- Place Cap Rate

8.25%

15%
IRR

BUILDING 2

151 Allendale Rd,
Mechanicsburg,
Pennsylvania.



Conclusion



We acquire high-quality, profitable buildings with existing good tenants, strong fundamentals in strategic locations.



“RIGHT TEAM”

Experience & Track Record, we will also be partnering with our friends Mark Esric and Ron Snick



“RIGHT TIME”

Generational Opportunity is being driven by supply constraints, interest rate decreases and the resulting cap compression.



“RIGHT PRODUCT”

Small Bay Industrial supply constraints. Two buildings already under contract, both at over 8% cap



“RIGHT STRATEGY”

Diversification in a time of uncertainty, but with a razor sharp focus on specific assets.