

# Capital Solutions for Tenants



## Fee Development Partnership Program

The fee-based development program offered by VEREIT provides partnership solutions for national and regional tenants looking to expand their market presence and businesses in need of corporate or distribution facilities. Opportunities may be available with VEREIT or on behalf of the Cole Capital sponsored REITs.



### Program Characteristics

- » Primary and secondary markets across the country
- » National and regional creditworthy tenants
- » \$10 million and up
- » Long-term net leases
- » Retail locations, restaurants, office and industrial facilities, and convenience stores

### Fee Development Program Benefits

- » Capitalized through VEREIT, a publicly traded and market-leading net lease REIT, or one of the managed Cole REITs®
- » Preserves capital and limits liability
- » Lowers occupancy costs for the tenant

### VEREIT Advantage

- » Proven track record
- » Efficient closing process
- » National exposure and experience
- » Exceptional national tenant relationships
- » Strong industry relationships

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### The Process

1. A thorough review of each opportunity is conducted and a formal offer for development capital is provided.
2. VEREIT and the tenant agree upon a project developer.
3. The developer prepares a project budget and site plan, and submits them to the tenant for approval.
4. VEREIT or one of the Cole REITs enters into a long-term net lease with the tenant.
5. At land closing, all costs are capitalized at an agreed-upon cap rate, and monthly draws are funded during construction.
6. The completed project is retained by VEREIT or one of the Cole REITs.

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VEREIT, Inc. is a leading, full-service real estate operating company with investment management capability. VEREIT® owns and actively manages a diversified portfolio of retail, restaurant, office and industrial real estate assets with a total asset book value of \$15.0 billion including approximately 4,100 properties and 91.1 million square feet, located in 49 states, as well as Puerto Rico and Canada. Additionally, VEREIT manages \$7.7 billion of gross real estate investments on behalf of the Cole Capital® non-listed REITs. Learn more at [www.VEREIT.com](http://www.VEREIT.com).



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A full-service real estate operating company  
with investment management capability.

**Discipline. Transparency. Consistency.**



Data as of 06.30.17, all values are approximate. VEREIT manages properties on behalf of Cole Capital sponsored non-listed REITs including: Cole Credit Property Trust IV, Inc. (CCPT IV), Cole Credit Property Trust V, Inc. (CCPT V), Cole Real Estate Income Strategy (Daily NAV), Inc. (INAV), Cole Office & Industrial REIT (CCIT II), Inc. and Cole Office & Industrial REIT (CCIT III), Inc.