

Sovereign Investment Company's senior management has decades of experience in underwriting, acquiring and managing single-tenant, net-leased assets. Sovereign has established a streamlined process for valuing, financing and closing transactions to provide sellers with the capital they need when they need it.



Please contact one of our acquisition professionals to discuss your financing alternatives:

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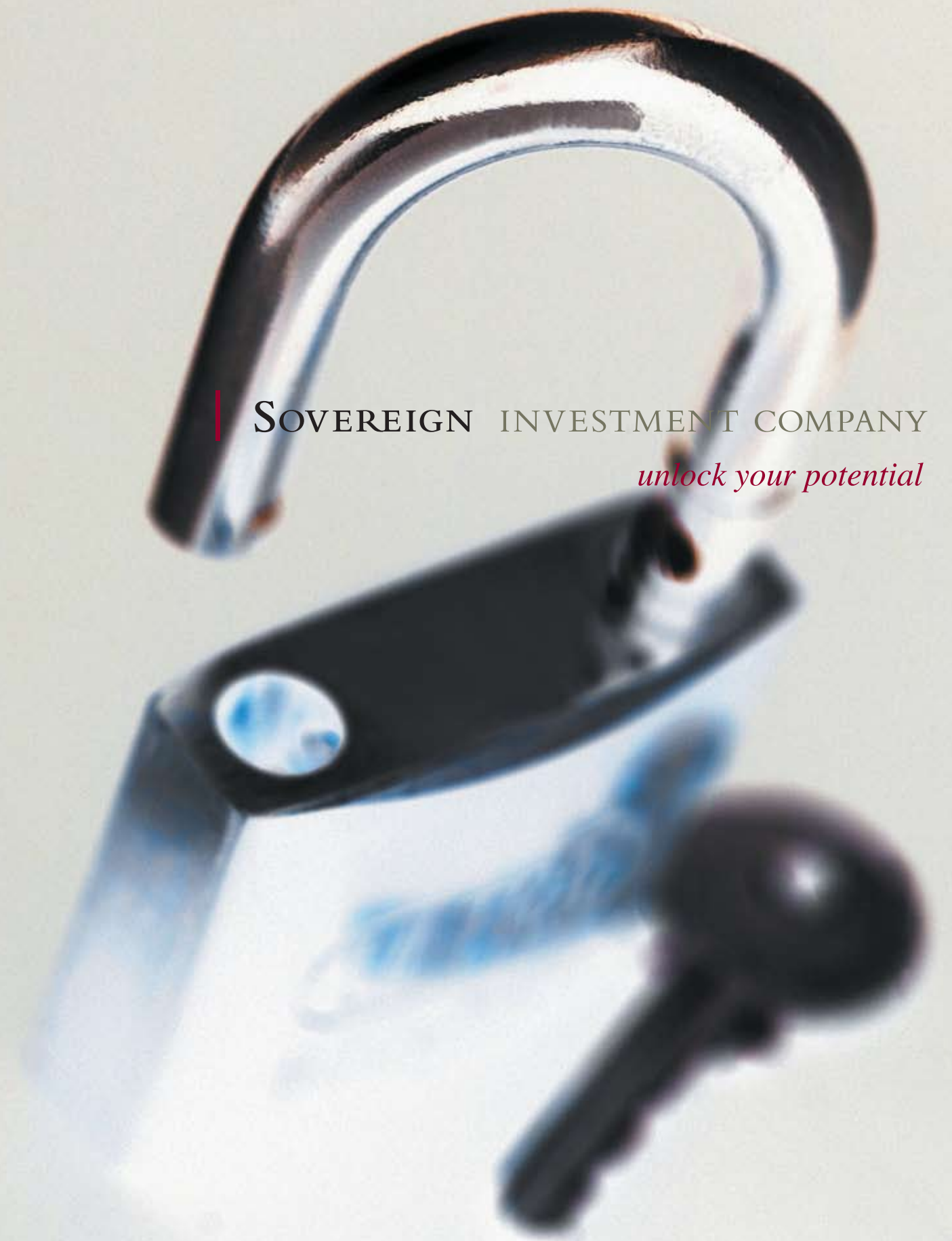
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SERVICES

Sale/Leaseback and Acquisitions

Sovereign provides sale/leaseback capital to owners, operators and franchisees seeking to monetize real estate assets that are either currently owned or slated for purchase. Sovereign will purchase the real estate from you while simultaneously executing a long-term lease providing you capital that can be utilized to expand your business, pay down debt or enhance liquidity. Sovereign also acquires single-tenant, net-leased assets from investment companies seeking liquidity from portfolios with existing leases. We are an active buyer in both investment grade and non-investment grade credits. Our experience, research capabilities, due diligence process and relationships with financing institutions allow us to execute transactions quickly, efficiently and reliably.

Our portfolio investment criteria:

- Minimum Transaction Size: \$5,000,000
- Minimum Individual Asset Size: \$500,000
- Asset Type: Single-tenant retail, restaurant, office and industrial
- Asset Location: United States
- Tenant Credit: Non-investment and investment grade
- Lease Type: Minimum 10-year NNN, various rent structures

Our single asset investment criteria:

- Minimum Asset Size: \$10,000,000
- Asset Type: Single-tenant retail, restaurant, office and industrial
- Asset Location: United States
- Tenant Credit: Non-investment and investment grade
- Lease Type: Minimum 8-year NNN, various rent structures

Development Capital

Sovereign provides equity capital and/or pre-purchase commitments to both developers and operators seeking to finance their multi-asset development programs. Our capital programs are designed to allow developers and operators to focus on their projects, isolate their exposure to capital market risks and facilitate their ability to obtain construction financing. In addition, our programs help manage the asset disposition process to ensure an optimal execution for the partnership in pricing, timing and cost.

Our development capital criteria:

- Program: Joint venture equity for developers
- Minimum Individual Asset Size: \$750,000
- Asset Type: Single-tenant retail, restaurant, office and industrial
- Asset Location: United States
- Tenant Credit: Non-investment and investment grade
- Lease Type: Minimum 10-year NNN, various rent structures



As a principal investor, Sovereign Investment Company provides sale/leaseback and development capital to owners, operators and franchisees of single-tenant, net-leased real estate. Sovereign invests in retail, restaurant, office and industrial assets by building lasting relationships, providing partners with reliable execution and responsive service.



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\$51.3 Million
Sale/Leaseback



\$74.7 Million
Sale/Leaseback



\$22.8 Million
Sale/Leaseback



\$13.9 Million
Sale/Leaseback



\$9.5 Million
Sale/Leaseback



\$12.1 Million
Development Funding



\$16.3 Million
Sale/Leaseback



\$14.2 Million
Sale/Leaseback



\$44.5 Million
Sale/Leaseback



\$39.3 Million
Recapitalization



\$20.0 Million
Funds for Repurchase Option



\$8.6 Million
Sale/Leaseback



Fresenius Medical Care

\$9.0 Million
Sale/Leaseback



\$13.3 Million
Sale/Leaseback



\$16.5 Million
Sale/Leaseback



\$78.0 Million
Sale/Leaseback



\$75.5 Million
Sale/Leaseback



\$15.3 Million
Sale/Leaseback



\$11.7 Million
Sale/Leaseback



\$26.5 Million
Sale/Leaseback

www.sovereigninvestment.com

CONTACT US:

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SOVEREIGN DELIVERS UNIQUE REAL ESTATE SOLUTIONS TO PROVIDE THE CAPITAL YOUR BUSINESS NEEDS

The Sovereign Advantage

Experience

- Expert professionals that provide unparalleled service, pricing and execution
- Over \$750 million of properties acquired

Cater to Specific Needs

- Growth
- Restructuring/Recapitalization
- Acquisition

Broad Investment Spectrum

- No limitations on credit ratings, property type or hold period to meet fund requirements
- A proven track record across a range of industries

Certainty of Close

- Well-capitalized with a streamlined approval process
- Established credit facilities and deep relationships with top lenders
- Flexibility to meet sellers' closing requirements and timetable

Capital Solutions

Sale/Leaseback:

Sovereign will purchase the real estate from you while simultaneously executing a long-term lease, providing capital that can be utilized to expand your business, pay down debt or enhance liquidity.

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