



DEY STREET
CAPITAL

**Single Tenant Net Lease (STNL) Acquisition
Deal Selection/Buy Box**

Acquisition Criteria

Property Type	Occupied single tenant net leased properties
Investment Grade	Corporate or strong franchisee guaranty
Transaction Size	Up to \$2M purchase price
Lease Type	NNN or NN.
Year Built	1990+. Select older properties will be considered
Rent Escalations	Annual rent increases preferred
Lease Term	2029+ initial term with options and rent increases. Shorter terms considered.
Acquisition Cap Rate	7.5%+ (If the owner is open to seller financing: 6.0%+ cap rate)
Location (By State)	Ideal: TX, FL, TN, AZ, GA, NC, SC, NV, AL, UT, OK Selective: VA, WY, WV, CO, IN, MS, AR Opportunistic: NH, NM, KS, MT, IA, WI, MI, OH, PA, LA
Acquisition Structures	Very quick financing or all-cash. Seller financing preferred.

Investment Criteria

Dey Street Capital invests in high-quality, well-located Single Tenant Net Leased (NNN) properties across the U.S. We prioritize essential providers and service businesses in targeted high-growth, low-tax regions:

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|---------------------------|--------------------------|-----------------------------------|
| Auto Parts/Repair Service | Farm/Ranch Garden Supply | Hardware Store |
| Dollar Stores | Healthcare | Heavy Machinery/Pseudo-Industrial |
| Pharmacy | Telecom Retail | Early Childhood Education |
| QSR | Veterinary Clinics | Banks |

Submission Information

- Offering Memorandum
- Lease
- Area Demographics (Placer or CoStar report, if available)

Email deals to: nnn@deystreet.com