



N3 Fund II Is Loaded

\$200,000,000

Immediately available for acquisition and development of retail projects.

Targeting projects fulfilling the demand for daily consumer necessities:

- Grocery
- Convenience
- Pharmacy
- Auto service
- Banking
- Quick serve restaurants



www.n3realestate.com

\$200 Million Fund II Open For Business



Investment Structures

Single and multi-tenant retail properties. Build-to-suit, co-development, reverse build-to-suit, sale-leaseback structures acceptable.

Lease Structures

Acceptable lease structures include ground leases and rental leases with a minimum lease term of 10 years (15 year preferred) plus extensions. Rents are set according to tenant credit and typically increase 10% every 5 years.

Tenant Credit

Over 50% will be high-credit tenants. The balance will be comprised of non-rated corporations and multi-unit franchisees.



In spite of economic challenges, N3 invested \$60 million in successful retail development projects with Fund I.

Project representation from the \$60 million N3 Fund I (completed June, 2010)

Firestone New locations in Illinois, Virginia and Wisconsin

Logan's Roadhouse Four projects

Chase Bank Three Chase Banks in Texas and Georgia

Family Dollar Two projects in Florida

Starbucks Three strip retail developments with Starbucks

See the complete N3 Fund I portfolio at:
www.UDCglobal.com/N3
or direct connect with your smartphone.



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