



SENTINEL NET LEASE

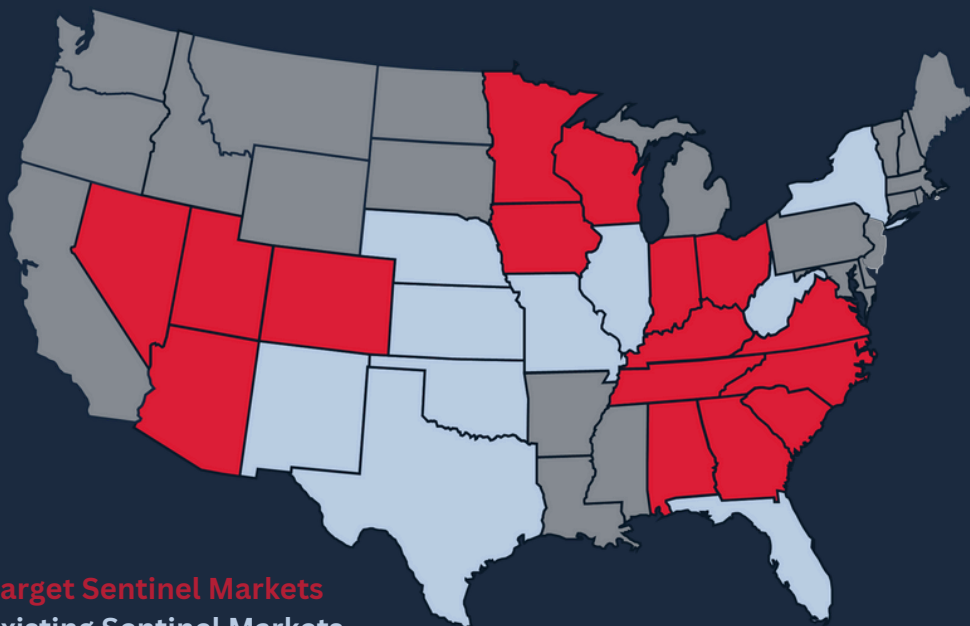
Acquisition Criteria

Sentinel Net Lease is a privately-owned real estate investment firm that acquires and manages commercial real estate properties across the nation. We currently own 22 assets totaling over 1.6 million square feet across 14 states.



Target Markets

Sentinel is focused on mission-critical real estate in top 150 metro area across the nation, especially value-oriented growth markets throughout the Mountain, Midwest and South regions



Property Criteria

Office | Industrial | Retail

\$6MM to \$60MM

Suburban Locations Only

Single Tenant Preferred

Credit Tenant Preferred

8 Years+ WALT

7.25%+ Cap Rate | Industrial

7.75% Cap Rate | Retail

9.0% + Cap Rate | Office

Under Replacement Cost

Single-Story to Mid-Rise

FOR MORE INFORMATION:

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