

TIC PROPERTIES, LLC
"BUYER OF CHOICE"

ACQUISITION CRITERIA

Submit all inquiries to:

TIC Properties, LLC
500 East North St., Suite F.
Greenville, SC 29602

Toll Free: (800) 577-4TIC
Fax: (864) 672-1478

acquisitions@ticproperties.com



www.ticproperties.com



TIC PROPERTIES, LLC
"BUYER OF CHOICE"

ACQUISITION CRITERIA

- ◆ **CLASS A - B**
 - ◆ **\$7 Million - \$90 Million**
 - ◆ **SINGLE & MULTI-TENANT**
-

(800) 577-4TIC ◆ acquisitions@ticproperties.com ◆ www.ticproperties.com

Acquisitions Team



Left: Paul Stone, Middle: Paul Aiesi, Right: Robert Martin

TIC PROPERTIES, LLC

Submit a Property For Consideration

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• CLASS A - B

• \$7 Million - \$90 Million

• SINGLE & MULTI-TENANT

Paul Stone

Vice President, Acquisitions
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Paul M. Aiesi

Chief Investment Officer
paul.aiesi@ticproperties.com

Robert Martin

Vice President, Investments
robert.martin@ticproperties.com

The Company



We formed **TIC Properties, LLC** in 2001 to provide investors access to institutional quality real estate opportunities primarily but not limited to, those seeking suitable replacement property options when executing an IRC §1031 tax deferred exchange.

TIC Properties, LLC specializes in locating and underwriting institutional-grade commercial real estate assets nationwide with a focus on an investor's ability for:

- Stabilized current income
- Capital appreciation
- Preservation of capital

By focusing on properties in core to secondary markets throughout the country, leveraging real estate brokerage relationships, and utilizing our vast distribution network resources, we are able to provide our clients with high quality real estate choices in single and multi-tenant properties – diverse in multiple real estate asset classes such as industrial, flex space, retail and office.

Our commitment to quality and excellence has garnered us the reputation as a premier sponsor in our industry. By performing as promised and on time demonstrates why we are the industry's "Buyer of Choice."

Best Regards,

John W. Boyd, CEO
TIC Properties, LLC

www.ticproperties.com

We specialize in locating and underwriting institutional-grade commercial real estate assets nationwide.



**Actively acquiring well located,
Class A - B commercial properties
ranging from
\$7 Million to \$90 Million.**

Core, Secondary and Suburban Markets

TIC Properties, LLC seeks to acquire properties in core and secondary markets nationwide.

We specialize in locating and acquiring institutional-grade commercial real estate assets across the United States with a focus on:

- Office buildings
- Industrial parks and complexes
- Retail centers and strip malls
- Flex space
- Special Use properties

Property Type, Grade and Tenant Base

Industrial, office, retail flex:

- Class A and B: New and well maintained properties
- Single and Multi-Tenant
- Regional or National Credit
- Public or Private Companies

Price Range

\$7 Million to \$90 Million

Financial and Closing Strengths

TIC Properties has the depth of financial resources to close transactions quickly. Through the use of internal equity, credit facilities, and longer term debt providers, we continue to meet our closing obligations as promised and on time.

Certainty of Execution

Unlike many tenant in common sponsors, TIC Properties does not depend on syndication proceeds to close a transaction. TIC Properties has the resources to close using our own capital if necessary. This advantage allows us accommodate shortened due diligence periods and eliminates closing risk to the sellers.

Quick Approval

Contrasted to large institutional buyers, TIC Properties does not have a bureaucratic approval process. Pending receipt of third party reports, investment decisions can be made very early in the due diligence process. The Acquisitions Team can usually get same day approval for most transactions.

Track Record and Reputation

TIC Properties has an exceptional track record of closing on transactions without retrading or other surprises to sellers. Any issues that arise during the acquisition is handled fairly and equitably. For this reason, TIC Properties continues to do repeat business with multiple buyers and brokers. Our goal is to be the “Buyer of Choice” for today’s real estate sellers.

“We are extremely pleased with our relationship with TIC Properties. We have arranged in excess of \$150 million in permanent loans for them and all transactions have been handled in an exceptional manner. Their Acquisitions Team and Client Services Team are strategically involved in every aspect of closing which explains their 100% success rate.”

J. Matthew Good
Senior Vice President
Professional Mortgage Company, Inc.



**TIC Properties, LLC has the
financial resources to close
independent of our syndication.**

Principal and Selling Broker Testimonials

“I have brokered 5 or 6 properties for sellers where TIC Properties, LLC was selected from a larger pool of buyers. For most sellers the decision is a combination of both pricing and the buyer’s ability to perform. I have had an easy time recommending TIC Properties, LLC even when their price was not necessarily the highest which is simply due to their consistent performance and steadfast resolve to act in the highest ethical capacity.”

Darren Sides
Vice President
Stan Johnson Co.



“As a developer it is important to me that the relationships I forge will be well maintained by the buyers of my property. Never have I had a fear, based on my experience with them as a buyer of one of my deals, that they could or would negatively impact my relationships. They have proven to be an excellent buyer and manager of properties.”

Steven M. Brettell
President
Alsation Land Company

“TIC Properties continues to prove their strength as an active buyer. They are eager to complete transactions in a responsible and efficient manner. Their teamwork brings together the investors and the financing so well, they are able to complete the most complex of transactions.”

Michael W. Vesper
Senior Vice President
CB Richard Ellis

TIC PROPERTIES, LLC

TIC Properties, LLC: Property Locations

– 2005 Portfolio –

Chantilly, VA (Suburban Washington, D.C.)

Chicago, IL

Cincinnati, OH

Fayetteville, NC

Greenville, SC

Independence, MO (Suburban Kansas City)

Irving, TX (Dallas Metroplex)

Kalamazoo, MI

Lexington, KY

Memphis, TN

Miami, FL

Rainbow City, AL (Suburban Birmingham)

Tracy, CA

Woodruff, SC