

RELATIONSHIP DRIVEN • RESULTS ORIENTED

WITH SO MANY INVESTMENT OPTIONS WHICH IS THE RIGHT CHOICE FOR YOU?



Encore is a national investment real estate brokerage firm specializing in the acquisition and disposition of net leased and multi-tenant retail properties across the country.

Our team assists both buyers and sellers to achieve their acquisition and disposition investment needs through our national network of buyers, sellers, and buyer representatives with a special focus on the United States.

We specialize in assisting owners in the acquisition and disposition of the following:

- Net Leased Single Tenant Properties
- Multi-Tenant Retail Centers & Medical Offices
- Grocery & Drugstore Anchored Centers

Request a Customized Investment Search or a Free Market Pricing Opinion:

Ryan Vinco | 248.702.0299 | Ryan@encorereis.com



DaVita Dialysis — Washington DC
\$3,100,000 - Term: 5 Years



(4) Starbucks - Florida, Georgia, Tennessee
\$2.1MM to \$4.2MM - Term: 10+ Years



CVS — Indiana
\$2,825,000 - Term: 19 Years



Arby's — Michigan
\$1,900,000 - Term: 17 Years



Kroger Single Tenant — Wisconsin
\$11,500,000 - Term: 10 Years



Wells Fargo — North Carolina
\$875,000 - Cap Rate: 6.00%



(2) Applebee's — Indiana, South Carolina
\$2.7MM to \$2.8MM - Cap Rate: 7.25%



(5) Advance Auto Parts — OH, MI, IL
\$1.3MM to \$2.8MM - Term: 4 to 15 Years



Taco Bell — Ohio
\$1,866,000 - Term: 8 Years

Interested in a Listing Above? Call or e-mail for availability. If a featured listing does not meet your criteria or is under contract, I look forward to discussing your specific investment parameters. After an understanding of your criteria, I'll prepare a customized search for your investment properties that fit your needs and wants.

Considering Selling Your Property or Completing a 1031 Exchange? I strongly recommend you consider allowing us to prepare a pricing & positioning analysis so that you can stay in front of the market. This will give you a clear indication of the value as the market trends continue to change. **Do you have a lease nearing a critical date such as only 5 or 10 years remaining?** Are you concerned with a tenant not exercising an upcoming option and a space possibly "going dark"?

Cap rates vary based on the credit of a tenant, size of an operator, lease years remaining, frequency and amount of rent increases, condition of property, traffic counts, demographics, local and regional investment trends and many other factors.

Call: 248.702.0299 or E-mail: ryan@encorereis.com