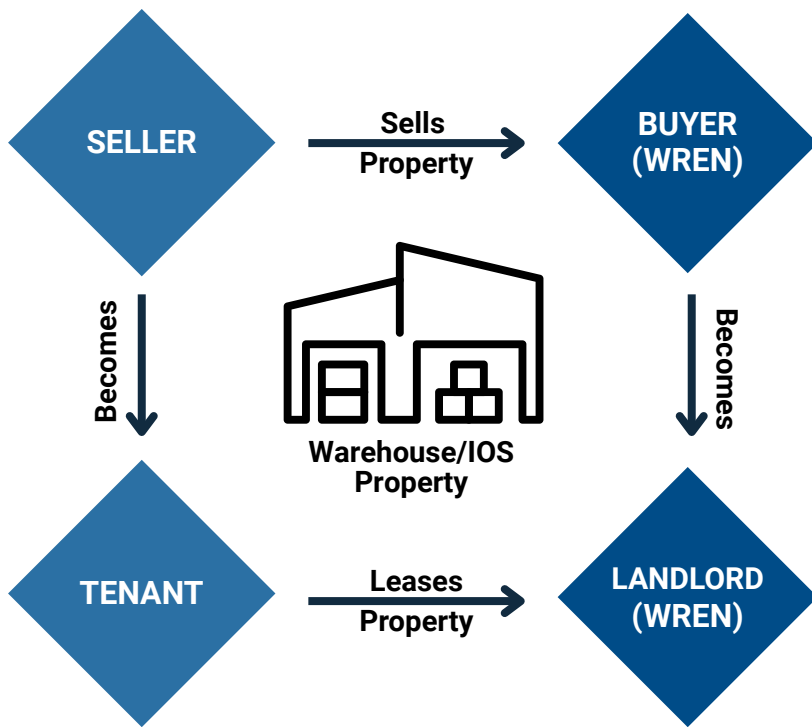


UNLOCK THE VALUE OF YOUR COMMERCIAL PROPERTY VIA A SALE-LEASEBACK

Do you own your own commercial property and need access to additional capital? Consider a sale-leaseback to unlock the value of your otherwise illiquid real estate.

With a sale-leaseback, a company sells its real estate to WREN Capital, simultaneously enters into a long-term net lease with the new owner, and continues operations uninterrupted in the same facility. You monetize 100% of the value of your real estate while maintaining operational control.

SALE-LEASEBACK TRANSACTION



Extract 100% of your property's value and convert it into working capital to reinvest in your business or pay down debt, while maintaining operational control.



WREN Capital's real estate strategy is focused on small-bay, single-tenant industrial and industrial outdoor storage (IOS) properties in the greater Phoenix and Dallas-Fort Worth MSAs.

BENEFITS OF A SALE-LEASEBACK

Access to Working Capital

- The property sale provides the business with a significant cash infusion, which can be used for expansion, debt reduction, or other strategic initiatives.

Enhanced Balance Sheet

- The transaction can improve a company's financial ratios by removing debt and assets from the balance sheet.

Reduced Tax Liability

- Rental payments under the lease are often tax-deductible, potentially lowering the company's taxable income.

New Lease Terms

- The sale-leaseback allows the seller and buyer to negotiate a new NNN lease.

Operational Continuity

- The seller retains control and occupancy rights over the property, allowing for continued operations without disrupting the business.

Capital Efficiency

- The seller can reinvest the proceeds from the sale in the business, potentially generating higher returns than holding the property.