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## Sunset Capital Advisors

*A Division of Sunset Enterprises*

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# Sunset Capital Advisors

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## Net Lease Experience

<b>Completed Transactions</b>	<b>More Than 600</b>
<b>Total Dollar Volume</b>	<b>Over 2 Billion</b>
<b>Square Footage</b>	<b>Over 20 Million</b>
<b>Number of States</b>	<b>43</b>

## CENTRALIZED NATIONAL SERVICE

Our centralized national service and the economies of scale allow us to provide superior resources for industry comparable fees. Thousands of buyers, sellers, brokers, and third parties transact on a national and international basis in the net lease retail sector. It is common for all of the primary parties to a transaction to be in different cities all over the United States. Sunset Capital Advisors is committed to underwriting each property in person and first hand as a part of delivering a higher quality service and a higher certainty of closing.

Our central locations in Cleveland and Dallas help us deliver on this commitment nationwide with no real delay in our process. At the same time centralizing resources in two locations allows us to invest heavily in our infrastructure and achieve economies of scale on human resources, specialized expertise, transaction experience, information resources, and communication tools.

In the post information age of real estate investment, net lease properties are the most actively traded and fluid of all product types. Although a good understanding of the property's location is very important, in order to achieve the best price it is very important to have superior expertise in understanding the lease, tenant credit, comparable available properties, and market equilibrium on a national basis instead of a local basis. It is more important to expertly manage the transaction process, have better communication skills and tools, and have better information resources to deliver superior investment sales services

## Sample of Tenant Experience

Academy Sports  
 AmSouth Bank  
 Anthem  
 Bank of America  
 Best Buy  
 BJ's Wholesale Club  
 Blue Cross Blue Shield  
 Chase  
 Chili's  
 Cigna Healthcare  
 Cingular Wireless  
 Circuit City  
 Citibank  
 Consolidated Theaters  
 CVS  
 Diebold  
 Eckerd  
 Firestone  
 Giant Eagle  
 Home Depot  
 Hy-Vee  
 IHOP  
 Kohls  
 La-Z-Boy  
 National Tire & Battery  
 Publix Super Markets  
 Sam's  
 Sonic  
 Sportsman's Warehouse  
 Staples  
 Starbucks  
 Tractor Supply  
 Wachovia  
 Walgreens  
 Wal-Mart  
 Wawa  
 Wells Fargo  
 Wendy's  
 Whataburger



## SUNSET NET LEASE DELIVERS

Reliable Accurate Pricing  
 Unmatched Closing Percentage  
 Less Time by Client in Sales Process  
 Better Communication & Regular Updates  
 Fully Comprehensive Underwriting  
 Detailed Offering Materials  
 Thorough Buyer Qualification Process  
 Constant Attention in Closing Process

## BENEFITS TO CLIENTS

Better Ability to Plan / Greater Confidence  
 Greater Security and Peace of Mind  
 Saving Time = Saved Money  
 Fewer Unwelcome Surprises  
 Fewer Pitfalls From Buyer Discovery  
 More Reliable Offers  
 Higher Likelihood of Close  
 Excellent and Diligent Service