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# Ground Lease & Single Tenant Absolute Net Lease Program

**History** Barry Ross and Ross Realty Investments began buying, selling, and building single tenant, net leased commercial properties 33 years ago and now have renewed interest in this favored investment for conservative partnerships.

**Safety of Investment** We purchase land on which creditworthy NATIONAL COMPANIES have built their prototype building and all site work at their own cost. Each site is located in prime retail areas within major markets throughout the U.S. We do not subordinate our Ground Lease to any financing by our tenants and the building and other improvements become the property of the land owner upon the expiration of the lease. We buy for all cash.... NO FINANCING MEANS NO INTEREST RATE RISK

**Safety of NNN Ground Leases** The tenant is fully responsible for all expenses related to the property... including, but not limited to, real estate taxes, insurance, maintenance, repairs, utilities, replacements, etc. Landlord has no responsibilities regarding the property. All leases will be for at least 10 years plus options to renew. Tenant's parent company guarantees the lease.

**Keeping up with inflation** All of these net leases will have scheduled rental increases....typically about a 10% increase every 5 years throughout the primary lease term and all renewal options. We expect initial returns of at least 6%.

**Diversification of Investments** Our investors each take a partial interest in each separate partnership which owns each individual Ground Lease so that no partner invests too heavily in any particular deal. We will endeavor to diversify our Ground Leases with many different tenants (primarily restaurants, banks, and small, free-standing retail businesses).

**Family and Friends** Our investors have been primarily family and friends and we have added friends of family and family of friends. Ross Realty Investments' principal and family partnerships will invest in every Ground Lease purchased as we have done over the last 33 years. The ABSOLUTE NET LEASE has been one of our favorite investments for a near certainty of Return ON Investment and Return OF Investment.

**Building and Land** When available we will also sometimes purchase the building and land when these single-tenant NNN leases are available at a price well below market value and replacement cost. These returns will generally be a little higher than the Ground leases and yet.... almost as safe if purchased reasonably.

For additional information please contact Barry Ross [bross@ross-realty.com](mailto:bross@ross-realty.com) or (954) 452-5000