

◆ COLE ◆

REAL ESTATE INVESTMENTS®



A Market Leader in Quality Acquisitions

www.ColeREIT.com

Commercial Real Estate Transactions

Cole Real Estate Investments, Inc. has been a leading real estate investment firm for nearly 35 years, acquiring and managing portfolios of high-quality, income-producing retail, office and industrial real estate. Our primary focus is single-tenant properties net leased to well-known, creditworthy tenants. We also acquire multi-tenant retail centers, including high-quality power centers and grocery-anchored centers. As of July 15, 2013, Cole owned and managed a portfolio of approximately \$10.7 billion in commercial real estate located in 48 states.

Cole Highlights:

\$3.9 BILLION of quality transactions in 2012

Closed more than **\$1.7 BILLION** in financing in 2012

Manages more than **\$10.7 BILLION** in assets totaling 62 MILLION square feet

Closed more than **\$670 MILLION** in dispositions in 2012.

Property Types:

- Single-tenant retail
- Single-tenant office & industrial
- Power centers and grocery-anchored centers

Criteria:

- Long-term NNN or NN leases where the tenant is responsible for most (or all) of the property's operating and capital expenditures during the lease term
- Investment-grade and other creditworthy tenants
- Strategic or prime locations
- No debt preferred
- Minimum deal size: \$2,000,000 (no maximum)
- Single assets or large portfolios

Opportunities:

- Acquisitions
- Sale-leasebacks
- Forward commitments
- Joint ventures and build-to-suits
- Dispositions
- Fee development partnerships

Cole has earned its place as a market leader by providing all-cash transactions, a quick and efficient closing process, and high certainty of close.

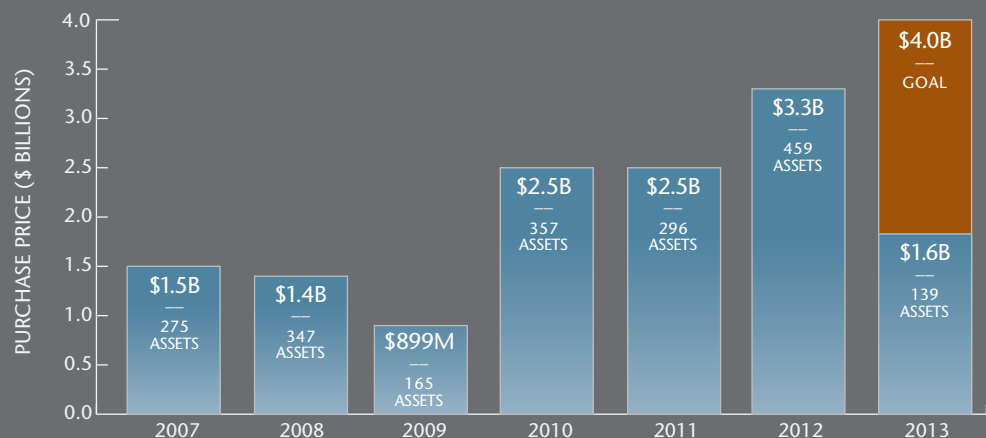
Since 2007, Cole has acquired nearly \$14.0 billion in commercial real estate.

GRAND TOTAL:

2,153 PROPERTIES

83,250,000 SF*

\$13,914,000,000*



*Includes all properties acquired by Cole and its affiliates from January 1, 2007 through June 30, 2013. Does not take into account attrition of properties over time. Includes ground lease square feet.

FEATURED ACQUISITIONS

Single-Tenant Retail



Walmart Portfolio

| | |
|--------------------|--------------------|
| LOCATIONS | 2 STORES, 2 STATES |
| DATE ACQUIRED | 06/04/13 |
| SQUARE FOOTAGE | 304,700 |
| PURCHASE PRICE | \$26,000,000 |
| AVERAGE LEASE TERM | 13.7 YEARS |



Sunoco Portfolio

| | |
|--------------------|----------------------|
| LOCATIONS | 12 STORES IN FLORIDA |
| DATE ACQUIRED | 04/12/2013 |
| SQUARE FOOTAGE | 37,433 |
| PURCHASE PRICE | \$32,000,000 |
| AVERAGE LEASE TERM | 15.4 YEARS |



Dollar General

| | |
|----------------|--------------|
| LOCATIONS | 32 LOCATIONS |
| DATE ACQUIRED | 4Q 2012 |
| SQUARE FOOTAGE | 322,700 |
| PURCHASE PRICE | \$45,700,000 |
| LEASE TERM | VARIES |

Multi-Tenant Retail



Decatur Commons

| | |
|----------------|------------------------|
| LOCATION | DECATUR, AL |
| DATE ACQUIRED | 07/10/2013 |
| SQUARE FOOTAGE | 125,548 |
| PURCHASE PRICE | \$13,200,000 |
| MAJOR TENANTS | PUBLIX, GOODY'S, PETCO |



The Plant

| | |
|----------------|--------------------------------------|
| LOCATION | SAN JOSE, CA |
| DATE ACQUIRED | 04/15/13 |
| SQUARE FOOTAGE | 509,600 |
| PURCHASE PRICE | \$203,000,000 |
| MAJOR TENANTS | HOME DEPOT, TOYS/BABIES "R" US, ROSS |



Canarsie Plaza

| | |
|----------------|--|
| LOCATION | BROOKLYN, NY |
| DATE ACQUIRED | 12/05/12 |
| SQUARE FOOTAGE | 278,000 |
| PURCHASE PRICE | \$124,000,000 |
| MAJOR TENANTS | BJ'S WHOLESALE, PETSMART, PLANET FITNESS |

Office & Industrial



The Hillshire Brands Company

| | |
|----------------|-------------------------|
| LOCATION | CHICAGO, IL |
| DATE ACQUIRED | 05/17/2013 |
| SQUARE FOOTAGE | 233,869 |
| PURCHASE PRICE | \$92,500,000 |
| LEASE TERM | 14.8 YEARS WITH OPTIONS |



AT&T Corporate Campus *(Joint Venture)*

| | |
|----------------|---------------|
| LOCATION | ATLANTA, GA |
| DATE ACQUIRED | 04/25/13 |
| SQUARE FOOTAGE | 794,110 |
| PURCHASE PRICE | \$205,000,000 |
| LEASE TERM | 11 YEARS |



Amazon Fulfillment Centers

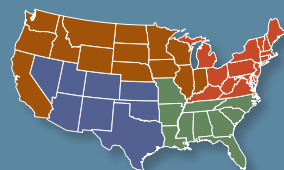
| | |
|----------------|-----------------------|
| LOCATIONS | 4 CENTERS, 2 STATES |
| DATE ACQUIRED | 2Q & 4Q 2012 |
| SQUARE FOOTAGE | 4,100,000 |
| PURCHASE PRICE | \$249,900,000 |
| LEASE TERM | 15 YEARS WITH OPTIONS |

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SINGLE-TENANT RETAIL



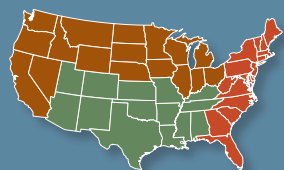
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MULTI-TENANT RETAIL

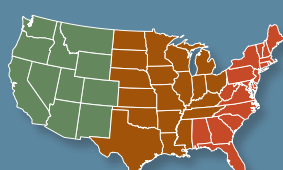


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SINGLE-TENANT | SALE-LEASEBACK OFFICE AND INDUSTRIAL



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