

INVESTMENT OPPORTUNITY IN

TRIPLE NET LEASE RETAIL REAL ESTATE

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Net Alliance Partners, **CEO**

Mechanical Engineer & Entrepreneur:

B.S. in Mechanical Engineering with a minor in Innovation & Entrepreneurship

Analytical Operator:

Applies engineering precision to underwriting, risk management, and portfolio design

Focused Thesis:

Acquires *essential-service retail* assets under long-term triple-net structures — daily-needs locations that Amazon and the internet will not replace

Proven Execution Background:

Built a top-performing career with a global leader in industrial automation technology, managing complex, high-ROI projects for Fortune 500 clients

Experienced Underwriter:

Reviewed and evaluated hundreds of commercial real estate and operating-business opportunities

Aligned with Investors:

Invests personal capital alongside partners, reinforcing disciplined execution and shared outcomes



Carter Linton
Co-Founder & CEO

Net Alliance Partners TEAM



A.J. Peak
Lead Advisor

A.J. Peak

Proven Healthcare and Real Estate Leader

Built a Healthcare Empire:

Founded Peak Dental Services, growing it into a nearly \$100 million revenue enterprise with over 50 locations; Successful rollup strategy producing 5x equity multiple for investors on a 4-year hold. Scaled Health Wealth Capital into \$100M in assets under management, investing in healthcare-focused triple-net leased properties.

Proven Financial Expertise:

Held leadership roles at Merrill Lynch and McKinsey & Company, collaborating with Fortune 500 companies on strategic initiatives

Business Acumen:

MBA from Kellogg School of Management and BA from Carnegie Mellon University

Amazon Top 10 Author in Commercial Real Estate with two books

- Retail Property Riches: Practical Guide to Commercial Real Estate Investing
- Practice Guide to Commercial Leases



Tyson Cobb, MD
Lead Advisor

Tyson Cobb, MD

Orthopaedic Surgeon & Real Estate Investor

Orthopaedic Surgeon Turned Investor:

Semi-retired since 2019, combining decades of medical expertise with strategic real estate investing to generate passive income and reduce taxes

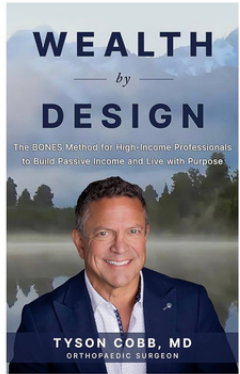
Passive Income Advocate:

Founder of Timberview Capital, helps professionals replace active income with passive streams, reclaim their time, and achieve financial freedom

Life By Design:

Guided by the principles of intentional living, Tyson empowers others to build wealth, work less, and live with purpose

Author of Amazon's Best Selling Book "Wealth by Design" where he reveals his proven BONES framework- a systematic approach that helped him transition from trading time for money to financial freedom



PROFESSIONAL SERVICES

Joe A. Romberg

Principal, with Lutkins & Annis
Attorneys specializing in healthcare transactions and real estate matters

Weekly Accounting

Full service accounting and booking firm providing detailed weekly reporting, budgeting, and forecasting

Trinity Bradley-Anderson

Tax partner, Stockman Kast Ryan & Company

INVESTMENT EXPERIENCE

\$2 Billion

Building Asset Portfolio

10k+ Doors

+100

Commercial Leases Secured

\$100M+

Capital Raised

EXECUTIVE SUMMARY

Net Alliance Partners presents an exceptional investment opportunity in triple net lease Real estate assets—including gas stations, medical services, daycares, car washes, and other businesses largely immune to online competition. This investment targets 8% cash-on-cash returns and 16–20% IRR, with a \$100,000 minimum.

Unlike the volatile multifamily sector, NNN lease retail real estate provides a recession-resistant, high-yield alternative. By combining strong tenant profiles, long-term leases, and strategic REIT arbitrage, we deliver a robust investment proposition.

1

Recession-resistant retail real estate

2

Triple net (NNN) leases for reduced risk

3

Proven track record of success

4

Potential returns: **8% cash-on-cash**

5

16-20% targeted base case IRR
25-35% upside scenario IRR

6

Minimum investment: **\$100,000**

KEY INVESTMENT HIGHLIGHTS



Targeted Returns

16–20% targeted base case IRR
25–35% upside scenario IRR
2 to 2.8x targeted equity multiple



Cash on Cash

+8% estimated distributions
Paid monthly, 1st quarter after closing



Tax Smart Investing

Estimated to receive \$100K in tax deductions in year 1 on a \$100K investment



Preferred Returns

8% Preferred Return
80/20 split up to 15% IRR
70/30 split at 15% IRR
50/50 split at 22% IRR



Hold Period

5-year hold period with potential for 3 years



Real Estate

Triple net retail service-based leases provide inflation-resistant returns through rent escalations and stability
immune to online competition

INVESTMENT CLASSES

	Class A-1	Class A-2
Investment Amount	\$100,000 – \$499,999	\$500,000 and above
Preferred Returns	8% Preferred Return	9% Preferred Return
Profit Split	80/20 split up to 15% IRR 70/30 split up to 22% IRR 50/50 split thereafter	90/10 split up to 15% IRR 85/15 split up to 22% IRR 75/25 thereafter
IRR	16–20% targeted base case IRR 25–35% upside scenario IRR	18–22% targeted base case IRR 27–39% upside scenario IRR
Equity Multiple	2 to 2.8x	2.2 to 3x
Cash on Cash	+8% paid monthly, 90 days after closing	+8% paid monthly, 90 days after closing
Depreciation	Estimated 50–70% in Year 1	Estimated 70–100% in Year 1

Investors who are active members of the Cobb Club (as determined by the Manager) may invest a minimum of \$100,000 and receive Class A-2 economics, including a 10% preferred return.

Early Subscribers: The first \$1 million of capital contributions received by the company will receive a 10% preferred return.

Is there a better investment

OPPORTUNITY?

CRITERIA	Multifamily	Triple Net Lease Real Estate
TENANT TYPE	Residential	High-Margin Service Businesses
LEASE DURATION	Short-term (1-2 years)	Long-term (Targeting 10-20 years)
TENANT CREDIT RISK	High variability	Lower risk
OPERATING EXPENSES	Variable	Fixed (NNN leases)
DEMAND VOLATILITY	Moderate	Inconsequential
POTENTIAL RETURNS	More Variable	More Predictable

WHY INVEST IN TRIPLE NET LEASE HIGH- MARGIN SERVICE BUSINESSES



Amazon-Proof & Recession-Resistant:

Gas stations, car washes, and daycares offer in-person essentials immune to online disruption and supported by steady demand.



Long-Term Stability:

Long term triple net leases deliver predictable income and minimal landlord responsibilities.



High-Margin Upside:

Operators benefit from strong unit economics and multiple revenue streams, offering attractive yields and cap-rate compression potential.

TAX BENEFITS & MARKET TAILWINDS

- **100% Bonus Depreciation**
Accelerated first-year tax deductions to reduce passive income
- **No Cost Segregation Required**
Simplified depreciation process for immediate tax efficiency
- **Government Energy Initiatives**
Ongoing incentives for upgrading fueling infrastructure and supporting energy transition projects
- **Consistent Fuel Demand**
Essential-service stations continue to generate steady consumer traffic and revenue

Adding Gas Stations to the Net Alliance Fund provides investors with powerful first-year tax benefits and long-term alignment with federal priorities supporting essential energy infrastructure.



UP TO **100%** BONUS DEPRECIATION

- **Immediate Year-1 write off** of eligible improvements
Boosts early cashflow and IRR
- **Reduces taxable income quickly**, allowing investors to keep more of their returns upfront
- **Enhances total return without changing operations**, making capital-heavy sites more attractive



Why Triple Net **LEASES**?

Predictable Cash Flow

+8% cash-on-cash projection

Long-Term Leases

Targeting 10-20 years

Minimal Operating Expense Risk

Tenant responsible for most expenses

Reduced Management Responsibilities



HOW WE SELECT DEALS?

Our investment criteria ensure that only the most promising opportunities make it into our portfolio.

High Traffic, High Visibility Locations

- High average daily traffic count (AADT)
- Preference for interstate or primary retail corridors

Strong, Creditworthy Tenants

- Focus on tenants with strong financial track record
- Prioritize operators providing corporate guarantees or multi-site backing

Long-Term, Triple-Net Leases

- Long Term NNN leases with 2% annual rent increases
- Tenant responsible for taxes, insurance, and maintenance

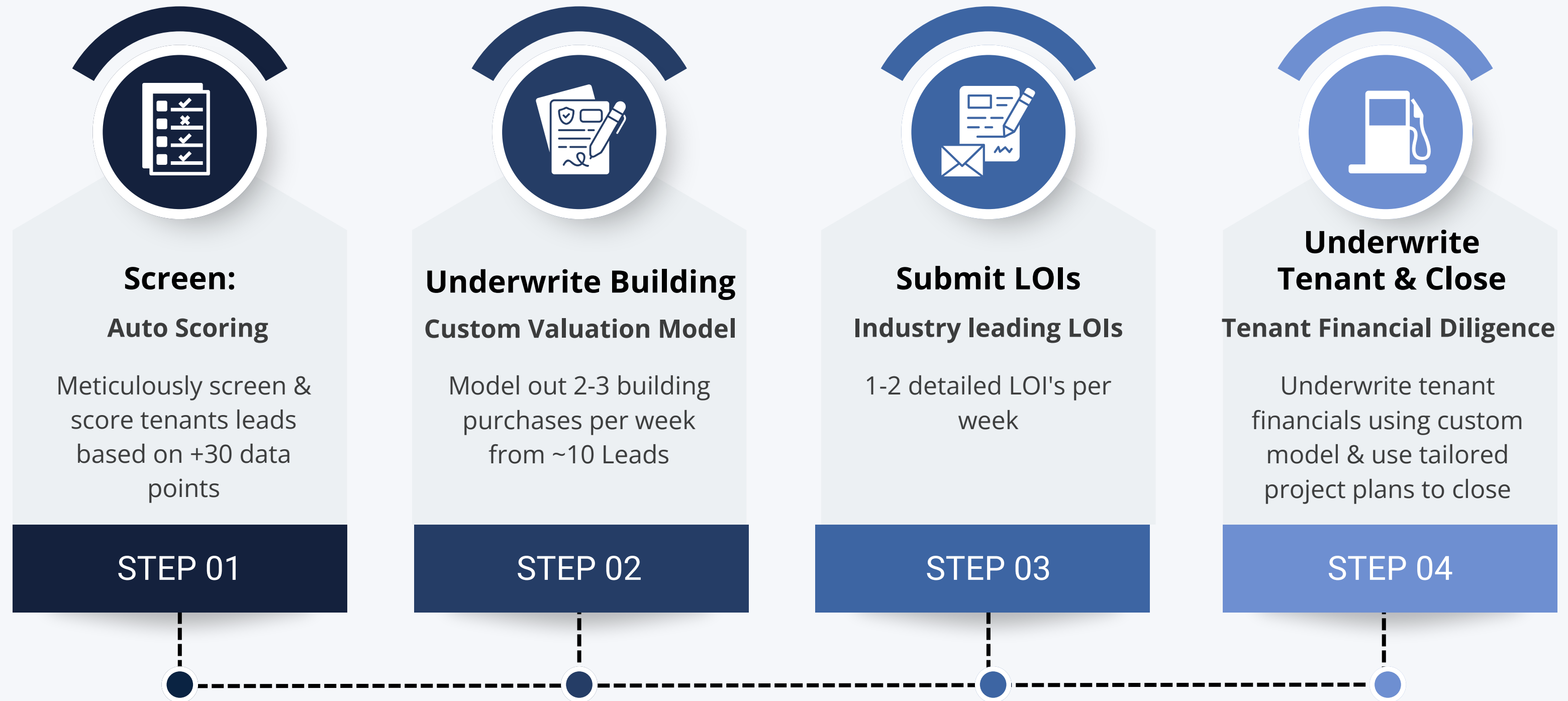
Favorable Market Demographics

- Markets with strong populations
- Preference for stable or positive 5-year growth trends

Targeted Financial Performance

- 7.5–9% acquisition cap rate range
- Strong NOI and consistent 8%+ cash-on-cash returns

Our Data Driven **PROCESS**



Our Completed **ACQUISITIONS**

Location	Lease Type	# of Tenants	Date of Acquisition
Chatham, IL	Triple Net Lease (NNN)	2	Feb. 27, 2025
Independence, MO	Triple Net Lease (NNN)	1	Mar. 5, 2025
Wayne, PA	Triple Net Lease (NNN)	2	Mar. 6, 2025
Tucson, AZ	Triple Net Lease (NNN)	1 Master Lease with 3 sub-tenants	Apr. 18, 2025
Paducah, KY	Triple Net Lease (NNN)	1 Master Lease with 2 sub-tenants	June 13, 2025
Leesburg, VA	Triple Net Lease (NNN)	1	June 18, 2025
Knoxville, TN	Triple Net Lease (NNN)	1	Jul. 11, 2025
Cottage Grove, MN	Triple Net Lease (NNN)	1 Master Lease with 9 sub-tenants	Jul. 18, 2025
Bethel, CT	Triple Net Lease (NNN)	1	Jul. 31, 2025
Crookston, MN	Triple Net Lease (NNN)	1	Aug. 22, 2025
Granger, IN	Triple Net Lease (NNN)		Sept. 30, 2025
Riverdale, NJ	Triple Net Lease (NNN)		Oct. 1, 2025
Wayne, NJ	Triple Net Lease (NNN)	1	Nov. 7, 2025
Mobile, AL	Triple Net Lease (NNN)		Nov. 7, 2025
Maplewood, MN	Triple Net Lease (NNN)	1 Master Lease with 5 sub-tenants	Aug. 1, 2025



Upcoming Acquisitions

Location	Lease Type	Status
Vicksburg, MS	Triple Net Lease (NNN)	Under Contract
Ocean Springs, MS	Triple Net Lease (NNN)	Under Contract
Gulfport, MS	Triple Net Lease (NNN)	Under Contract
Pascagoula, MS	Triple Net Lease (NNN)	Under Contract
Forest Lake, MN	Triple Net Lease (NNN)	Under Contract
Mobile, AL	Triple Net Lease (NNN)	Under Contract
Broken Arrow, OK	Triple Net Lease (NNN)	Under Contract
Crystal City, MO	Triple Net Lease (NNN)	Under Contract
Paramus, NJ	Triple Net Lease (NNN)	Under LOI
Bartlesville, OK	Triple Net Lease (NNN)	Under LOI
Tallahassee, FL	Triple Net Lease (NNN)	Under LOI
Port Lavaca, TX	Triple Net Lease (NNN)	Under LOI
Dundee, MI	Triple Net Lease (NNN)	Under LOI
Grand Rapids, MI	Triple Net Lease (NNN)	Under LOI
Delavan, WI	Triple Net Lease (NNN)	Under LOI
Rachine, WI	Triple Net Lease (NNN)	Under LOI
Kenosha, WI	Triple Net Lease (NNN)	Under LOI
Independence, MO	Triple Net Lease (NNN)	Under LOI
Salt Lake City, UT	Triple Net Lease (NNN)	Under LOI
Hermitage, PA	Triple Net Lease (NNN)	Under LOI
Lebanon, NH	Triple Net Lease (NNN)	Under LOI
Kingston, NY	Triple Net Lease (NNN)	Under LOI
Elkhart, IN	Triple Net Lease (NNN)	Under LOI
Petal, MS	Triple Net Lease (NNN)	Under LOI
Hattiesburg, MS	Triple Net Lease (NNN)	Under LOI
Muskogee, OK	Triple Net Lease (NNN)	Under LOI
Youngstown, OH	Triple Net Lease (NNN)	Under LOI



Flexible exit **STRATEGIES**

Sale to a REIT

Leverage the deep pockets of a Real Estate Investment Trust for a potentially lucrative 20-30% IRR upside exit.

Conversion to a REIT

Explore the option of converting your investment into a REIT for ongoing income and potential appreciation

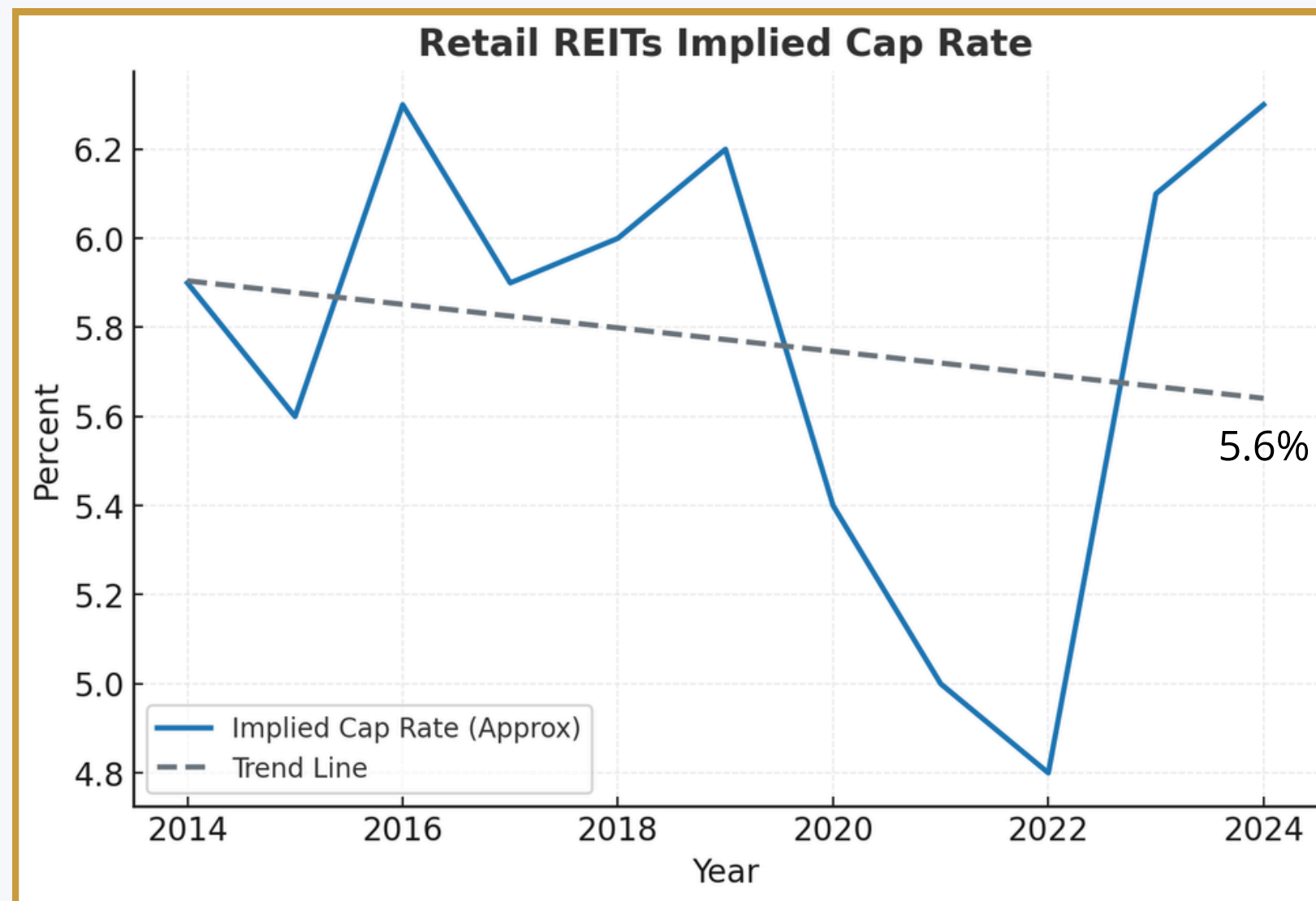
Individual Property Sales

Liquidate your investment by selling individual properties, leading to our 16-20% targeted base case IRR

UNLOCKING VALUE

Leveraging Scale for Maximum Returns in Retail REITs

Forecasted future exit cap rate ranged used for existing portfolio & prospective purchases (e.g., 6.5-7.5)



Source: S&P Capital IQ Pro, Nareit T-TrackerTM

Smart Buys, Big Profits

We target selling our retail buildings at a 6.5% to 7.5% cap rate, with smaller transactions to private buyers.

Scaling Up for Bigger Returns

Generating over \$10 million in NOI could lead to a lucrative sale to a retail REIT or the formation of an UPREIT.

Higher Valuations for Retail REITs

With last year's retail REIT cap rates as low as 5.79%, there's a clear arbitrage opportunity for us to scale and achieve higher valuations.

Lower Cap Rate, Higher Returns

Selling in the future at a 5.75% versus 6.5% cap rate means our five-year game plan's success rate jumps from a great 16-20% IRR to an amazing 25-35% IRR.

Recapping the Net Alliance Partners

DIFFERENCE

Expert Retail Tenant Underwriting

- Analyzed 500+ NNN Lease opportunities
- Developed proprietary methodology to select financially stable tenants

Strategic Industry Connections

- Deep network across real estate brokers and private equity
- Access to exclusive and attractive investment opportunities

Market-Driven Property Selection

- Focus on markets with population growth or stability
- Ensures long-term demand and viability of investments

Proven Triple Net Lease Negotiation

- Negotiated and managed 100+ triple net leases
- Secured optimal risk-adjusted lease agreements

Robust Downside Risk Management

- Long Term 10+ year NNN leases
- Focus on strong operators with solid financials

Scalable Growth & Exit Strategy

- Scaling to \$+10M in NOI to unlock lucrative exit options via sale or conversion to a Retail REIT
- Lower cap rate exit could nearly triple investor returns (~3.0x vs. ~2.0x)

Why Early Education?

Essential, Non-Discretionary Demand

Parents need reliable daily child care

Limited Supply, High Barriers

Licensing and staffing restrict new supply

Government Support & Subsidies

Public funding supports enrollment stability

Sticky Customer Base

Families stay enrolled for years

Ideal for NNN Structures

Operators rely on physical space & prime locations



OUR CURRENT OFFERINGS:

4510 Lawrenceville Rd, Loganville, GA

5301 Ricker Rd, Jacksonville, FL

Asset Type: Early Education

Purchase Price: \$6,527,055

Cap Rate: 8.15%

Lease Type: Absolute NNN

Rent Increases: 2% Annually

Lease Term: 15 Years

TENANT INFORMATION

Tenant Name: Eventus Education

Eventus Education is a national school management company specializing in preschool management, business scaling, and exit strategies for school owners

Proven operator with rapid multi-campus growth and scale - Currently 23 sites

Demonstrated exit via acquisition by national platform, KinderCare

OUR CURRENT OFFERINGS:

KEY LENDING METRICS (Anticipated)

70% Loan-to-Value

25-30 Year Amortization

6.1 - 6.25% Initial Interest Rate

5 - 7 Year Fixed

No Prepay Penalty

\$40M fund targeting the acquisition of approximately 35–45 triple-net leased service properties.

SOURCES OF FUNDS	Total (\$s)
Capital Contributions of Class A Members	\$2,331,695
Loan Amount	\$4,568,939
Seller Financing	\$0
TOTAL SOURCES OF FUNDS	\$ 6,900,634

USES OF FUNDS	Total (\$s)
Purchase Price	\$6,527,055
Legal/Organization Expense	\$35,000
Manager's Organization and Due Diligence Fee	\$130,541
Closing Costs Other	\$55,204
Loan Fees	\$85,607
Third Party Reports	\$20,000
1st month rent offset	(\$14,471)
Capital Improvement Budget	\$0
Working Capital and Reserves	\$61,697
TOTAL USES OF FUNDS	\$ 6,900,634

CONTACT US



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The information contained herein has been prepared to assist prospective investors in evaluating the Gas Station Roll-Up Fund (the “Fund”) and is subject to change without notice. Past performance of Timberview Capital, Net Alliance Partners, or any related entity is not indicative of future results. There can be no assurance that the Fund will achieve its investment objectives or that investors will receive a return of capital.

Certain statements contained herein, including targeted returns, projections, or anticipated future performance, are forward-looking statements and involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially from those projected. Such statements reflect the judgment of Timberview Capital and Net Alliance Partners as of the date of this presentation and are subject to change without notice.

Investments in private placements are speculative and illiquid and are intended only for accredited investors who can bear the risk of loss of their entire investment. Distributions, returns, and tax benefits referenced herein are based on assumptions that may not occur as anticipated.

All photos, renderings, and property examples shown are for illustrative purposes only and may not represent actual assets owned or under contract by Timberview Capital or the Fund.

APPENDIX A

Return Sensitivities to Key Assumptions

IRR Sensitivity: Exit Cap Rate Vs Senior Debt Interest Rate								
		Senior Debt Interest Rate						
		5.75%	5.90%	6.05%	6.20%	6.35%	6.50%	6.65%
Exit Cap Rate	8.25%	11%	11%	12%	12%	11%	11%	10%
	7.90%	12%	13%	13%	13%	13%	12%	12%
	7.55%	14%	14%	14%	14%	14%	14%	13%
	7.20%	14%	14%	15%	15%	14%	14%	14%
	6.85%	15%	15%	15%	15%	15%	15%	15%
	6.50%	16%	16%	16%	16%	16%	16%	15%
	6.15%	17%	17%	17%	17%	17%	17%	16%
	5.80%	17%	18%	18%	18%	18%	17%	17%
	5.45%	18%	19%	19%	19%	19%	18%	18%
	5.10%	19%	20%	20%	20%	20%	19%	19%
	4.75%	21%	21%	21%	21%	21%	21%	20%
IRR Sensitivity: Exit Cap Rate Vs Hold Period								
		Hold Period (Years)						
		1	2	3	4	5	6	7
Exit Cap Rate	8.25%	-17%	1%	7%	9%	10%	11%	12%
	7.90%	-3%	8%	10%	11%	12%	12%	12%
	7.55%	10%	12%	13%	13%	13%	13%	13%
	7.20%	17%	15%	14%	14%	14%	14%	14%
	6.85%	22%	17%	16%	15%	15%	14%	14%
	6.50%	27%	20%	17%	16%	15%	15%	15%
	6.15%	34%	22%	19%	17%	16%	16%	15%
	5.80%	41%	25%	21%	18%	17%	16%	16%
	5.45%	49%	28%	22%	20%	18%	17%	16%
	5.10%	58%	32%	25%	21%	19%	18%	17%
	4.75%	68%	36%	27%	23%	20%	19%	18%

Base Case: Forecasted 15-17% 5-year hold IRR even under higher interest rate & lower valuation assumptions (e.g., higher cap rate = lower valuation)

- Sensitivity table outlines forecasted 5-year hold period IRR under different interest rate or exit cap rate scenarios.
- Anticipate funding via fixed rate interest of 6.2% but even at 6.65% it demonstrates attractive returns.
- Anticipate exiting at 6.5% cap rate but even exiting at an 7% cap rate, forecasted returns are attractive.

Opportunistic Case: Sell to a Retail REIT or the formation of UPREIT has forecasted 18% to 21% returns based upon forecasted debt interest rates and exit cap rates in year 5.

Base Case: Forecasted 15-19% 3 to 5-year hold IRR

- Sensitivity table outlines forecasted 1 to 7-year hold period IRR under different exit cap rate scenarios.
- Anticipate exit cap rates between 4.75% to 6.5% but even at 7.2% it demonstrates attractive returns.

Opportunistic Case: Sell to a Retail REIT or the formation of UPREIT has forecasted 17 to 27% returns based upon forecasted shorter hold period (3 years) and exit cap rates as low as 4.75%

APPENDIX A

Economic Characteristics																	
Core Tenant Name or Building Name	Operator	Street	City	State	Zip	Purchse Price	Cap Rate	Type of Lease	Term (# of years remaining)	Rent Increases	Square Feet (lease)	\$s/sqr. Feet (lease)	\$s/sqr. Feet (purchase)	Net Operating Income (NOI)	Guarantees	# of Total Spaces for Lease	# of Vacant
							>7.5%	NNN or Absolute NNN	≥10 Years	≥10 2%	≤15,000						
Early Education	Eventus Education	4510 Lawrenceville Rd	Loganville	GA	30052	\$3,558,282.21	8.15%	Absolute NNN	15	2.00%	8,530	\$34.00	\$453	\$290,000	Corporate & Individual	1	0
Early Education	Eventus Education	5301 Ricker Rd	Jacksonville	FL	32210	\$2,968,773.01	8.15%	Absolute NNN	15	2.00%	7,050	\$34.32	\$443	\$241,955	Corporate	1	0
Early Education	Generations Daycare	6022 W National Ave	Milwaukee	WI	53214	\$945,000	8.25%	Absolute NNN	10	2.50%	4,000	\$19.50	\$244	\$78,000	Individual	1	0
Gas Station	Pinnacle Oil and Gas	1925 FM 1092 Rd	Stafford	TX	77477	\$4,191,616.77	8.35%	Absolute NNN	14	10% every 5	2,868	\$122.04	\$1,575	\$350,000	Corporate	1	0
Total						\$11,663,672.35	8.23%	Absolute NNN	13.5	2.1	22,448	\$52.46	\$679	\$959,955	Corporate & Individual	4	0

These properties purchsed at an 8.23% weighted average cap rate with \$0.95M in year one Net Operating Income (NOI)

Represents annual weighted term of 13.5 years and average annual increases of 2.1% with zero vacancies

APPENDIX A

Building and local market risk (characteristics)															
Core Tenant Name or Building Name	Operator	Street	City	State	Zip	Year Last Renovated	Traffic Counts	Crime levels of neighborhood via bestplaces	HH Income 3 Miles	City Population	City Population Growth	5 mile population	5 mile popouluation growth (5-year growth)	10 mile population	10 mile popouluation growth (5-year growth)
							≥5000	≤55	≥65,000	≥10000	≥.1%	≥25000	≥.1%	≥50000	≥.1%
Early Education	Eventus Education	4510 Lawrenceville Rd	Loganville	GA	30052	A	13,800	40.5	\$77,011	16,800	15.48%	86,904	1.94%	356,963	2.08%
Early Education	Eventus Education	5301 Ricker Rd	Jacksonville	FL	32210	A	10,000	52.9	\$69,872	1,370,000	1.02%	194,787	2.47%	568,876	2.51%
Early Education	Generations Daycare	6022 W National Ave	Milwaukee	WI	53214	B	9,400	56.3	\$69,685	59,600	-0.09%	490,509	2.66%	1,023,119	2.68%
Gas Station	Pinnacle Oil and Gas	1925 FM 1092 Rd	Stafford	TX	77477	B	37,147	56.1	\$73,290	35,500	-1.2	226,412	2.75%	1,022,183	2.72%
Total															

All locations meet or exceed 8 of 10 core market criteria, with strong offsetting fundamentals where exceptions apply

All locations in high traffic retail corridors with strong HH income