



# SanTan Funds

## Net Lease Developments



The tenants and properties pictured are illustrative only and will not necessarily be investments of the Fund.

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<b>PROJECTED TIMELINE</b>	February 2017 – February 2020
<b>INVESTOR PREFERRED RETURN</b>	9.0% annual, simple preferred return
<b>PROFIT SHARING</b>	80% Investor, 20% Manager
<b>PROJECTED ANNUALIZED RETURN</b>	12% –15% <i>*overall returns will be based upon rental income and profits collected from developments</i>
<b>FEE STRUCTURE</b>	The fee structure includes a combined annual asset management fee of 3% of invested equity.
<b>INVESTMENT STRATEGY</b>	The Fund primarily intends to enter into joint venture arrangements with experienced developers to build single-tenant, net-leased properties and sell them as quickly as possible after construction.
<b>DIVERSIFIED PROPERTIES</b>	The Fund anticipates investing in multiple projects. Retail tenants might include: Dollar General, Goodyear Tire & Rubber, Prestige Preschools, and Publix. Healthcare property types might include: senior living, memory care, dialysis clinics, micro-hospitals, and transitional rehabilitation facilities.
<b>FUND OBJECTIVES</b>	<b>Capital preservation.</b> Potential downside protection by building below market value and by diversification of multiple projects (various industries, sub-sectors, tenants, and locations). <b>Periodic distributions.</b> Paid from tenant rents and sales of projects (not anticipated until Q1 2018). <b>Capital appreciation.</b> Upside potential by value creation; not dependent on rising market values.
<b>ALIGNMENT OF INTERESTS</b>	<ul style="list-style-type: none"><li>• The Manager will not receive any profit sharing until Investors have received 100% of their principal investment back plus the preferred annual return.</li><li>• The Manager believes that this structure aligns the interest of the Investors and the Manager.</li></ul>
<b>MINIMUM INVESTMENT</b>	\$100,000 or at Manager’s discretion.

### ACCREDITED INVESTORS ONLY

Sales will only be made to qualified purchasers and up to 35 non-accredited investors. The securities are not registered with or approved by any state securities agency or the SEC and are offered and sold pursuant to an exemption from registration. The general announcement does not constitute an offer to sell, nor a solicitation of an offer to buy, the securities described in the announcement. Such an offer can be made only by means of a prospectus, offering memorandum, subscription document, or other offering documents pursuant to R14-4-139.

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