



GLADSTONE COMMERCIAL

GLADSTONE COMMERCIAL ACQUISITION CRITERIA

OUR GOAL:	To acquire NNN single tenant real estate from Third Party Sellers and Owner Occupants
PROPERTY TYPE:	Single-Tenant, triple net lease (NNN) office and industrial buildings
TENANT PROFILE :	Private companies and Non-Investment-Grade public companies
ACQUISITION SIZE:	\$3,000,000 to \$30,000,000 (per asset)
CAP RATES:	7%-10% based on tenant credit worthiness, real estate qualitymarket dynamics and the primary term of the lease
LOCATION:	North America

Gladstone Commercial Corporataion is publically traded (NASDAQ:GOOD) Real Estate Investment Trust (REIT). The REIT's goal is to acquire over \$150 million of Commercial Properties in 2007. Overall, Gladstone Commercial is a "Buy and Hold" investor.

ACQUISITION CONTACTS:

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