



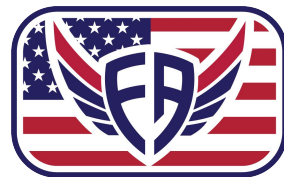
# The Marketplace at Princeton

Premium NNN Retail Investment

3885 Route 27 Princeton, NJ 08540

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**FREEDOM  
ACQUISITIONS**



# Why Invest?



80% occupied with proven tenants



Strong annual rent increases (3%+)



Prime location between NYC & Philly



Major tax advantages via Bonus Depreciation



Hands-off asset management with NNN leases



# A Deal Years in the Making

## Why This Opportunity Stands Out



Reviewed hundreds of deals before this one



Team member lived nearby for years, offering unmatched local insight



First under contract August 2024, re-secured with stronger terms



Now includes improved rent roll and capital upgrades



300+ hours of research, lease analysis, and demographic review



# Investor Returns Snapshot



Projected IRR

20–22%

Equity Multiple

2.10x–2.20x



Preferred Return

8%

Purchase Price

\$12.4M



Equity Raise

\$6.0M

Hold Period

5-7 Years

*Disclaimer: Please check with your tax and legal professional as neither sponsor nor this offering is intended to provide any tax or legal advice. This offering is not intended to or should be construed as such advice. Your results may vary and may not be the same as the results of others.*



# Investor Cash Flows

\$100k Invested

	Lease Up		Earn Out	Sale	
	Year 1	Year 2	Year 3	Year 4	Year 5
Investor Capital Balance	(\$100,000)	(\$100,000)	(\$99,762)	(\$79,145)	(\$76,367)
Cash Flow	\$2,748	\$7,106	\$33,173	\$9,030	\$161,292
Avg. Annualized Return	22.7%				

*Disclaimer: Real estate investing involves many risks, variables, and uncertainties. No representations or warranties are made that the Company will, or is likely to, attain the returns shown above since hypothetical or simulated performance is not an indicator or assurance of future results.*

# Meet Our Team

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**Nicholas Fusilli**

Real estate & finance strategy, \$10M+ portfolio



**Nikki Fusilli**

Financial analyst, asset manager, \$50M+ in deal transactions



**Lyndon Hansen**

Portfolio operator, 1,000+ units across U.S.