

FOR IMMEDIATE RELEASE

September 15, 2020



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The Net Lease Group Arranges Sale-Leaseback of 3-Property Manufacturing Portfolio

Atlanta, GA [September 15, 2020] – The Net Lease Group (NLG) announces the successful sale-leaseback of three strategic manufacturing facilities operated by Parkway Products, LLC, a leader in the injection molded plastics industry. NLG and Parkway Products, with Capital Partners, collaborated with an operating subsidiary of Illinois based, Agracel, Inc. which acquired the three facilities upon execution of long-term net leases by Parkway operating subsidiaries at each location.

“Despite the capital markets disruption and the attendant challenges brought on by COVID-19, NLG executed a marketing plan that delivered offers from multiple qualified buyers, enabling our client to structure terms accretive to its business plan,” said Rick Ross, Senior Director, who directed NLG’s marketing effort. Sale-lease-back financing has steadily increased in recent years, as companies seek to take advantage of competitive and robust capital markets. Sale-leasebacks remain a viable and cost-effective long-term financing alternative to raise capital, by monetizing owned real estate.

Esmael Hill, Managing Principal at NLG commented, “Our team’s execution on this project proves that overall capital markets fundamentals remain sound, particularly for mission critical facilities within the industrial, net lease sector.”

NLG’s team of Esmael Hill, Rick Ross, Philip Wickstrom, Evan Morton, Ross Wood and Lauren Hopper implemented the marketing and execution of the transaction. The team brought the portfolio to market first quarter 2020 and completed the transaction in the third quarter.

About NLG

The Net Lease Group (“NLG”), a commercial real estate investment advisory and brokerage firm, specializes in the corporate, institutional, and private execution of single and multi-tenant, net lease transactions across all markets within the United States. Through NLG’s full range of brokerage and advisory services, NLG provides Investment Sales, Sale-Leaseback Advisory, Build-to-Suit Development Solutions, and Debt-Equity Placement solutions to its clients nationwide. NLG’s principals and its team have successfully completed, advised, and structured transactions in excess of \$10 Billion throughout a combined 50-plus years of commercial real estate experience.

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About Parkway Products, LLC

Parkway Products, LLC, founded in 1946, is a leader in six niche process technologies and is ranked among the top 100 injection molders in the US. With eleven manufacturing facilities throughout the United States and Mexico, Parkway Products provides its customers a single source for precision molded products requiring both high performance and advanced materials. Parkway's extensive expertise in the Aerospace & Electronics, Agriculture Off-Road & Truck, Automotive, Healthcare, Industrial, and Infrastructure markets give the company an unsurpassed reputation as a premier supplier of complete molded process technology solutions.

About Capital Partners, Inc.

Since its formation in 1982, Capital Partners has raised over \$1 billion in capital commitments across three funds and invested in more than eighty companies. Limited partners include insurance companies, public and private pension funds, endowments, foundations, and high-net worth individuals. Capital Partners is uniquely able to fund low leverage buyout equity investments, perpetuate private-company tax-efficiency, and create a growing income stream for managers and investors.

About Agracel, Inc.

Agracel, Inc., with over 34 years' experience developing, constructing and acquiring industrial facilities across 20 states, brings together real estate and development expertise together with private and institutional capital to grow manufacturing aligned businesses that support communities throughout the United States with a primary focus on secondary and tertiary markets.

For more information visit: www.thenetleasegroup.com