



We help each of our investors enjoy monthly passive income by co-owning premium commercial real estate that is both recession-resilient and fully managed. How do we achieve this?

### Removing Barriers to Investing in Commercial Real Estate

First, we hand-select the best properties. Each property is thoroughly examined and vetted. It must meet at least three of these four criteria:

- Single tenant (avoids complexity)
- Long-term lease (15+ years reduces tenant shuffling)
- Triple net lease (tenants are responsible for improvements, taxes, maintenance, etc.)
- Backed by a corporate guarantee (a larger company guarantees the lease)

Second, we strategically select properties that are recession-resilient—ideally, prosperous during both booming and struggling economic times. Examples of our properties include Dollar General stores, Advance Care Medical facilities, and CVS Pharmacy buildings. Our ideal tenants are uniquely positioned to not only survive economic storms like those we have recently faced but to thrive during tough times.

Finally, once we have selected a property, we purchase it debt-free. We then sell portions of each property to 1031 Exchange buyers, self-directed retirement account owners, and cash investors. This gives each investor the freedom to purchase the percentage of the property that best fits their current investment plan—anywhere from one to one-hundred percent. Our “have it your way” approach gives you flexibility.

By requiring a much lower minimum investment, we have removed the traditional barriers of investing in commercial real estate investment and made this investment vehicle much more accessible to the average investor.

### Hassle-Free, Passive Monthly Income

Once you have specified the amount you want to invest and selected from our list of available properties, we will add your name to the deed of the property. Based on timing but likely within the first month, you will begin receiving monthly cash flow as well as watch the value of your investment appreciate from there.

Because each of our properties is fully managed, you won’t ever have to worry about tenants, trash, and toilets—the typical headaches that come with being a landlord. Instead, you focus on what you care about most—putting your money to work for you—and not the other way around!

### Invest with Us

At Millcreek Commercial, we take the benefits of investing in commercial real estate to the next level. Our “all-gain, no-pain model” produces monthly passive income, requires zero heavy-lifting, and tax-protects our co-owners.

Invest with us today and access premium commercial real estate that is a safe, secure, and stable place to put your hard-earned dollars to work.



## **We exist because:**

- Commercial real estate is out of reach for many investors.
- Being a part-time landlord is a burden.
- Creating safe, secure, and stable returns can be too risky for some.
- Opportunities for monthly passive income are hard to qualify.

## **What we do:**

1. Bring the high yield/low risk potential of commercial real estate within reach of all investors
2. Qualify, acquire, and manage a broad commercial portfolio to create fractional opportunities for our co-owners—we guarantee a perfect fit for your investment
3. Deliver an “all gain, no pain” model that produces monthly passive income, requires zero heavy lifting, and tax-protects our co-owners

## **What you get:**

1. Co-own high yield/low risk commercial real estate
2. Real Estate Guaranteed to fit any size of financial investment
3. With an “all gain, no pain” model that produces monthly passive income, requires zero heavy lifting, and tax-protects our co-owners
4. Access to experts exclusively focused on quality commercial real estate

## **It all boils down to:**

### **We work with 1031 Exchange buyers, self-directed retirement accounts, and cash investors**

- Recession-Resilient
- Low Minimums
- Fully Managed

*We work with 1031 Exchange buyers, self-directed retirement accounts, and cash investors.*