

SPIRIT REALTY CAPITAL

Driven to Deliver

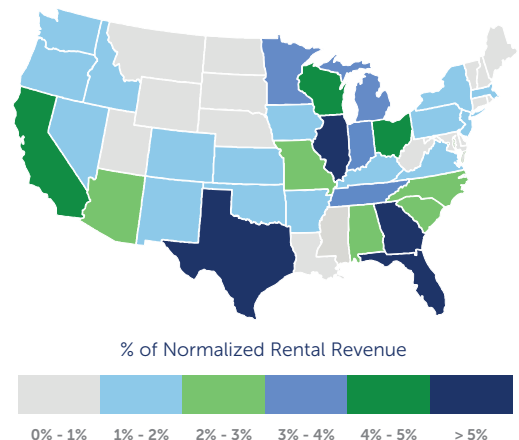
Industry leadership

Spirit Realty Capital (NYSE: SRC) is one of the largest publicly traded triple-net lease real estate investment trusts (REITs) in the country, with an estimated value of more than \$8B. We are a premier REIT in the Dallas metro area and one of only two non-mortgage publicly traded REITs headquartered in the state of Texas. With solid growth over the past decade, Spirit has become an industry leader as an owner of income-producing, operationally essential retail, industrial and office properties.

Active portfolio management

Spirit seeks investments that represent solid opportunities for long-term returns, including the acquisition of net lease properties and sale-leaseback transactions in a variety of diversified asset classes. As of the third quarter of 2017, our \$8.1B portfolio consisted of 2,549 properties leased to 432 tenants across 49 states and 30 industries. Our aggregate gross leasable area is approximately 51MM square feet, with an occupancy rate exceeding 97% and lease terms averaging 10 to 20 years. These single-tenant, operationally essential properties include restaurants, movie theaters, medical offices, health and fitness facilities, convenience stores, car washes, drugstores, distribution centers and data centers, in addition to retailers of groceries, building materials, sporting goods, automotive supplies and general merchandise.

PORTFOLIO DIVERSIFICATION



ASSET DIVERSIFICATION



Creative leasing solutions

Spirit works with tenants to find creative solutions to benefit their business. We closely monitor real estate metrics to determine where a new acquisition's rent and purchase prices are relative to market rent and replacement costs. This data allows us to offer some of the most attractive rates in the industry, with flexible lease structures that meet tenants' operational needs. No one is more prepared to deliver creative deal structures than Spirit.

Disciplined investment strategy

Our time-tested investment strategy includes monitoring industry trends to stay on top of the strengths and weaknesses in every sector in which we invest. Our team has practical knowledge of using data analysis to understand future economic trends for strategic investment. Spirit understands the importance of non-rated tenants with strong unit level performance that are frequently overlooked by traditional lenders and triple-net investors. Our industry experience and insight allows us to pursue portfolio diversification in markets with growth potential, providing stability in economic downturns, offering long-term growth with minimal risk. We grow our portfolio rationally with a strong risk-to-return profile.

Profitable partnerships

We create thriving partnerships with operators, private equity sponsors and their advisors through successfully monetizing their real estate. As our partners sell their single-tenant property to us and lease it back, they unlock equity otherwise tied up in property investments. With added cash flow, our partners gain a competitive advantage by paying down debt, remodeling or expanding their business.



Collaborative culture

Our Dallas location provides us with a great business opportunity and the chance to enhance our work environment. As we solidify our Dallas-based team, we are looking for new team members who share our vision to help us continue our legacy of success. We offer a culture of collaboration, communication and integrity at every level. Your path to greatness begins here: <http://www.spiritrealty.com/career-opportunities>.

Contact us

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Spirit Realty Capital is an equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, disability, protected veteran status, or any other characteristic required by law.