



The Real ESTATE Story

Ford Investment Properties

50 East Ocean Boulevard, Suite 205-B, Stuart, FL

Who are we?



Ford Investment Properties and key management have owned and actively managed over 1,250,000 sf of commercial retail and office properties collectively over the past 25 years. Our portfolios have focused on multi-tenant properties, which could be categorized as both stabilized and value add or reposition opportunities, as well as ground up development projects.

After successfully investing for our own account for many years, we decided to make our experience and expertise available to a broader group of investors by launching a Private Placement Offering in late 2008. Despite the challenges posed by the unprecedented financial market crash that coincided with our product launch, within 12 months we were able to break escrow and three months later had double the equity raised.

What we do?



As a result of our many years of experience with multi-tenant commercial real estate, which can sometimes be inconsistent relative to occupancies and therefore rent rolls, we launched a fund with an income stream based on NNN single tenant assets. This commercial real estate sub-class is typically more consistent with respect to income and generally has longer-term leases in place on the properties.

The challenge with NNN real estate is in determining which properties provide the best return versus relative risk and being able to put together the best possible acquisitions as these properties are in demand by other investors. To combat these challenges, Ford has developed proprietary strategies.



Our Strategy

Property Selection: We have developed a specific set of acquisition criteria by which a property must be assessed before being considered for potential investment, we can select the property that we believe will provide the best performance over the long term.

Financial Modeling: We integrate detailed financial modeling into our property selection process to assist in predicting property performance after the acquisition. This offers a forecast of investor returns taking into account many variables that may directly effect income.

Financing: Financing is a key strength of our team. We have relationships with various lenders, as well as brokers who work at the national level. These strategic partnerships help insure that the debt financing placed on our properties are always booked at the best rates and terms available in the market.

Operations: Our past experience and expertise in actively managed multi-tenant properties has allowed us to develop our current acquisition criteria to avoid the pitfalls associated with these types of properties. With our strong foundation in building assessment, surrounding local market surveying, and hands on management, there is little that these assets can present to us that we have not dealt with before.

What do you get?

Expertise & Commitment

- Sponsor brings over 50 years of combined experience in all segments of the commercial real estate market.



- Sponsor has 10% equity co-investment requirement.
- Asset class is perfectly non-correlated to the stock market, and thus makes an excellent market hedge.

Regular Income

- Properties have a track record of payment 10% fixed quarterly distributions from tenant leases.
- Long-term real estate leases generally provide dependable revenue for distribution payments.
- In 2015/2016 the preferred return is 10%, which is above market rate for similar investments.

Low Relative Risk

- Single tenant NNN commercial real estate assets with nationally known and strong regional tenants
- Long-term fixed debt matched with long-term leases.
- Assets spread over multiple markets and varying industries.

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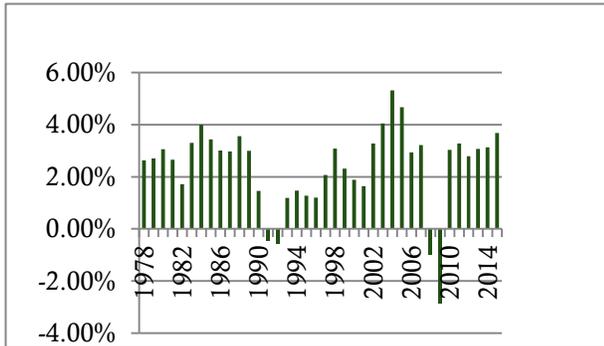
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Still Historically Low Rates



Annualized Rates of Return - Commercial



FORD INVESTMENT PROPERTIES INCOME FUND IV, LLC

Income Focused Fund:

- Fund designed to provide stable current cash distributions and preservation of capital.
- Long-term leases matched with long-term fixed rate debt = Greater Stability
- 10% of total equity raised will be contribution from sponsor
- Quarterly distributions of operating cash flow
- Potential tax deferral advantage

Why Invest in Real Estate Now:

- Prices of commercial real estate are relatively low.
- Lower risk sector – Single tenant NNN properties with national or public companies should provide lower risk.
- Real Estate is perfectly non-correlated to the stock market.
- Existing, performing, real “brick & mortar” investment.