

Net Lease Property Group

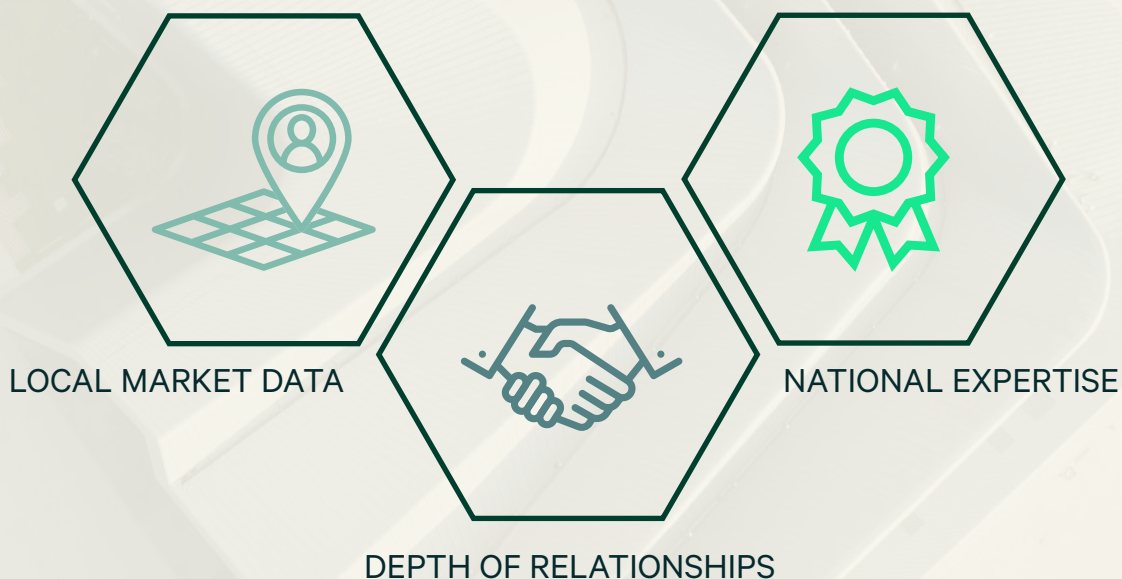
Newport Capabilities
2026

Unparalleled Access. Unrivalled Outcomes.

CBRE Net Lease Property Group is a select team of senior level Capital Markets professionals that specialize in the sale, purchase and recapitalization of single tenant net leased properties throughout the United States. Team members are committed to providing exceptional service to clients with flexibility and speed through collective team experience and relationships while sharing proprietary real-time market information and technology.

The CBRE Net Lease Property Group's success is attributable to its unwavering dedication to being the market leader in the single-tenant arena and being able provide national expertise and in-depth knowledge of virtually all local markets and sub-markets around the country.

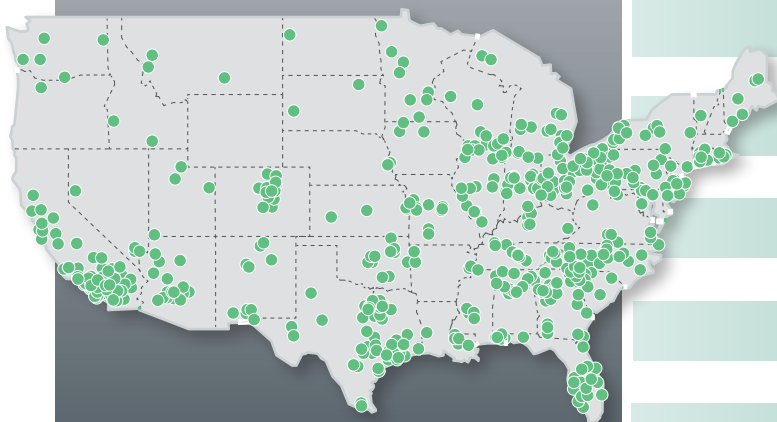
Our Proprietary Platform



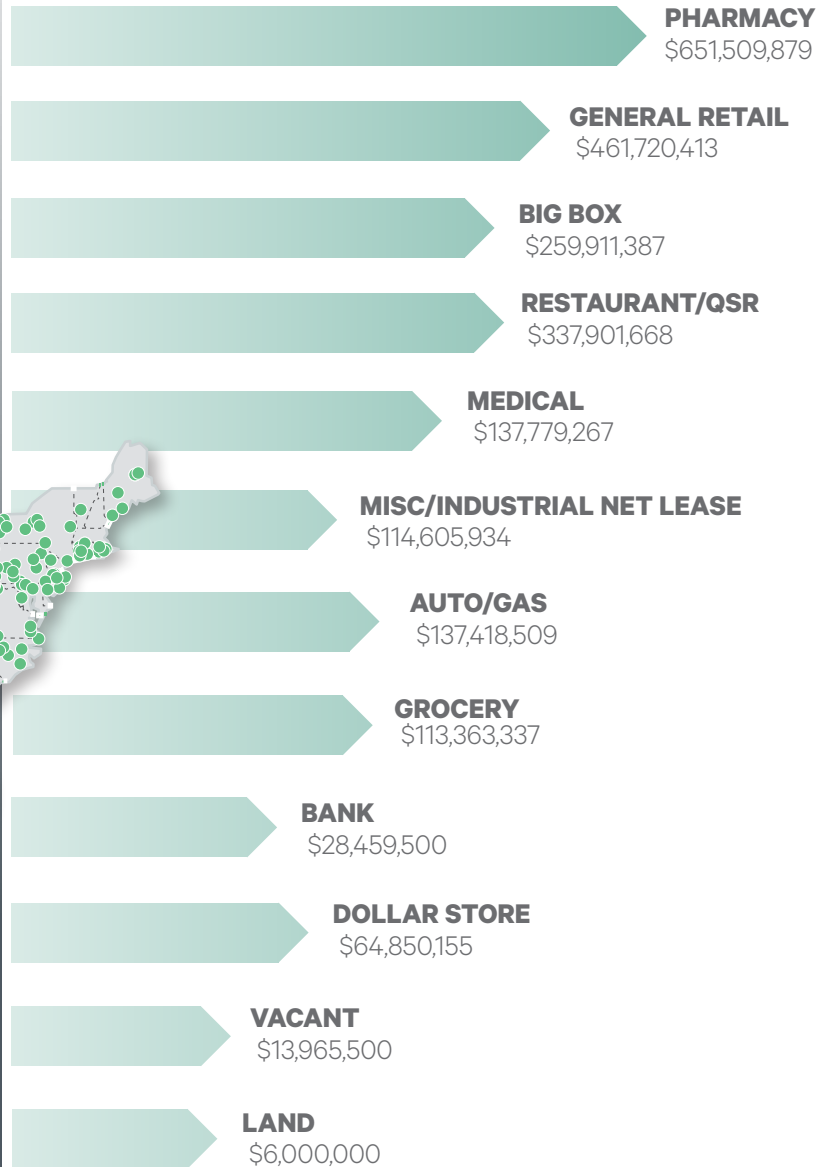
NLPG Newport Completed Deal Volume

Why NLPG Newport?

We are committed to providing exceptional service to clients through collective team experience and relationships while sharing proprietary real-time market information and technology.



\$2,327,485,549
COMPLETED DEAL VOLUME



Meet the Team



Ian Schroeder

Senior Vice President & Partner

Ian specializes in the disposition of single-tenant NNN assets throughout the United States. Throughout his career, Ian has closed over \$2 Billion in transactions. Ian's extensive business background includes nearly 30 years of success in serving his clients with the utmost integrity, salesmanship and professionalism, which has earned him a stellar reputation in the commercial real estate industry.



Melissa Ley Marshall

Senior Vice President & Partner

Melissa has closed more than \$1.56 billion in investment sales volume and over 442 transactions throughout her career. As co-lead of her team, Melissa provides strategic leadership and oversight, maintaining the highest standards of client service across every engagement for her private and institutional clients.

For more than ten years, Melissa has developed and led the team's 1031 exchange platform, successfully placing exchange capital and sourcing replacement properties for qualified buyers.



David McNevin

Senior Associate & Partner

David specializes in advising clients on the acquisition and disposition of single-tenant net lease retail and industrial properties across the United States. David's primary focus is building and nurturing client relationships within the merchant developer sector, private client space, and institutional arena. He is deeply committed to understanding the needs and goals of his clients' and their real estate portfolios.



Allison McDuffie Johnson

Director of Operations

Allison is responsible for the successful execution of all of NLPG Newport's investment transactions, managing every step of the process. Since joining CBRE in 2013, Allison has represented institutional, developer, and private clients as both buyers and sellers, and has managed the sale of over \$1.59 Billion in investment volume, totaling over 6.8 million SF of net lease retail space.



Andrew Clazie

Graphic Designer & Marketing Specialist

Andrew provides direct support for NLPG Newport while managing all aspects of the creation, design and promotion of all marketing assets for the team, including offering memorandums, flyers, proposals, direct mailings, and social media utilization. Andrew also manages the team's nationwide listing process, ensuring each transaction abides by state law.

CBRE

Net Lease Property Group Newport



Expert Knowledge, Superior Outcomes.

As the world's largest brokerage of net lease properties, CBRE leads the way in the single-tenant sector, closing \$450 billion in single-tenant sales worldwide since 2003.

Our focus is always on our clients— delivering the best advice through our commitment to collaboration and integration, and providing superior local market expertise to produce industry-leading results.



Unified collaboration and communication across the national network of single-tenant net lease professionals.



Unsurpassed proprietary buyer/ advisor database developed through our prolific industry leading experience in brokering and financing single-tenant sales.



Access to global capital through our extensive market knowledge and transaction expertise applied to every deal by our highly knowledgeable professionals.



Proven Advantage

CBRE is the leading single-tenant net lease brokerage company in the United States. For investors, our depth of relationships with domestic and international capital, real-time market information, and unrivaled insight across the broad spectrum of real estate services means that CBRE is the only choice.



SINGLE TENANT NET LEASE SALES

Specializing in the sale, purchase and recapitalization of single tenant net leased properties throughout the United States, CBRE has closed over \$194 billion in U.S. single tenant sales since 2003 and is consistently ranked #1 in the industry for these transactions. Our goal is to provide unparalleled speed to market and exposure for all of our listings, resulting in the highest pricing and surety of close for our clients' properties.



SALE-LEASEBACKS

Corporate occupiers are increasingly utilizing the sale-leaseback vehicle to monetize 100% of an owned property's value while securing long-term occupancy and control of the property. Other companies use sale-leasebacks as a way to manage a future exit from a property under better economics. CBRE is the nation's leading sale-leaseback advisor, having successfully closed over \$16 billion in sale-leaseback transactions from 2015 to 2025.



BUILD-TO-SUIT FINANCING

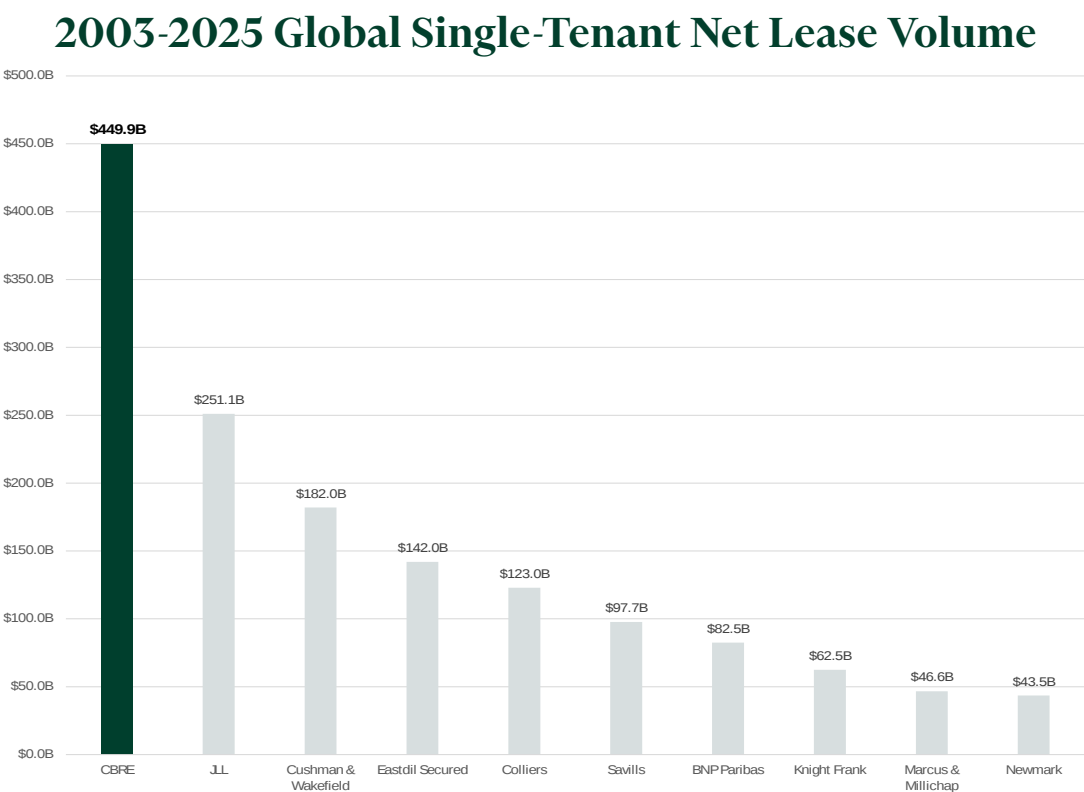
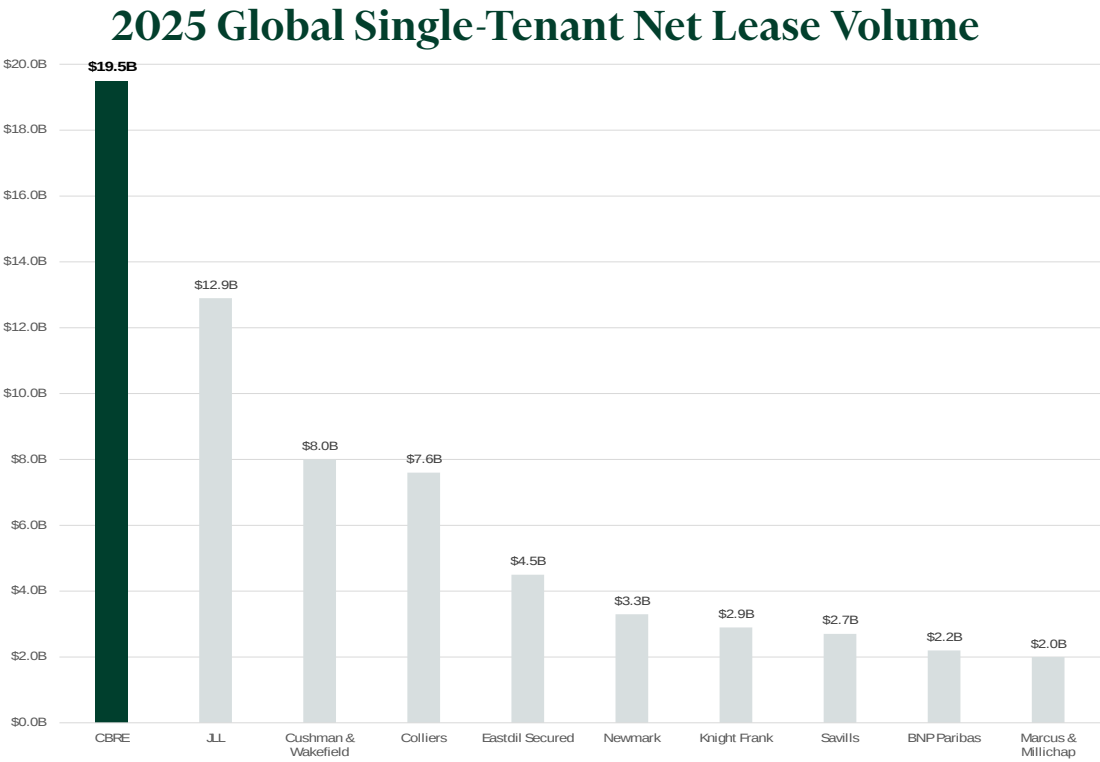
The Net Lease Property Group offers a range of services to help corporate or developer clients for build-to-suit projects in today's capital constrained environment. For corporate clients, we offer advice and expertise to structure and secure a wide range of capital solutions for ownership or lease. Additionally, we help developers win and successfully complete build-to-suit projects under a variety of capital solutions for both investment grade and non-investment grade tenants.



REAL ESTATE MORTGAGE FINANCING

Specializing in structuring, sourcing and negotiating large real estate financings, our professionals have extensive experience in arranging debt that can be critical to closing valuable transactions for corporations.

CBRE's Global Net Lease Market Share



Source: MSCI Real Capital Analytics, 2025

Case Studies



DAVE & BUSTER'S & MAIN EVENT PORTFOLIO

5 Locations – Kentwood, MI | Lafayette, LA | Mobile, AL |
Murfreesboro, TN | Scranton, PA

Retail

\$111,420,690 Sale

Corporate Sale-Leaseback Portfolio

Closed at 99% of List Price with 9 Day Escrow



RALPHS

West Hollywood, CA

Retail

\$44,000,000 Sale

Pride of Ownership Investment in West Hollywood

Seller and Buyer Representation



CVS PHARMACY

Dallas, TX

Retail

\$12,902,000 Sale

Set National Cap Rate Record for CVS

Off-Market Transaction, Seller Representation



DUTCH BROS

Fort Worth, TX

Retail

\$3,119,000 Sale

California Based Investor Trading Out of Multifamily

17th Dutch Bros Sold



PNC BANK

Downtown Dallas, TX

Retail

\$4,574,000 Sale

Pride of Ownership investment in Downtown Dallas

Buyer Representation - 21 Day Escrow



PIZZA HUT PORTFOLIO

14 Properties - Greater Houston, TX
 QSR
 \$27,745,000 Sale
 14 Locations in Greater Houston, TX
 Maximized Portfolio Value via Individual Sales



FEDEX FREIGHT

Savannah, GA
 Industrial
 \$13,720,000 Sale
 Sourced Boston-Based 1031 Exchange Buyer
 2.12 Acre Site Allowing for Future Expansion Potential



MCDONALD'S

Pensacola, FL
 Retail
 \$2,205,000 Sale
 Seller Representation - Traded Sub 4% Cap Rate
 Sourced NY-Based 1031 Exchange Buyer via Cold Call



7-ELEVEN

Bishopville, SC
 Retail
 \$7,681,818 Sale
 47 Total Day Escrow Included Buyer Obtaining Financing
 7FLEET Truck Stop Location with 18 Year NNN Lease



DIGNITY HEALTH ER

Litchfield Park, AZ
 Healthcare
 \$14,850,000 Sale
 4th Dignity Health Asset Sold in AZ
 Acquired by All-Cash, CA-Based 1031 Exchange Buyer

Specialized Expertise

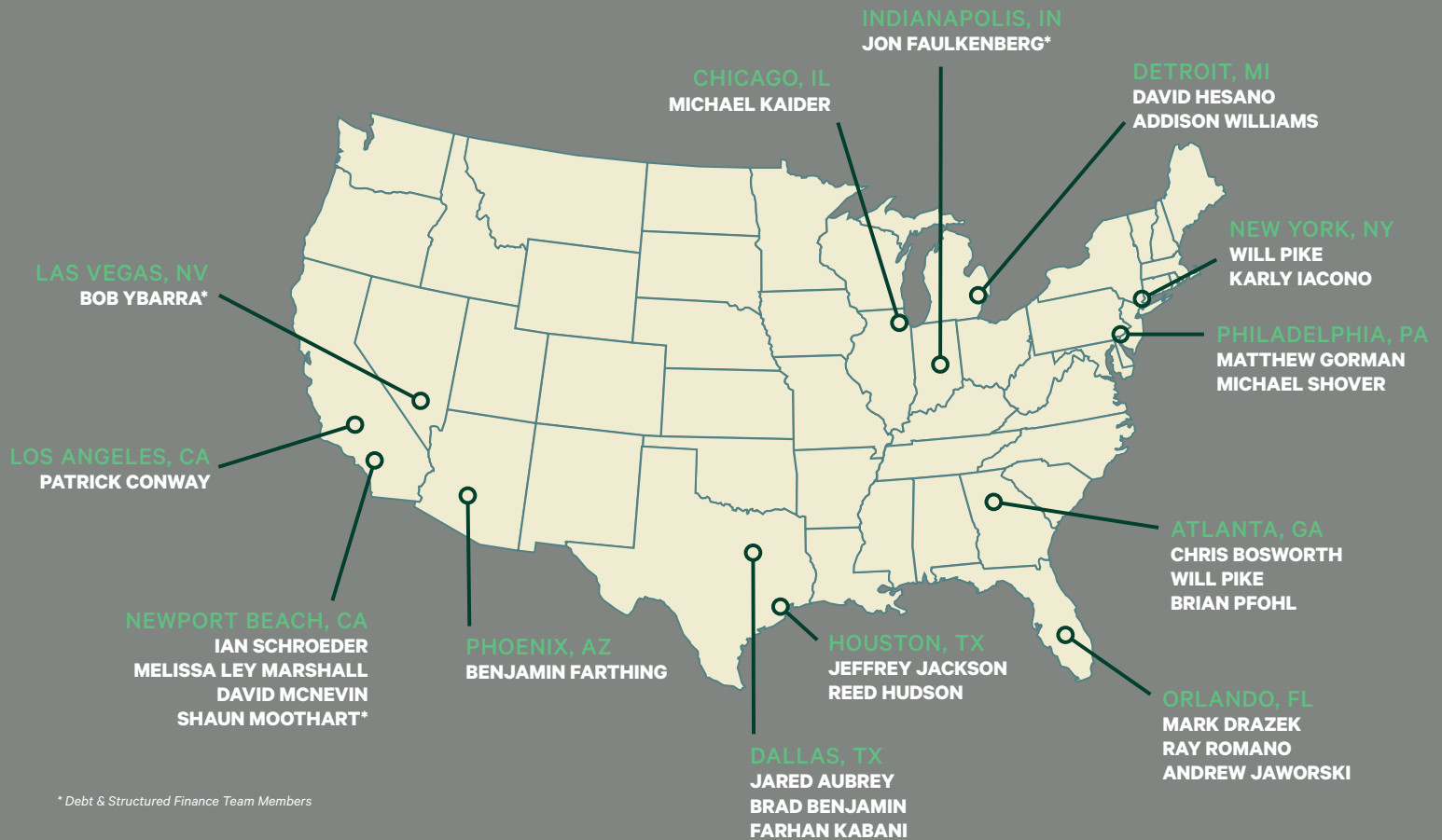
CBRE's Net Lease Properties specialists understand our clients' businesses and work to drive results. Our professionals offer specialized expertise and an unparalleled track record of innovation and creativity that powers client success. We assemble the best team possible for every assignment and leverage our superior market intelligence, unmatched access to capital and innovative technologies to deliver powerful insights and achieve profitable outcomes.

Our key features include:

- Unified Collaboration and Communication
- Institutional Quality Marketing Campaigns
- Unsurpassed Proprietary Buyer/Advisor Database
- Local Market Expertise – Nationwide
- Speed to Market
- Individual Web-Based Property Sites with Secure Due Diligence Access
- Credibility and Reliability



Net Lease Property Group - U.S. Offices



* Debt & Structured Finance Team Members



Connect with Us



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