



MILLCREEK
COMMERCIAL PROPERTIES

Breaking down the barriers

to invest in commercial
real estate

**Improving your multi-family
prospecting** with creative
reinvesting strategies

Breaking Down Barriers

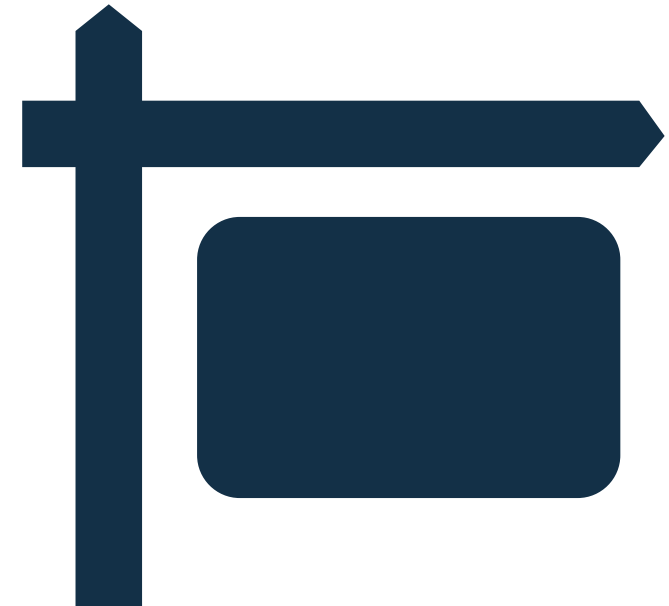


We are **breaking down the barriers** that keep 98% of the US population from investing in commercial real estate

Millcreek Ambassador Program




- Access to all due diligence on each property for you and your client
- A customizable and co-branded webpage
- Marketing email templates
- Social media marketing graphics
- Co-branded marketing mailers/postcards
- Co-branded brochures
- Escalating real estate commission schedule




Ambassador Webpage





HOME ABOUT RESOURCES OUR PROPERTIES EVENTS CONTACT

Why move your money from a rental property to commercial real estate?

Ditch the hassle of managing rental properties! You can **Defer** all of your capital gains taxes on the sale of your property & **add passive & reliable income** with safety, security, & stability to your investment portfolio.



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1031 Exchange
ApprovedRetirement Account
Qualified

Mailers and Brochures



Why move your money from a rental property to commercial real estate?

Because life can be a whole lot simpler. Stop managing properties and start focusing on cash flow. Each of Millcreek's properties are debt-free and meet at least three of these criteria:

- Net Lease: Tenant is typically responsible for taxes, insurance & maintenance
- Long-term lease
- Single tenant
- Lease terms guaranteed by investment grade corporation

MILLCREEK | **BREAKING DOWN THE BARRIERS TO INVEST IN COMMERCIAL REAL ESTATE**

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United Real Estate
Advantage

I'd love to hear from you if you'd like to: Defer all of your capital gains taxes on the sale of your property, and add passive and reliable income with safety, security and stability to your investment portfolio.

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MILLCREEK
COMMERCIAL PROPERTIES

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INTERNATIONAL

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Breaking Down the Barriers to Invest in Commercial Real Estate

What We Do

Commercial real estate is one of the most reliable investments but has typically been reserved for the wealthiest. At Millcreek Commercial we are changing the way individuals can own cash flowing real estate. We are breaking down the barriers and enabling everyone to enjoy the benefits of commercial real estate.

How We Do It

Every property is owned debt-free and then divided up into shares that can be purchased. This provides a steady flow of reliable and passive income each and every month. Our partners actually own real estate and can enjoy these benefits today.

How to Own Commercial Real Estate

There are three ways to purchase commercial real estate with Millcreek Commercial.

1. Move money from a residential property into a Millcreek commercial property tax free through a 1031 exchange
2. Use self-directed retirement accounts such as 401k's and IRAs.
3. Use cash funds

We provide our partners **safety, stability, and security** in commercial real estate investment.

Each of our debt-free properties at MillRock must meet at least three of the stringent standards found below:

- Triple Net Lease: Tenant is typically responsible for taxes, insurance & maintenance
- Long-term lease
- Long term Lease guaranteed by investment grade corporation
- Single tenant

1031 Exchange Approved

Retirement Account Qualified

Email Marketing Templates



Breaking Down the Barriers to Invest in Commercial Real Estate

Millcreek Commercial Available Properties

Millcreek Commercial Properties provides debt-free tenant-in-common ownership shares in high quality commercial real estate investment properties. We focus on making safe, secure, and stable commercial real estate investments available at a price point not typical for this exclusive asset class. Millcreek assets are ideal passive investments with stable, corporate guaranteed monthly cash flows requiring little to no involvement by the investor.

Millcreek is 1031 exchange approved and retirement account qualified.

To see all of our available property offerings click here.

[View Additional Offerings](#)

Millcreek Commercial announces PNC Bank as our newest syndication

At Millcreek Commercial each of our properties must meet a strict set of standards. We recently purchased PNC Bank in St. Louis, MO to add to our list of offerings. This trophy property meets and exceeds all of our criteria.

- 6% income stream
- Long-term ground lease
- High-traffic intersection
- Oversized 1.9 acre lot
- 2,500+ branches nationwide
- 7th Largest bank in the US
- S&P A- credit rating

Millcreek Commercial Properties provides debt-free syndications utilizing tenant-in-common ownership shares in high quality commercial real estate investment properties. We focus on making safe, secure, and stable commercial real estate investments available at a price point not typical for this exclusive asset class. Millcreek assets are ideal passive investments with stable, corporate guaranteed monthly cash flows requiring little to no involvement by the investor.

Millcreek is 1031 exchange approved and retirement account qualified

[View Offerings](#)

MCP Announces the Successful completion of our Dollar General Syndication

Millcreek Commercial Properties announces the successful completion of the Ruston, Louisiana Dollar General syndication, a \$1.35 million project.

Congratulations to broker Jared Booth of Colliers International for bringing quality partners to the Millcreek family.

[View Additional Offerings](#)

Commercial real estate is a better choice



Millcreek properties **must meet at least three** of the criteria below



Net Lease. Tenant is typically responsible for taxes, insurance & maintenance



Corporate guarantees. Lease terms guaranteed by investment grade corporation



A long-term lease. Greater than 10 year lease term



A single tenant. Avoid tenant management issues

Our Solution to the Barriers



Millcreek purchases prime commercial assets debt-free.



The asset is divided into pieces for sale called tenant in common ownership shares.



The pieces are then sold to individuals who are interested in owning safe, secure and stable commercial real estate.

Millcreek Property Offerings



Dollar General, Chicago MSA




Dollar Tree, St. Louis MSA



PNC Bank, St. Louis MO

Our Quest



Our quest is to enable
everyone to enjoy the
Safety, Security, & Stability
of owning commercial
real estate!



MILLCREEK
COMMERCIAL PROPERTIES

THANK YOU

