



## CONTACT

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## ACQUISITION CRITERIA:

### ACQUISITION TYPES

- Fee Simple
- Easements
- Master Leases
- Lease Assignments

### PROPERTY TYPES

- Land
- Commercial
- Residential Income-Producing

### INFRASTRUCTURE TYPES

- Communications
- Energy & Power
- EV Charging

### LEASE TYPES

- Ground Leases
- Rooftop Leases
- Sub-tenant Leases
- Tower Leases

### PREFERRED ASSET TYPES

- Cell Towers
- Data Centers
- Distributed Antenna Systems
- Edge Computing
- Rooftop Antennas
- Small Cells

# WIRELESS EQUITY GROUP

## INFRASTRUCTURE ASSET FUND

## PROFILE

We are proud to be one of the leading infrastructure investment firms specializing in the acquisition, management, and consulting of wireless real estate assets and digital infrastructure.

Backed by over \$200M in Capital, Wireless Equity Group's Infrastructure Asset Investment Funds acquire active utility infrastructure leases (Cell Towers, Rooftop Antennas, Fiber Hubs, Data Centers, etc.) through fee simple real estate transactions, easements, master lease agreements, and lease assignments.

## WORK EXPERIENCE

### EASEMENTS + MASTER LEASE AGREEMENTS

- We can record an easement or master lease and have funds paid within 14 days after all due diligence items are provided.
- The landlord remains the owner of the property and all protections they currently enjoy under their existing lease agreement remain in effect.
- Our easement and master lease agreements are simplified, with no additional restrictions to the property.
- Location: Anywhere in the United States, Europe, Australia, Portugal, New Zealand and Other select international markets

### FEE SIMPLE PURCHASES

- No Appraisal Contingency - All Cash Transactions.
- We typically close within 30-45 days after all due diligence items are provided.
- We can either make an offer on the entire property OR we will partner with a local buyer and close escrow on the easement concurrently.
- Location: Anywhere in the United States if within 1 hour from major airport. Preferred locations include: California, Nevada, Arizona, Texas, Florida, Oregon, Idaho, Utah, New Mexico, Wyoming, Montana.

### PAYOUT OPTIONS

- Full Payment at Close: We will make a full cash payment at the close of escrow. The funds can be 1031 exchanged when selling through a fee simple or perpetual easement.
- Structured Payments: We will make structured payments over a 5-10 year term. The seller can choose a higher payment at close and spread out their payments over time to lessen tax obligations.

## CONTACTS

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