



CPA:17 – Global Completes \$41 Million Sale-Leaseback and Build-to-Suit Transaction for Five Distribution Facilities

Properties subject to long-term, triple-net master lease with Concordance Healthcare Solutions

Company Release - 11/02/2016 07:30

NEW YORK, November 2, 2016 – CPA[®]:17 – Global, a non-traded real estate investment trust (REIT) focused on investing in income-producing commercial properties and real estate-related assets, has completed the sale-leaseback of four existing distribution facilities and build-to-suit financing for one additional facility. The facilities will be master leased on a long-term, triple-net basis to Concordance Healthcare Solutions (“Concordance”).



Key Facts

- **Growing company in stable industry:** Concordance is a growing healthcare distribution company offering medical supplies, equipment and supply chain solutions to a range of healthcare providers, including hospitals, nursing homes and physician practices. It operates 20 distribution facilities in the U.S. and has benefitted from the stable revenue and operating margins historically generated by the industry.
- **Critical operating properties:** The existing facilities, located in Kalamazoo, MI, Tiffin, OH, Andersonville, TN and Shelbyville, IN, represent a substantial portion of Concordance’s revenue and earnings. The build-to-suit facility, located in Millwood, WV, is expected to be completed in November 2016.
- **Long-term, triple-net lease with fixed rental escalations:** All five properties will be combined under a long-term, single triple-net lease fixed annual rent increases.

Management Commentary

Tyler Swann, W. P. Carey Inc. Vice President, commented: "The sale-leaseback and build-to-suit components of the transaction with Concordance represented the opportunity to add a portfolio of critical operating properties to CPA[®]:17 – Global’s portfolio. We believe these assets, master leased on a triple-net basis to a growing company in a stable industry, will generate attractive initial cash flow and increasing returns for our investors over the term of the lease."

Todd Howell, Chief Financial Officer of Concordance, said: "W. P. Carey was able to structure a transaction that provides both sale-leaseback and build-to-suit financing for what will be a portfolio of critical operating properties for our business now and in the future. Their strength in the net lease sector and financial expertise enabled them to efficiently complete their underwriting, negotiate the structure of the acquisition and close on a timely basis. These capabilities, along with their established industry reputation and access to capital, made them the ideal financing partner for this transaction and we look forward to working with them as we continue to grow our business."

CPA[®]:17 – Global

CPA[®]:17 – Global is a publicly registered non-traded REIT formed to invest in a diversified portfolio of income-producing commercial properties and real estate-related assets. Affiliates of W. P. Carey Inc. advise CPA[®]:17 – Global and manage its overall portfolio. <http://www.cpa17global.com/>

This press release contains forward-looking statements within the meaning of the Federal securities laws. The statements of Mr. Swann are examples of forward looking statements. A number of factors could cause CPA[®]:17 – Global's actual results, performance or achievement to differ materially from those anticipated. Among those risks, trends and uncertainties are the general economic climate; the supply of and demand for commercial properties; interest rate levels; the availability of financing; and other risks associated with the acquisition and ownership of properties, including risks that the tenants will not pay rent, or that costs may be greater than anticipated. For further information on factors that could impact CPA[®]:17 – Global, reference is made to its filings with the Securities and Exchange Commission.

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