

The logo features a large, metallic, three-dimensional letter 'A' with horizontal wings extending from its sides. Below the 'A', the word 'REIT' is written in a similar metallic, serif font. The entire logo is set against a dark blue background with diagonal stripes and a faint, stylized aircraft silhouette on the left.

A REIT

AVIATION | AUTOMOTIVE | AEROSPACE

The material in this brochure does not constitute an offer to sell, nor a solicitation of an offer to buy the securities described in this brochure. Such an offering is made only by the prospectus. Therefore, this material must be accompanied or preceded by a prospectus. This material must be read in conjunction with the prospectus in order to understand fully all the implications and risks of the offering of securities to which it relates. There can be no assurance that the Company objectives stated in this brochure will be achieved.





RISK FACTORS

This investment involves a high degree of risk. You should purchase shares only if you can afford a complete loss. You should carefully consider the information set forth in the “Risk Factors” section of the prospectus for a discussion of material risk factors relevant to an investment in our common stock, including but not limited to, the following:

- ▶ We have no assets and have not yet identified any properties to acquire;
- ▶ Our officers and non-independent directors have substantial conflicts of interest because they also serve as officers, managers and directors of our advisor, our dealer manager and other public companies advised by our advisor, T REIT, Inc. and G REIT, Inc.;
- ▶ We rely totally on our advisor, an affiliate of some of our officers and directors, to manage our business and assets and the agreements between us and our advisor and affiliates were not negotiated at arms'-length and require us to pay substantial compensation;
- ▶ If we raise substantially less than the maximum offering, we will not be diversified and your investment will be subject to fluctuations on specific properties;
- ▶ We may incur debt up to 300% of our net assets, which could lead to an inability to pay distributions to our stockholders;
- ▶ Distributions payable to stockholders may include a return of capital;
- ▶ If we do not qualify as a REIT, we will be taxed as a corporation;
- ▶ We may be required to borrow money, sell assets or issue new securities for cash to pay our distributions; and
- ▶ There will be no market for our shares, thus you may not be able to resell your shares at the offering price and there are restrictions on the ownership, transfer and redemption of your shares.

In addition, there are significant fees and expenses associated with an investment in A REIT. You should read the disclosure in the prospectus regarding these fees and expenses, including the risk factor disclosure, in order to fully understand them.



WHAT ARE REITs?

Real Estate Investment Trusts, also known as REITs, were created by an Act of Congress in the early 1960's to provide qualified investors the opportunity to invest in commercial real estate.

One requirement of REITs is that they must distribute 90% of their net taxable revenues to their shareholders. And since they are taxed only once at the investor level, they are often able to provide distributions that can play an important role in meeting many investors' income needs.

REITs are typically designed to pool many investors' monies in order to build a diversified portfolio of professionally managed commercial properties. Additionally, some REITs may further diversify their portfolios by investing in properties diversified by property type or geographic location.

Also, public non-traded REITs employ a corporate structure managed by a board that includes independent members.

REITs may form a cornerstone for many investors' portfolio as they seek to provide Income, Capital Preservation, and potential Capital Appreciation on the sale of the underlying properties.

A REIT'S BUSINESS STRATEGY

A REIT, Inc. is a Real Estate Investment Trust offered by Triple Net Properties, LLC. A REIT intends to purchase commercial properties from property sectors including Class A and B Office, Industrial, Retail, and Service related to the automotive, aviation and aerospace industries. A REIT's focus will be in metropolitan markets throughout the United States which have a population in excess of 500,000. We anticipate that a majority of these properties will be at least 80% leased at the time of acquisition.

AVIATION



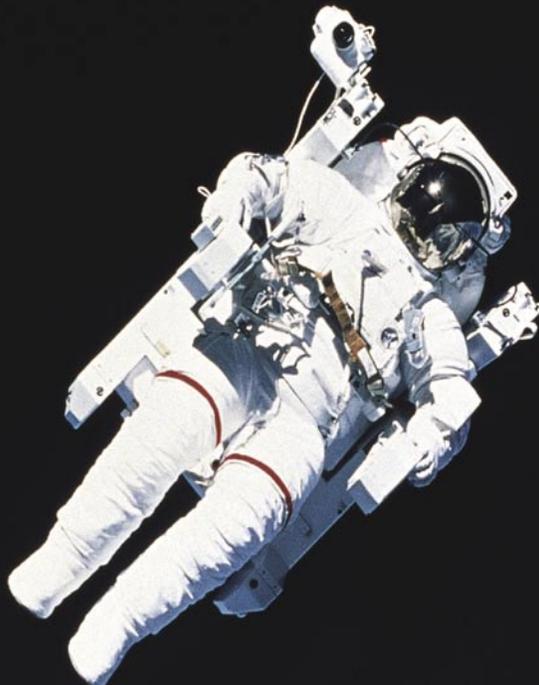
Cargo Distribution Centers
Charter Companies
Corporate Offices
Defense Contractors
Fixed Based Operations
Aviation Insurance Headquarters
Oil/Gas Corporate Headquarters
Reservation Centers
Training Facilities

AUTOMOTIVE



Auto Malls
Automotive Corporate Headquarters
Captive Finance Offices
Design Studios
DMV
Equipment Testing Centers
Automotive Insurance Headquarters
Oil/Gas Corporate Headquarters
Parts Distribution Facilities

AEROSPACE



Assembly Centers
Clean Rooms
Corporate/Regional Headquarters
Design Studios
Distribution Facilities
Engineering Firm Headquarters
Research & Development
Testing & Inspection
Training Facilities

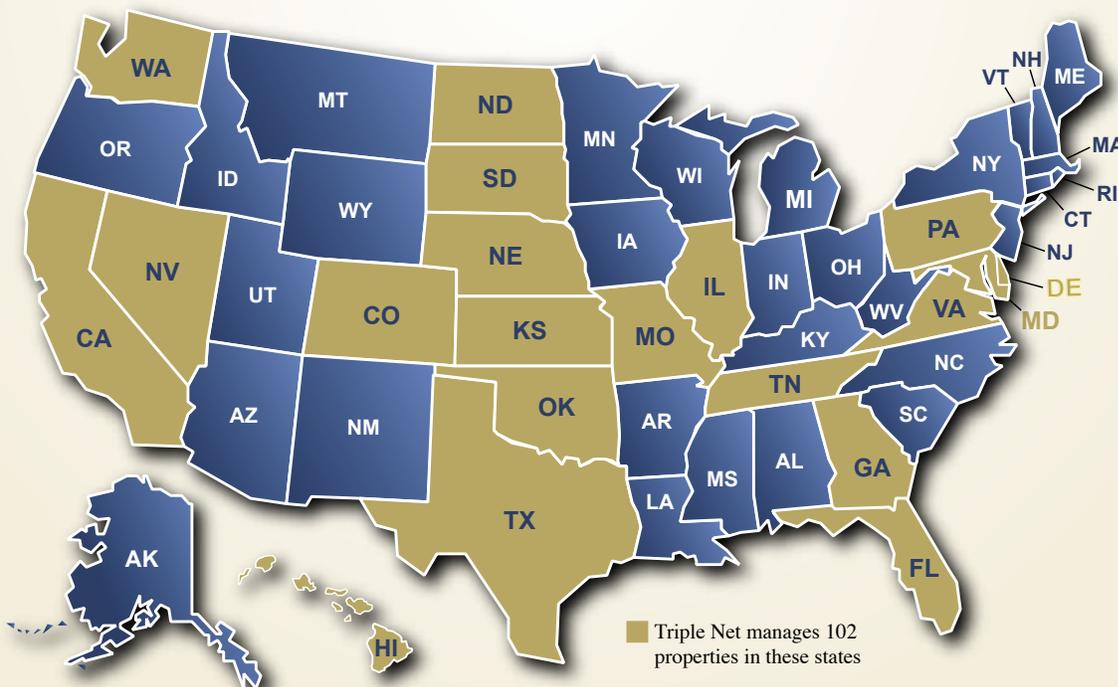


THE TRIPLE NET ADVANTAGE

As the advisor to A REIT, Inc., Triple Net Properties, LLC will be primarily responsible for carrying out the directives of our board of directors including the management of our assets and daily business affairs.

Founded in 1998 and headquartered in Santa Ana, California, Triple Net Properties has grown to more than 220 employees including those in six regional offices. We manage a portfolio of more than \$2 billion and nearly 20 million square feet of Office, Retail, Industrial, and Service commercial properties.

Additionally, Triple Net Realty, which is Triple Net Properties' affiliated property management company, has attained the prestigious Accredited Management Organization (AMO) designation from the Institute of Real Estate Management (IREM). This designation has been awarded to approximately 525 firms based on criteria including ethical standards and industry experience.





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