



**Retail Investment
Offering Memorandum:**

**Charlotte Town
Business Center
1001 E. W.T. Harris Blvd.
Charlotte, NC 28213**



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In Connection with:
REF Advisory Inc.
North Carolina Broker of Record
License No. 277501



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Charlotte Town Business Center
1001 East W.T. Harris Blvd.
Charlotte, NC 28213





Investment Summary

Charlotte Town Business Center

INVESTMENT HIGHLIGHTS

- 100% Occupied with Below Market Rents, Attractive 8.43% CAP Rate and High 12.51% Projected Year-1 Cash-on-Cash Return
- Staggered Rent Roll with Newly Executed Leases and Long-Term, Tenured Tenants Proving Commitment and Desire to be Located at the Property
- Lynx Blue Line Connects the University of North Carolina at Charlotte to 26 Stations Throughout the City, which Creates Easy Access and Expected Growth in the University Market
- Extremely Diverse Mix of Tenants Offering Recession Proof Retailers As Well As Alternative Retail Users, Providing Long-Term Stability
- High Growth Area: 2004- 2014, Charlotte was Ranked as the Country's Fastest Growing Metro Area with 888,000 New Residents - *Charlotte Business Journal* States "The University City Area has Seen a Host of Development and Redevelopment in Recent Years, and Developers See Plenty More Growth in the Offing"



- Shares Access with Grocery Anchored, 24-Hour Harris Teeter, Lifetime Fitness and Dunkin' Donuts Center Providing Additional Foot Traffic
- 2010-2017 Population Growth Over 20% Increase Within a 3-Mile Radius and Over 15% Increase Within a 5-Miles Radius While Household Growth is Over 22% Increase Within 3-Miles and Over 16% Increase Within 5-Miles: Significant Projected Growth Expected To Continue Well Into the Future
- Nearly All Tenants on Triple Net (NNN) Lease Structures and Over 70% Include Rental Increases During the Current Term
- University City Neighborhood Offers an Abundance of Rooftops with Nearly 77,000 People Within 3-Miles Plus an Additional 29,000 Students (1-Mile to UNC Charlotte)
- Positioned Near Corner of East W.T. Harris Blvd./ University City Blvd. with Extremely High Traffic Counts of 104,000+ VPD & 50,000 VPD Along East W.T. Harris Blvd. In Front of the Center
- Adjacent to Heather Ridge Apartments (304 Unit Apartment Complex) and Piedmont at Ivy Meadow & Directly Across From Magnolia Terrace Apartments and Colonial Village at Chancellor Park



INVESTMENT OVERVIEW

The Cooper Commercial Investment Group has been exclusively retained by ownership to sell the 100% fee simple interest in the 40,061 S.F., Charlotte Town Business Center located in the University neighborhood of Charlotte, North Carolina. The property is being offered for \$6,900,000, representing an attractive 8.43% CAP and high 12.51% projected year-1 cash-on cash return. The current tenant roster offers below market rental rates creating significant upside potential as well as an “in demand” location offering some of the most attractive rental opportunities in the immediate vicinity surrounding the university. All but one of the tenants are on Triple Net (NNN) lease structures and over 70% of the center’s leases include rental increases during the current term creating future upside for an investor. With this property’s position less than 1-mile from the University of North Carolina at Charlotte, an investor has the opportunity to acquire a 100% occupied asset centered in a growing residential community with great population density and demand for the tenants and services in the business center. Between 2004 and 2014, Charlotte was ranked as the country’s fastest growing metro area, with 888,000 new residents.

The center is home to a diverse mix of national, regional and local tenants. Anchor tenants Monterrey Mexican Restaurant and Kabuto Japanese Steak House and Sushi Bar have been in place since 1990 and 2000 respectively and have shown their commitment to the center and market by renewing their lease for many terms. Additionally, the center is home to a number of new tenants creating long-term stability to the rent roll. In fact, over the last 6 months, 8 new leases have been executed at the center proving high demand for this market. With the fast growth of the area and tremendous growth of the University of North Carolina at Charlotte, the development of apartments in the immediate vicinity is growing very rapidly. Population and household growth have both exceeded 20% growth rates since 2010 and the growth is expected to continue well into the future. Charlotte Town Business Center is positioned adjacent to Heather Ridge Apartments (304 apartment unit complex), Piedmont at Ivy Meadow and directly across from Magnolia Terrace Apartments and Colonial Village at Chancellor Park. The *Charlotte Business Journal* states “The University City area has seen a host of development and redevelopment in recent years, and developers see plenty more growth in the offing.”

The center has welcoming curb appeal and has recently undergone significant parking lot major repairs and landscaping upgrades/alterations. Positioned between I-85, which runs from the South Carolina border to the Virginia border, and the University of North Carolina at Charlotte with many complimentary surrounding retailers, the area is positioned for high success. Additionally, the center benefits from being positioned directly south of Town Center Plaza with a shared driveway. The retail center anchors Harris Teeter, Dunkin Donuts, Lifetime Fitness and Rite Aid. The center is also less than 2-miles to IKEA, Walmart Supercenter and many more national retailers.

The densely populated University City neighborhood offers an abundance of rooftops with nearly 77,000 people within 3-miles plus the additional student population of 29,000 not included in Census Demographics. The center is positioned near the corner of East W.T. Harris Blvd. and University City Blvd. with extremely high traffic counts at the intersection of 104,000+ VPD. Along East W.T. Harris Blvd., the center entertains traffic counts of 50,000 VPD. The attributes of the center are endless, but being positioned between Downtown Charlotte (10 miles) and the University of North Carolina at Charlotte, the diverse mix of uses and services and staggered lease terms; the asset is well insulated for possible shifts in consumer retail demands and trends.





LOCATION OVERVIEW

Charlotte is the largest city in the state of North Carolina and the 17th-largest city in the United States based on population. The Charlotte metropolitan area ranks 22nd-largest in the U.S. and is part of a sixteen-county market region or combined statistical area. Between 2004 and 2014, Charlotte was ranked as the country's fastest growing metro area, with 888,000 new residents. Charlotte is the county seat of Mecklenburg County.

#	Employer	# of Employees
1	Carolinas Healthcare System	35,000
2	Wells Fargo	22,000
3	Charlotte Mecklenburg Schools	18,143
4	Walmart	16,100
5	Bank of America	15,000
6	Lowe's	12,960
7	Novant Health	11,000
8	American Airlines	10,600
9	Harris Teeter	8,239
10	Duke Energy	7,800

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The City is home to the corporate headquarters of Bank of America and the east coast operations of Wells Fargo, which along with other financial institutions make it one of the largest banking centers in the United States. Charlotte has six Fortune 500 companies in its metropolitan area. Listed in order of their rank, they are: Bank of America, Lowe's in suburban Mooresville, Duke Energy, Nucor (steel producer), Sonic Automotive and Sealed Air Corp. The Charlotte area includes a diverse range of businesses, including foodstuffs such as Chiquita Brands International, Harris Teeter, Snyder's-Lance, Carolina Foods Inc, Bojangles', Food Lion, Compass Group USA, and Coca-Cola Bottling Co. Consolidated (Charlotte being the nation's second largest Coca-Cola bottler); motor and transportation companies such as RSC Brands, Continental Tire the Americas, LLC., Meineke Car Care Centers, Carlisle Companies (along with several other services), along with a wide array of other businesses. Microsoft's East Coast headquarters is also located in Charlotte.

Charlotte is the major center in the U.S. motorsports industry, housing multiple offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway. Approximately 75% of the NASCAR industry's race teams, employees and drivers are based nearby. The large presence of the racing technology industry and the newly built NHRA dragstrip and zMAX Dragway are influencing other top professional drag racers to move their shops to Charlotte as well.

The Charlotte Region has a major base of energy-oriented organizations and has become known as "Charlotte USA - The New Energy Capital." In the region there are more than 240 companies directly tied to the energy sector, collectively employing more than 26,400. Major energy players in Charlotte include AREVA, Babcock & Wilcox, Duke Energy, Electric Power Research Institute, Fluor, Metso Power, Piedmont Natural Gas, Siemens Energy, Shaw Group, Toshiba, URS Corp., and Westinghouse. The University of North Carolina at Charlotte (29,000 total student enrollment) has a reputation in energy education/research, and its Energy Production/Infrastructure Center (EPIC) trains engineers and conducts research.

The area is an increasingly growing trucking and freight transportation hub for the East Coast. The Charlotte Center city has seen remarkable growth over the last decade. Numerous residential units continue to be built uptown, including over 20 skyscrapers under construction, recently completed, or in the planning stage. Many new restaurants, bars and clubs now operate in the Uptown area. Several projects are transforming the Midtown Charlotte/Elizabeth area. Recently, *Forbes* named Charlotte among its list of "Best Places for Business and Careers."



Location Overview



SUMMARY

Price:	\$6,900,000
Down Payment:	\$2,070,000
Gross Leasable Area:	40,098 S.F.
Price/SF:	\$172.08
NOI:	\$581,383
CAP Rate:	8.43%
Built:	1990
Lot Size:	Approx. 4.6 Acres
Parking Spaces:	Approx: 202
Foundation:	Concrete
Exterior:	Concrete Block/Metal



Operating Data

Rental Income:	\$603,062
Tenant Reimbursements:	\$218,809
Potential Gross Income:	\$821,871
Vacancy (Actual):	(\$0)
Vacancy for Reimbursements:	(\$0)
Effective Gross Income:	\$821,871
Expenses:	\$240,488
NOI:	\$581,383
Annual Debt Service:	\$316,477
Structural Reserve (\$0.15/S.F.):	\$6,015
Cash Flow After Reserves:	<u>\$258,892</u>
Cash-on-Cash Return:	<u>12.51%</u>

Anticipated New Financing

Loan Amount:	\$4,830,000
Loan Type:	New Loan
Interest Rate:	5.15%
Amortization:	30 Years
Term:	10 Years
Loan-to-Value (LTV):	70.00%





Financial Analysis



Rent Roll

Tenant	Suite	GLA	PRS	Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Rental Bumps	Option Rate/S.F.
Cosmo Prof/Beauty Systems Group	C	2,647	6.60%	2004	1/22/2015	1/31/2020	\$13.50	\$35,735	NNN	None	N/A
New Level Beauty Lounge	D	1,181	2.95%	2017	10/1/2017	9/30/2022	\$10.00	\$11,810	NNN	None	(1) 5-Yr. Option 1: \$10.00/SF
D.A. Dental Academy of NC, Inc. (1)	E	1,737	4.33%	2017	12/1/2017	11/30/2027	\$11.00	\$19,106	NNN	2% Annual Increases	(2) 5-Yr. 2% Annual Increases
DJM Nails/Queenly Nails Salon (2)	F	1,737	4.33%	2017	10/1/2017	9/30/2027	\$15.38	\$26,709	NNN	2% Annual Increases	(2) 5-Yr. 2% Annual Increases
Wells Chiropractic	G	1,969	4.91%	2004	5/1/2016	4/30/2019	\$14.74	\$29,023	NNN	N/A	(1) 3-Yr. Option 1: Year 1 - \$15.19/SF Year 2 - \$15.64/SF Year 3 - \$16.11/SF
Eyecarecenter/University City Vision (3)	H	1,878	4.68%	2015	2/1/2015	1/31/2025	\$20.21	\$37,956	NNN	3% Annual Increases	(1) 5-Yr. Option 1: Year 1 - FMV Years 2-5 - 3% Annual Increases
Tip Top Gaming (4)	I	2,544	6.34%	2016	3/1/2016	2/28/2022	\$9.50	\$24,172	NNN	3/1/2019 - \$9.55/SF 3/1/2020 - \$9.83/SF 3/1/2021 - 10.13/SF	(3) 5-Yr. 3% Annual Increases
Herbalife (5)	L	592	1.48%	2017	4/1/2017	3/31/2020	\$15.80	\$9,352	NNN	4/1/2019 - \$15.91/SF	N/A
Allstate Insurance Corp. (6)	M	1,158	2.89%	2013	3/1/2018	2/28/2023	\$23.42	\$27,122	NNN	3% Annually	(1) 5-Yr. 3% Annual Increases
O&D Tax & Accounting Services (7)	N	803	2.00%	2017	10/1/2017	9/30/2022	\$12.38	\$9,944	NNN	10/1/2019 - \$12.66/SF 10/1/2020 - \$13.04/SF 10/1/2021 - \$13.43/SF	(1) 5-Yr. 3% Annual Increases
Trimz & Co. Styling Bar (8)	O	1,900	4.74%	2017	7/1/2017	6/30/2022	\$12.55	\$23,836	NNN	7/1/2019 - \$12.73/SF 7/1/2020 - \$13.11/SF 7/1/2021 - \$13.51/SF	(2) 5-Yr. 3% Annual Increases
LaHoreSweets & Desi Café (9)	P	1,517	3.78%	2017	12/1/2017	11/30/2022	\$11.00	\$16,729	NNN	12/1/2019 - \$11.33/SF 12/1/2020 - \$11.67/SF 12/1/2021 - \$12.02/SF	(3) 5-Yr. 3% Annual Increases
African Essence (Herbal/Natural Products)	S	1,262	3.15%	2018	8/1/2018	7/31/2021	\$9.92	\$12,519	NNN	8/1/2019 - \$10.22/SF 8/1/2020 - \$10.52/SF	(1) 3-Yr. Year 1 - \$10.84/SF Year 2 - \$11.16/SF Year 3 - \$11.50/SF
Independent Opportunities (10)	T	1,812	4.52%	2016	10/1/2016	9/30/2023	\$10.34	\$18,738	NNN	10/1/2019 - \$10.50/SF 10/1/2020 - \$10.71/SF 10/1/2021 - \$10.92/SF 10/1/2022 - \$11.14/SF	N/A

Continued on Next Page

**Pro Forma Based on Calendar year:
January 1, 2019 through December 31, 2019**

- | | | |
|----------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|
| (1) Blended rate for increase effective 12/1/2019 | (2) Blended rate for annual increase effective 10/1/2019 | (3) Blended rate for annual increase effective 2/1/2019 |
| (4) Blended rate for increase effective 3/1/2019 | (5) Blended rate for increase effective 4/1/2019 | (6) Blended rate for increase effective 3/1/2019 |
| (7) Blended rate for increase effective 10/1/2019 | (8) Blended rate for increase effective 7/1/2019 | (9) Blended rate for increase effective 12/1/2019 |
| (10) Blended rate for increase effective 10/1/2019 | | |



Tenant	Suite	GLA	PRS	Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Rental Bumps	Option Rate/S.F.
Edo's Professional Braiding (11)	U	1,066	2.66%	2013	5/1/2018	4/30/2021	\$14.79	\$15,766	NNN	3% Annual Increases	N/A
J'Michee Hair Studio (12)	V	1,306	3.26%	2015	1/1/2017	12/31/2021	\$13.99	\$18,269	NNN	1/1/2020 - \$14.37/SF 1/1/2021 - \$14.76/SF	N/A
Teaching Achieving Students (13)	W	2,386	5.95%	2016	3/1/2017	2/28/2022	\$7.39	\$17,633	NNN	3/1/2019 - \$7.43/SF 3/1/2020 - \$7.65/SF 3/1/2021 - \$7.88/SF	(2) 5-Yr. 3% Annual Increases
Monterrey Mexican Restaurant (14)	AB	4,229	10.55%	2000	2/1/2014	1/31/2024	\$24.29	\$102,704	NNN	2/1/2019 - \$24.34/SF 2/1/2020 - \$25.08/SF 2/1/2021 - \$25.83/SF 2/1/2022 - 426.60/SF 2/1/2023 - \$27.40/SF	N/A
Kabuto Japanese Steakhouse	JK	5,300	13.22%	1990	2/1/2017	1/31/2024	\$20.38	\$108,000	Modified Gross <i>(pays in-suite utilities)</i>	None	N/A
Dubai Hookah Lounge (15)	QR	3,074	7.67%	2017	1/1/2018	12/31/2020	\$12.34	\$37,939	NNN	8/1/2019 - \$12.48/SF	(1) 7-Yr. Option 1: Year 1 - \$12.73/SF Year 2 - \$12.99/SF Year 3 - \$13.25/SF Year 4 - \$13.51/SF Year 5 - \$13.78/SF Year 6 - \$14.06/SF Year 7 - \$14.34/SF
Total Building		40,098	100.00%				\$15.04	\$603,062			
Vacancy		0	0.00%				\$ -	\$ -			

**Pro Forma Based on Calendar year:
January 1, 2019 through December 31, 2019**

(11) Blended rate for increase effective 5/1/2019

(12) Blended rate for increase effective 1/1/2019.

(13) Blended rate for increase effective 3/1/2019.

(14) Blended rate for increase effective 2/1/2019.

(15) Blended rate for increase effective 8/1/2019.



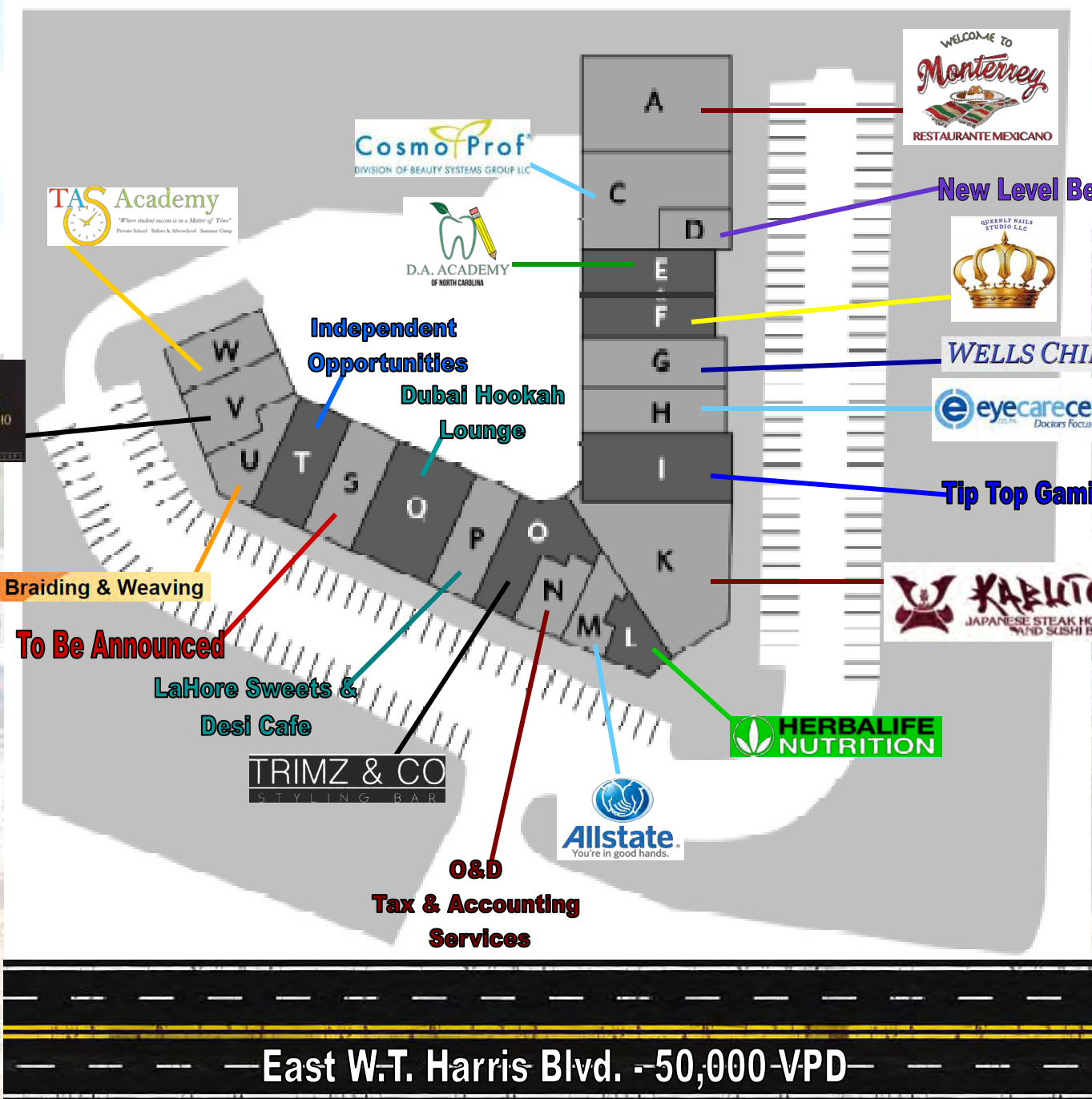
Financial Analysis

		Pro Forma 2019	
		2019	\$/SF
INCOME:			
Potential Rental Income			
Rental Income		\$ 603,062	\$ 15.04
Tenant Reimbursements			
CAM		122,103	3.05
Real Estate Taxes		53,515	1.33
Insurance		11,716	0.29
Other Income (Dunkin Donuts Pylon Sign Rent)		1,800	0.04
Management Fee		21,693	0.54
Admin. Fee		7,983	0.20
Gross Potential Rental Income		\$ 821,871	\$ 20.00
Vacancy (Actual)	0.00%	\$ -	\$ -
Vacancy for Reimbursements Lost (Actual)	0.00%	-	-
Effective Gross Income		\$ 821,871	\$ 20.00
OPERATING EXPENSES:			
Management Fee	4%	\$ 24,122	\$ 0.60
Real Estate Taxes		61,665	1.54
Insurance		13,500	0.34
Landscaping/Grounds (3)		17,850	0.45
Electric		16,000	0.40
Water/Sewer		50,000	1.25
Site Maintenance & Repairs		6,850	0.17
Trash Removal		3,500	0.09
Parking Lot Repairs, Sweeping & Maintenance (4)		9,000	0.22
Security		11,000	0.27
Signage		8,000	0.20
HVAC Repairs & Maintenance		11,000	0.27
Roof Repairs		7,500	0.19
Non-Reimbursable R&M (Vacant Units)		-	-
Non-Reimbursable Utilities (Vacant Units)		500	0.01
Total Expenses		\$ 240,488	\$ 6.00
Net Operating Income		\$ 581,383	\$ 14.50
Loan Analysis			
Cash Flow Available Before Debt Service		\$ 581,383	\$ 14.50
Capitalization Rate		8.43%	8.43%
Valuation		\$ 6,900,000	\$ 172.08
Loan to Value		70.00%	70.00%
Loan Amount		\$ 4,830,000	\$ 120.45
Rate		5.15%	5.15%
Term		10	10
Amortization		30	30
Annual Debt Service		\$ 316,477	7.89
Debt Service Coverage Ratio		1.84	1.84





Property Analysis



WELLS CHIROPRACTIC



Tip Top Gaming



O&D
Tax & Accounting
Services



LaHore Sweets &
Desi Cafe

To Be Announced

Edo Professional Braiding & Weaving



Independent
Opportunities
Dubai Hookah
Lounge

— East W.T. Harris Blvd. -50,000 VPD —

Site Plan



Direct Vicinity Aerial





Aerial Map Surrounding Area



WELLS FARGO

Customer Information Center

THE VINOY
[AT INNOVATION PARK]

cms
Charlotte-Mecklenburg Schools

Zebulon B. Vance High School

James Martin Middle

John Motley Morehead Stem Academy

Dobby Creek

University City Blvd

Rock Creek

University City Blvd

University City Blvd

University City Blvd

University City Blvd

University City Blvd

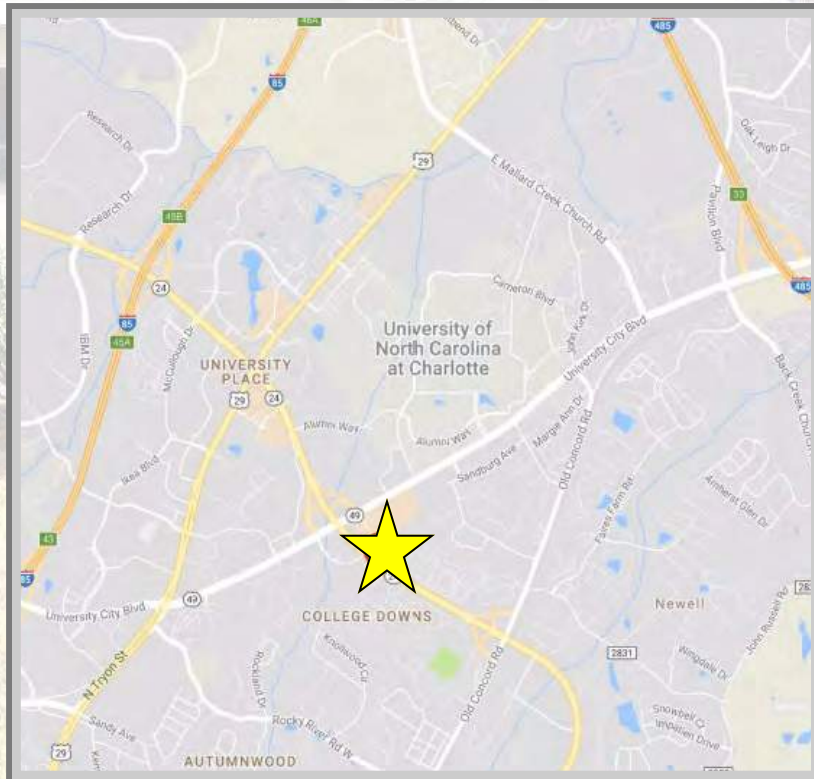
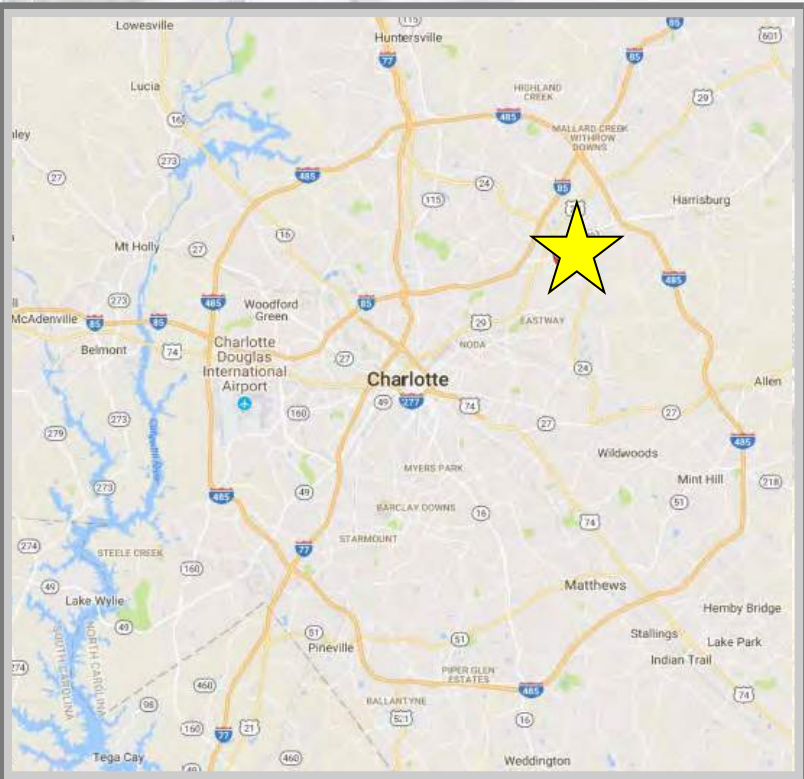


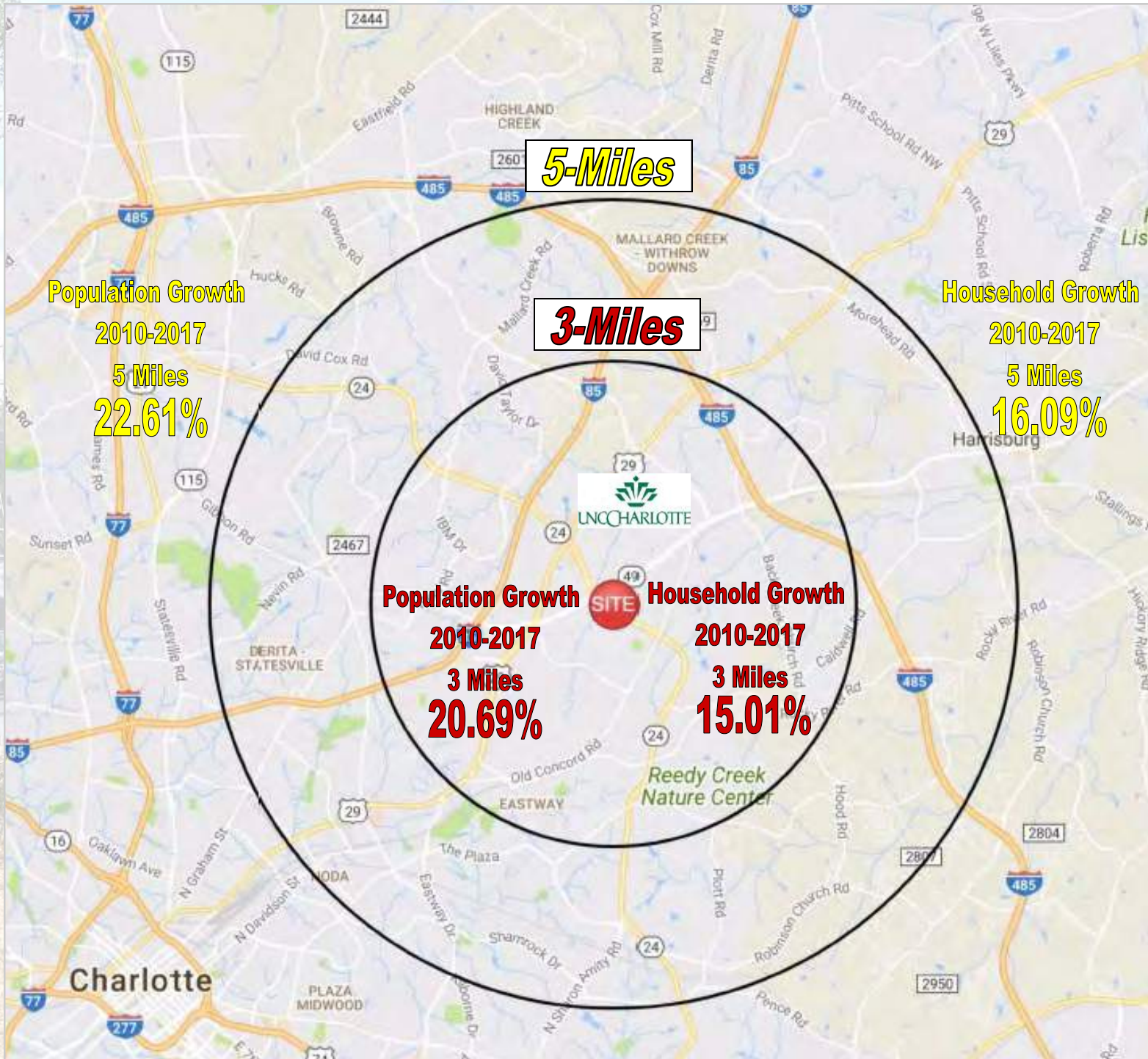
SITE

UNC CHARLOTTE



Location Maps







1001 E W.T. Harris Blvd		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Charlotte, NC 28213					
POPULATION	2017 Estimated Population	10,712	76,920	193,903	637,426
	2022 Projected Population	11,622	84,931	214,626	707,997
	2010 Census Population	8,783	63,733	168,594	539,917
	2000 Census Population	3,991	44,824	121,608	412,650
	2017 Median Age	24.9	29.9	32.5	34.2
HOUSEHOLDS	2017 Estimated Households	3,796	29,146	73,880	251,487
	2022 Projected Households	4,157	32,060	81,312	277,473
	2010 Census Households	2,993	23,771	63,642	208,422
	2000 Census Households	1,679	15,582	45,188	160,721
RACE AND ETHNICITY	2017 Estimated White	46.1%	34.3%	34.5%	45.8%
	2017 Estimated Black or African American	38.4%	44.8%	46.7%	38.8%
	2017 Estimated Asian or Pacific Islander	6.9%	8.0%	6.7%	5.6%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%	0.5%
	2017 Estimated Other Races	8.2%	12.4%	11.5%	9.3%
	2017 Estimated Hispanic	10.0%	16.6%	15.5%	12.7%
INCOME	2017 Estimated Average Household Income	\$47,395	\$53,801	\$61,158	\$77,330
	2017 Estimated Median Household Income	\$37,012	\$47,678	\$53,674	\$63,703
	2017 Estimated Per Capita Income	\$17,361	\$20,531	\$23,380	\$30,638
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.2%	6.8%	6.4%	5.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	4.9%	5.9%	6.5%	6.9%
	2017 Estimated High School Graduate	15.5%	19.9%	21.9%	21.5%
	2017 Estimated Some College	24.2%	22.6%	23.2%	21.4%
	2017 Estimated Associates Degree Only	10.6%	9.0%	8.5%	8.2%
	2017 Estimated Bachelors Degree Only	31.9%	24.0%	22.4%	24.7%
	2017 Estimated Graduate Degree	9.6%	11.9%	11.0%	12.4%
BUSINESS	2017 Estimated Total Businesses	553	2,572	5,655	25,426
	2017 Estimated Total Employees	5,603	32,282	66,624	333,575
	2017 Estimated Employee Population per Business	10.1	12.5	11.8	13.1
	2017 Estimated Residential Population per Business	19.4	29.9	34.3	25.1

FIGURES DO NOT INCLUDE STUDENTS RESIDING AT THE UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE (29,000 STUDENTS)



Surrounding Retail Photos





Tenant Analysis



www.cosmoprofbeauty.com

Sally Beauty Holdings, Inc. (NYSE: SBH / S&P “BB+” / Moody’s Ba3) together with its subsidiaries, operates as a specialty retailer and distributor of professional beauty supplies. The parent company reports CosmoProf of operating 1,174 company-operated stores under the CosmoProf banner in the United States and Canada, as well as 164 franchised stores in the United States, Canada, Mexico, and certain European countries. CosmoProf, part of The Beauty Systems Group segment offers professional beauty products, including hair color and care, skin and nail care, beauty sundries, and styling tools directly to salons and salon professionals through its sales force, as well as through company-operated and franchised stores. This segment also sells products under third-party brands, such as Paul Mitchell, Wella, Sebastian, Goldwell, Joico, and Aquage.

Source: www.cosmoprofbeauty.com

Tenant Lease Abstract

Headquarter:	Denton, TX
# of CosmoProf Locations:	1,174 +/-
Guaranty:	Sally Beauty Co.
Ticker Symbol:	NYSE: SBH
S&P Credit Rating:	BB+
Moody’s Credit Rating:	Ba3
GLA:	2,647
Tenant Since:	2004
Current Term Start:	12/01/2015
Lease Expiration:	01/31/2020
Rental Bumps:	None
Options:	None
Exclusive Use:	Beauty Supplies to Professionals
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$35,735.00	\$2,977.92	\$13.50

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	5% Over Previous Year on Controllable Expenses
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses
Mgmt. Fee:	Pro Rata Share



www.eyecarecenter.com

Eyecarecenter was founded in 1954 when Rocky Stroud, O.D. opened an optometric practice in Rocky Mount, North Carolina. The company has grown from this single location to more than fifty practices throughout North Carolina and parts of South Carolina. Today Eyecarecenter is proud to be a leader in the optical industry. Eyecarecenter practices are full-service facilities that provide optical services through licensed optometrists. In addition to conducting eye examinations and providing a variety of other vision services, eyecarecenter also offers an extensive selection of ophthalmic and sunglass frames, as well as a wide variety of contact lenses for every need. The eye doctors offer the most comprehensive eye exam on the market, also diagnosing and providing treatment for eye injuries, eye infections, and most common eye diseases including macular degeneration glaucoma, cataracts, and diabetic retinopathy.

Source: www.eyecarecenter.com

Tenant Lease Abstract

Headquarter:	Rocky Mount, NC
# of Total Locations:	50+
Guaranty:	Clarkson Eyecare LLC
GLA:	1,878
Tenant Since:	2015
Current Term Start:	02/01/2015
Lease Expiration:	01/31/2025
Rental Bumps:	3% Annual Increases
Options:	(1) 5-Yr.
Exclusive Use:	Retail related to vision care
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$37,956.00	\$3,163.00	\$20.21
Annual Bumps:	3% Annual Increases		
Option 1, Year 1:	FMV		
Option 1, Years 2-5:	3% Annual Increases		

* Blended current rental rate for increase effective 2/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses
Mgmt. Fee:	Pro Rata Share



Allstate
You're in good hands.®

www.allstate.com

The Allstate Corporation (NYSE: ALL/S&P "A-"/Moody's "A3") is the largest publicly held personal lines property and casualty insurer in America, serving more than 16 million households nationwide. Founded in 1931, Allstate has been dedicated to protecting our customers from life's uncertainties and preparing them for the future for more than 85 years. Together with its subsidiaries, Allstate engages in property-liability insurance and life insurance business in the United States and Canada. The company's Allstate Protection segment sells private passenger auto, homeowners, and other property-liability insurance products under the Allstate, Esurance, and Encompass brand names. This segment sells its products through agencies, as well as directly through contact centers and Internet. The company's Allstate Financial segment provides a variety of products. This segment markets its products through its agencies and financial specialists.

Source: www.allstate.com

Tenant Lease Abstract

Headquarter:	Northbrook, IL
Ticker Symbol:	NYSE: ALL
S&P Credit Rating:	A-
Moody's Credit Rating:	A3
# of Total Locations:	15,000 U.S. Agencies
# of Total Employees:	43,050
GLA:	1,158
Tenant Since:	2013
Current Term Start:	03/01/2018
Lease Expiration:	02/28/2023
Rental Bumps:	3% Annual Increases
Options:	(1) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$27,122.00	\$2,260.17	\$23.43
Annual Bumps:	3% Annual Increases		
Option 1:	3% Annual Increases		

* Blended current rental rate for increase effective 3/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses
Mgmt. Fee:	Pro Rata Share



RESTAURANTE MEXICANO

www.monterreyuncc.com

Monterrey features authentic and traditional Mexican dishes, with distinctive classics such as our famous tacos, burritos, enchiladas and sizzling fajitas. The restaurant offers combination plates along with newest recipes. One of the things Monterrey is most known for is the Margaritas. Monterrey has pioneered some of the finest Margaritas and have become a "must taste" for new visitors.

Source: www.monterreyuncc.com

Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	1
Guaranty:	Personal
GLA:	4,229
Tenant Since:	2000
Current Term Start:	02/01/2014
Lease Expiration:	01/31/2024
Rental Bumps:	3% Annual Increases
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSE</u>
Current*:	\$102,704.00	\$8,558.67	\$24.29

Annual Bumps: 3% Annual Increases

* Blended current rental rate for increase effective 2/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses
Mgmt. Fee:	Pro Rata Share



WELLS CHIROPRACTIC

www.wellschiro.com

Wells Chiropractic provides inexpensive, high-quality care to people of all ages. The practice strives to not only correct a person's health problems, but to educate and enlighten people so that they do not encounter similar problems in the future. The chiropractic physicians provide the treatment of spinal disc conditions/neuromusculoskeletal conditions, management for migraines/headaches, and rehabilitation.

Source: www.wellschiro.com

Tenant Lease Abstract

Headquarter: Charlotte, NC
 # of Total Locations: 1
 Guaranty: 1,969
 GLA: Personal
 Tenant Since: 2004
 Current Term Start: 05/01/2016
 Lease Expiration: 04/30/2019
 Rental Bumps: Yes, 5/1/2018
 Options: (1) 3-Yr.
 Exclusive Use: Chiropractic/Physical Therapy Offices
 Co-Tenancy: None
 Termination Clause: None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$29,023.00	\$2,395.75	\$14.74
<u>Option 1</u>			
Year 1:	\$29,909.11	\$2,492.42	\$15.19
Year 2:	\$30,795.16	\$2,566.26	\$15.64
Year 3:	\$31,720.59	\$2,643.38	\$16.11

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses
Mgmt. Fee:	Pro Rata Share



www.herbalife.com

Herbalife (NYSE: HLF/S&P "B+"/Moody's "Ba3") is a global nutrition company that has helped people achieve healthy, active lives since 1980. Herbalife Nutrition is a global nutrition company whose purpose is to make the world healthier and happier. Together with our Herbalife Nutrition independent distributors, the company is committed to providing solutions to the worldwide problems of poor nutrition and obesity, an aging population, sky-rocketing public healthcare costs and a rise in entrepreneurs of all ages. Herbalife offers high-quality, science-backed products, most of which are produced in company-operated facilities, one-on-one coaching with an Herbalife Nutrition independent distributor, and a supportive community approach that inspires customers to embrace a healthier, more active lifestyle. Our targeted nutrition, weight management, energy and fitness and personal care products are available exclusively to and through dedicated Herbalife Nutrition distributors in more than 90 countries. Herbalife Nutrition has over 8,000 employees worldwide with net sales of approximately \$4.5 billion in 2016.

Source: www.herbalife.com

Tenant Lease Abstract

Headquarter:	Los Angeles, CA
Ticker Symbol:	NYSE: HLF
S&P Credit Rating:	B+
Moody's Credit Rating:	Ba3
# of Total Locations:	Independent Distributors Worldwide
GLA:	592
Tenant Since:	2017
Current Term Start:	04/01/2017
Lease Expiration:	03/31/2020
Rental Bumps:	Yes, Annual
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

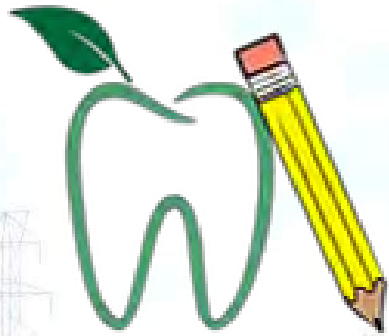
Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$9,352.00	\$779.33	\$15.80
Bump 2019:	\$9,418.72	\$784.89	\$15.91

* Blended current rental rate for increase effective 4/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



D.A. ACADEMY OF NORTH CAROLINA

D.A. Academy properly prepares students to be well qualified dental assistants within a professional dental practice. The institution employs only the best teachers for the valued students and ensuring that students are all provided with ample in-office and hands-on experience. D.A. Academy is a locally owned institution, so the school has a long-standing relationship with some of the best dental professionals in the area who are glad and eager to welcome students to study under them. D.A. Academy students, upon successful graduation, find that they have been adequately prepared to handle themselves in a dental setting and equipped with a great number of skills which will aid them in their effective work at any qualified dentistry practice.

www.daacademyofnc.com

Source: www.daacademyofnc.com

Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	2
GLA:	1,737
Tenant Since:	2017
Current Term Start*:	10/01/2017
Lease Expiration:	11/30/2027
Rental Bumps:	2% Annual Increases
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$19,106.00	\$1,592.17	\$11.00
Annual Bumps:	2% Annual Increases		
Option 1:	2% Annual Increases		
Option 2:	2% Annual Increases		

* Blended current rental rate for increase effective 10/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



TRIMZ & CO

STYLING BAR

www.trimzandco.com

TRIMZ & CO is an upscale grooming and styling bar that embodies the perfectionist of hair. Trimz & Co wants to provide a quality of service that includes comfort and convenience. A customer (client) will be able to get a haircut, styling, facial, and overall beautification to leave with the proper satisfaction.

Source: www.trimzandco.com

Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	1
GLA:	1,900
Tenant Since:	2017
Current Term Start*:	07/01/2017
Lease Expiration:	06/30/2022
Rental Bumps:	3% Annual Increases
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$23,836.00	\$1,986.33	\$12.55
Annual Bumps:	3% Annual Increases		
Option 1:	3% Annual Increases		
Option 2:	3% Annual Increases		

* Blended current rental rate for increase effective 4/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap on CAM:	5% Over Previous Year, Excluding Utilities, Snow Removal & Security
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



"Where student success is in a Matter of Time"

Private School Before & Afterschool Summer Camp

www.tasacademy.org

Teaching Achieving Students Academy, Inc., is a premier independent educational facility. This outstanding establishment will provide a rich educational environment for youth, exposing them to a plethora of educational insights and furnishing them with the true meaning of knowledge, wisdom, and enlightenment. Feelings of confidence and success will be promoted by motivating the students to incorporate their history into a meaningful education. The Academy will encourage students to obtain their college degree. During this journey, these students will learn to dedicate their lives to upholding ethical values that will provide better outcomes. Teaching Achieving Students Academy, Inc. began operations August 2009. The Academy and enrolls grades K— 8th. This safe haven will serve as a unique experience allowing them the opportunity to find success and enjoy themselves along the way.

Source: www.tasacademy.org

Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	1
GLA:	2,386
Tenant Since:	2017
Current Term Start:	03/01/2017
Lease Expiration:	02/28/2022
Rental Bumps:	3% Annual Increases
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current*:	\$17,633.00	\$1,469.42	\$7.39
Annual Bumps:	3% Annual Increases		
Option 1:	3% Annual Increases		
Option 2:	3% Annual Increases		

* Blended current rental rate for increase effective 3/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share





www.kabutouniversity.com

Kabuto Japanese House of Steaks and Sushi bar believes in serving only the best quality products on the market and providing great customer service. The restaurant offers half price Sushi, Wednesdays and Thursdays for lunch and dinner, while also offer Teppan-Yaki tables, a sushi bar and a full service bar for drinks.

Source: www.kabutouniversity.com

Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	1
Guaranty:	Personal
GLA:	5,300
Tenant Since:	1990
Current Term Start:	02/01/2017
Lease Expiration:	01/31/2024
Rental Bumps:	None
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$108,000.00	\$9,000.00	\$20.38

Tenant Recapture

Common Area Maintenance:	Modified Gross <i>(Pays In-Suite Utilities)</i>
Insurance:	Gross
Real Estate Taxes:	Gross
Admin. Fee:	None
Mgmt. Fee:	None



Edo Professional Braiding & Weaving

www.edohairbraiding.com

Edo Professional Braiding & Weaving is the place for customers looking for fast service and very unique styles. Edo's specialties include: Box Braids, Invisible Braids, Casamas Braids, Design Cornrows, Sew & Weaves, Corn Braids, Kinky Twists, Corn Screw, Dread Locks, Senegalese Twists, Goddy's Braids, Bob Braids, Gel Twist, Men & Children, Tree Braids, many more.

Source: www.edohairbraiding.com

Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	1
GLA:	1,066
Tenant Since:	2013
Current Term Start*:	05/01/2018
Lease Expiration:	04/30/2021
Rental Bumps:	3% Annual Increases
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$15,766.00	\$1,313.83	\$14.79

Annual Bumps: 3% Annual Increases

* Blended current rental rate for increase effective 5/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	15% on CAM Expenses
Mgmt. Fee:	Pro Rata Share



Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	1
GLA:	1,737
Tenant Since:	2017
Current Term Start:	10/01/2017
Lease Expiration:	09/30/2027
Rental Bumps:	2% Annual Increases
Options:	(2) 5-Yr.
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$26,709.00	\$2,225.75	\$15.38
Annual Bumps:	2% Annual Increases		
Option 1:	2% Annual Increases		
Option 2:	2% Annual Increases		

* Blended current rental rate for increase effective 10/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



Tenant Lease Abstract

Headquarter:	Charlotte, NC
# of Total Locations:	1
Guaranty:	Personal
GLA:	1,306
Tenant Since:	2015
Current Term Start:	01/01/2017
Lease Expiration:	12/31/2021
Rental Bumps:	Yes, Annual Increases
Options:	None
Exclusive Use:	None
Co-Tenancy:	None
Termination Clause:	None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$18,270.94	\$1,522.57	\$13.99
Bump 2020:	\$18,767.22	\$1,563.93	\$14.37
Bump 2021:	\$19,276.56	\$1,606.38	\$14.76

* Blended current rental rate for increase effective 1/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share

Tip Top Gaming



Tenant Lease Abstract

Headquarter: Charlotte, NC
of Total Locations: 1
GLA: 2,544
Tenant Since: 2016
Current Term Start: 03/01/2016
Lease Expiration: 02/28/2022
Rental Bumps: Yes, Annual
Options: (3) 5-Yr.
Exclusive Use: Operation of internet "online" games and phone card sales
Co-Tenancy: None
Termination Clause: Right to terminate the lease with 30 days notice, only in the event the Use becomes illegal under local code and is subsequently forced to close or cease operation.

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$24,172.00	\$2,014.33	\$9.50
Bump 2019:	\$24,295.20	\$2,024.60	\$9.55
Bump 2020:	\$25,007.52	\$2,083.96	\$9.83
Bump 2021:	\$25,770.72	\$2,147.56	\$10.13
Option 1:	3% Annual Increases		
Option 2:	3% Annual Increases		
Option 3:	3% Annual Increases		

* Blended current rental rate for increase effective 3/1/2019.
 Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



New Level Beauty Lounge

Tenant Lease Abstract

Headquarter: Charlotte, NC
 # of Total Locations: 1
 GLA: 1,181
 Tenant Since: 2017
 Current Term Start: 10/01/2017
 Lease Expiration: 09/30/2022
 Rental Bumps: None
 Options: (1) 5-Yr.
 Exclusive Use: None
 Co-Tenancy: None
 Termination Clause: None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$11,810.00	\$984.17	\$10.00
Option 1:	\$11,810.00	\$984.17	\$10.00

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share

LaHore Sweets & Desi Cafe

Tenant Lease Abstract

Headquarter: Charlotte, NC
 # of Total Locations: 1
 GLA: 1,517
 Tenant Since: 2017
 Current Term Start: 12/01/2017
 Lease Expiration: 11/30/2022
 Rental Bumps: 3% Annual Increases
 Options: (3) 5-Yr.
 Exclusive Use: None
 Co-Tenancy: None
 Termination Clause: None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$16,729.00	\$1,394.08	\$11.00
Annual Bumps:	3% Annual Increases		
Option 1:	3% Annual Increases		
Option 2:	3% Annual Increases		
Option 3:	3% Annual Increases		

* Blended current rental rate for increase effective 12/1/2019.
 Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share



Independent Opportunities

(Adult instructional facility for individuals developmental disabilities)

Tenant Lease Abstract

Headquarter: Charlotte, NC
 # of Total Locations: 1
 GLA: 1,812
 Tenant Since: 2016
 Current Term Start: 10/01/2016
 Lease Expiration: 09/30/2023
 Rental Bumps: 2% Annual Increases
 Options: None
 Exclusive Use: None
 Co-Tenancy: None
 Termination Clause: None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$18,738	\$1,561.50	\$10.34
Annual Bumps:	2% Annual Increases		

* Blended current rental rate for increase effective 10/1/2019.
 Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share

Tenant Lease Abstract

Headquarter: Charlotte, NC
 # of Total Locations: 1
 GLA: 3,074
 Tenant Since: 2017
 Current Term Start: 01/01/2018
 Lease Expiration: 12/31/2020
 Rental Bumps: Yes, 2019
 Options: (1) 7-Yr.
 Exclusive Use: None
 Co-Tenancy: None
 Termination Clause: None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$37,939.00	\$3,161.58	\$12.34
Bump 2019:	\$38,363.52	\$3,196.96	\$12.48
Option 1:	2% Annual Increases		

* Blended current rental rate for increase effective 8/1/2019.
 Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share

Dubai Hookah Lounge



**O&D
Tax & Accounting
Services**

Tenant Lease Abstract

Headquarter: Charlotte, NC
of Total Locations: 1
GLA: 803
Tenant Since: 2017
Current Term Start: 10/01/2017
Lease Expiration: 09/30/2022
Rental Bumps: 3% Annual Increases
Options: (1) 5-Yr.
Exclusive Use: None
Co-Tenancy: None
Termination Clause: None

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$9,944.00	\$828.67	\$12.38
Annual Bumps:	3% Annual Increases		
Option 1:	3% Annual Increases		

* Blended current rental rate for increase effective 10/1/2019.
Pro Forma calendar year: 1/1/2019 - 12/31/2019

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share

Tenant Lease Abstract

GLA: 1,262
Tenant Since: 2018
Current Term Start: 08/01/2018
Lease Expiration: 07/31/2021
Rental Bumps: 3% Annual Increases
Options: (1) 3-Yr.
Exclusive Use: TBA
Co-Tenancy: TBA
Termination Clause: TBA

Tenant Base Rent Schedule

	<u>Annual</u>	<u>Monthly</u>	<u>PSF</u>
Current:	\$12,519.00	\$1,043.25	\$9.92
Annual Bumps:	3% Annual Increases		
Option 1:	3% Annual Increases		

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Mgmt. Fee:	Pro Rata Share

**African
Essence**



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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In Connection with:
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