

**Prepared for: Investors**



**Pamida-15 Year NNN Lease - 25170 Highway 16, Custer, SD 57730**

|                       |                              |                   |             |
|-----------------------|------------------------------|-------------------|-------------|
| <b>Property Type:</b> | Retail<br>Free Standing Bldg | <b>Price:</b>     | \$2,467,348 |
| <b>Building Size:</b> | 26,450 SF                    | <b>Price/SF</b>   | \$93.28     |
| <b>Year Built:</b>    | 2008                         | <b>Cap Rate:</b>  | 8.75%       |
|                       |                              | <b>Occupancy:</b> | 100%        |



**Merchants Way - 7185 Rockbridge Road, Stone Mountain, GA 30087**

|                       |                                 |                   |             |
|-----------------------|---------------------------------|-------------------|-------------|
| <b>Property Type:</b> | Shopping Center<br>Strip Center | <b>Price:</b>     | \$1,599,000 |
| <b>Year Built:</b>    | 1999                            | <b>Price/SF</b>   | \$222.08    |
| <b>GLA:</b>           | 7,200 SF                        | <b>Cap Rate:</b>  | 9.10%       |
|                       |                                 | <b>Occupancy:</b> | 100%        |



**Hurley Medical Center - 1429 Flushing Rd., Flushing, MI 48433**

|                        |                          |                   |             |
|------------------------|--------------------------|-------------------|-------------|
| <b>Property Type:</b>  | Office<br>Medical Office | <b>Price:</b>     | \$1,499,000 |
| <b>Building Size:</b>  | 8,000 SF                 | <b>Price/SF</b>   | \$187.38    |
| <b>Building Class:</b> | A                        | <b>Cap Rate:</b>  | 9.60%       |
| <b>Parking Ratio:</b>  | 4/1,000 SF               | <b>Occupancy:</b> | 100%        |
| <b>Year Built:</b>     | 1998                     |                   |             |



**Sedalia Surgery Center - 3310 West 10th Street, Sedalia, MO 65301**

|                       |                                    |                   |                |
|-----------------------|------------------------------------|-------------------|----------------|
| <b>Property Type:</b> | Health Care<br>Acute Care Hospital | <b>Price:</b>     | \$3,364,000    |
| <b>No. Beds:</b>      | 1                                  | <b>Price/Bed:</b> | \$3,364,000.00 |
| <b>Building Size:</b> | 6,826 SF                           | <b>Cap Rate:</b>  | 7.50%          |
| <b>Year Built:</b>    | 2002                               |                   |                |



**Back Yard Burgers - 711 North McCroskey, Nixa, MO 65714**

|                       |                      |                   |             |
|-----------------------|----------------------|-------------------|-------------|
| <b>Property Type:</b> | Retail<br>Restaurant | <b>Price:</b>     | \$1,510,000 |
| <b>Building Size:</b> | 3,030 SF             | <b>Price/SF</b>   | \$498.35    |
| <b>Year Built:</b>    | 2005                 | <b>Cap Rate:</b>  | 8.73%       |
|                       |                      | <b>Occupancy:</b> | 100%        |



**The Learning Experience - 2347 Cedarcrest Road, Acworth, GA 30101**

|                       |                                     |                   |             |
|-----------------------|-------------------------------------|-------------------|-------------|
| <b>Property Type:</b> | Retail<br>Day Care Facility/Nursery | <b>Price:</b>     | \$3,220,588 |
| <b>Building Size:</b> | 12,500 SF                           | <b>Price/SF</b>   | \$257.65    |
| <b>Year Built:</b>    | 2008                                | <b>Cap Rate:</b>  | 8.50%       |
|                       |                                     | <b>Occupancy:</b> | 100%        |

## NNN Investment Properties

Neil Forrest · (408) 623-0585 · neil@buy-list.com

## Cornerstone Commercial Real Estate Services

### Prepared for: Investors



#### Pamida - NNN Lease - 8.75% Cap - 1212 W. Main Street, Lyons, KS 67554

|                       |                              |                   |             |
|-----------------------|------------------------------|-------------------|-------------|
| <b>Property Type:</b> | Retail<br>Free Standing Bldg | <b>Price:</b>     | \$2,377,145 |
| <b>Building Size:</b> | 32,880 SF                    | <b>Price/SF</b>   | \$72.30     |
| <b>Year Built:</b>    | 2008                         | <b>Cap Rate:</b>  | 8.75%       |
|                       |                              | <b>Occupancy:</b> | 100%        |



#### DeMi's Professional Center - 1616 Grand Avenue, Waukegan, IL 60085

|                       |                           |                   |             |
|-----------------------|---------------------------|-------------------|-------------|
| <b>Property Type:</b> | Office<br>Office Building | <b>Price:</b>     | \$3,499,000 |
| <b>Building Size:</b> | 28,000 SF                 | <b>Price/SF</b>   | \$124.96    |
| <b>Parking Ratio:</b> | 7.3/1,000 SF              | <b>Cap Rate:</b>  | 10.00%      |
| <b>Year Built:</b>    | 1986                      | <b>Occupancy:</b> | 100%        |



#### Mystic Creek Investment/2917 - 3000 N. Green River Rd., Evansville, IN 47715

|                       |                         |                   |             |
|-----------------------|-------------------------|-------------------|-------------|
| <b>Property Type:</b> | Retail<br>Street Retail | <b>Price:</b>     | \$1,800,000 |
| <b>Building Size:</b> | 10,112 SF               | <b>Price/SF</b>   | \$178.01    |
| <b>Year Built:</b>    | 2007                    | <b>Cap Rate:</b>  | 8.80%       |
|                       |                         | <b>Occupancy:</b> | 100%        |