



**Taco Bell 20 Year Lease NNN - Porterville, CA - 1220 W. Henderson Road, Porterville, CA 93257**

|                       |                      |                   |             |
|-----------------------|----------------------|-------------------|-------------|
| <b>Property Type:</b> | Retail<br>Restaurant | <b>Price:</b>     | \$2,290,909 |
| <b>Building Size:</b> | 2,200 SF             | <b>Price/SF</b>   | \$1,041.32  |
|                       |                      | <b>Cap Rate:</b>  | 5.50%       |
|                       |                      | <b>Occupancy:</b> | 100%        |

**Property Description:**

The investment includes Land ownership with 20 Year NNN Ground Lease already in place. The offering is a 100% Leased Fee interest in 35,000 square feet of land located at 1220 W. Henderson Road in Porterville, California. The property is a hard corner pad in front of WAL MART and across the street from TARGET at the main intersection of Henderson & Prospect in Porterville, CA. This investment includes ownership of the land that is Ground Leased to the largest Taco Bell Franchisee in Southern California (59 units) who operates this single Tenant restaurant building with drive thru consisting of approx. 2,200 square feet. The Tenant is responsible for Taxes, Insurance and Maintenance costs associated with this property. The Lease is for Twenty (20) years NNN and includes Four (4) Five (5) year options for renewal. The Lease calls for 8% rental increases every Five (5) years including any option periods.



**Burger King NNN - 1945 Indian Hill Blvd., Pomona, CA 91767**

|                       |                      |                   |             |
|-----------------------|----------------------|-------------------|-------------|
| <b>Property Type:</b> | Retail<br>Restaurant | <b>Price:</b>     | \$1,915,000 |
| <b>Building Size:</b> | 2,214 SF             | <b>Price/SF</b>   | \$864.95    |
|                       |                      | <b>Cap Rate:</b>  | 6.00%       |
|                       |                      | <b>Occupancy:</b> | 100%        |

**Property Description:**

NNN Burger King restaurant property located in Los Angeles county near the fast growing inland empire area of Southern California. This is a perfect oppertunity for a 1031 buyer wishing to lessen their management responsibilites. This property has a Sprint cellular tower located on it for additional income. The Sprint lease is corporate guaranteed and the Burger King has been operating on the site for over 10 years. The Burger King also has a strong financial guarantee. Both the Burger King and the Sprint tenants have a long period to go on their leaseses including options with built in increases.



**Single Tenant NNN Starbucks - 13172 Garden Grove Boulevard, Garden Grove, CA 92843**

|                       |                          |                  |             |
|-----------------------|--------------------------|------------------|-------------|
| <b>Property Type:</b> | Retail<br>Retail (Other) | <b>Price:</b>    | \$2,432,000 |
| <b>Building Size:</b> | 1,450 SF                 | <b>Price/SF</b>  | \$1,677.24  |
| <b>Year Built:</b>    | 2007                     | <b>Cap Rate:</b> | 5.00%       |

**Property Description:**

The offering is a newly developed, single tenant NNN Starbucks Drive-Thru located at the signalized intersection of Garden Grove Boulevard and Fairview Street in Garden Grove, California. The subject property includes a 1,450 square foot Drive-Thru Starbucks along with a Wescom Credit Union ATM. Completed in July 2007, the property is ideally positioned at the signalized entrance to the 22 Freeway with exposure to over 420,000 cars per day. The offering features a rare opportunity for a prospective investor to own a high quality, stable investment with a corporate guaranteed lease from a premier global tenant. The subject property benefits from tremendous exposure, identity and visibility as well as excellent accessibility including ingress and egress points along both Garden Grove Boulevard and Fairview Street. Well positioned for future success, the subject property offers a prospective investor a secure and stable, pride of ownership investment opportunity, located in a highly desirable Orange County location.



**NNN Leased Midas Auto - 3464 Foothill Boulevard, Oakland, CA 94601**

|                       |                 |                   |           |
|-----------------------|-----------------|-------------------|-----------|
| <b>Property Type:</b> | Retail          | <b>Price:</b>     | \$980,000 |
|                       | Vehicle Related | <b>Price/SF</b>   | \$217.39  |
| <b>Building Size:</b> | 4,508 SF        | <b>Cap Rate:</b>  | 5.09%     |
| <b>Year Built:</b>    | 1978            | <b>Occupancy:</b> | 100%      |

**Property Description:**

The subject property is occupied by Midas on a 10 year net lease with 6 years left. There are two (5) year options and steady increases. Midas has right of first refusal which they have already expressed that they have no interest in exercising. There is abundant onsite parking and easy accessibility from both 35th and Foothill. There is also a billboard on the property that offers additional income. This offering is one of very few single-tenant net leased corporate guaranteed retail properties in the Bay Area. This is truly a rare investment opportunity.



**Wienerschnitzel - NNN (405 FWY & Wal-Mart) - 1352 W 190th Street, Torrance, CA 90501**

|                       |            |                   |             |
|-----------------------|------------|-------------------|-------------|
| <b>Property Type:</b> | Retail     | <b>Price:</b>     | \$2,836,000 |
|                       | Restaurant | <b>Price/SF</b>   | \$1,319.07  |
| <b>Building Size:</b> | 2,150 SF   | <b>Cap Rate:</b>  | 5.50%       |
| <b>Year Built:</b>    | 2005       | <b>Occupancy:</b> | 100%        |

**Property Description:**

This rare opportunity to acquire prime real estate in center of Harbor Gateway corridor, City of Los Angeles. The subject property is approximately 2,150 square foot Wienerschnitzel restaurant with a drive-thru on approximately 23,958 square foot parcel of land. This property is offered as a sale leaseback. Built in 2005, the subject property offers an investor a new 20 year lease term with six (5) year renewal options thereafter. The lease type is a NNN and the tenant is responsible for roof and structure. The opportunity offers generous rental increase of 10% every 5 years in the initial term. The restaurant is owned and operated by an experienced and successful food business operator. This restaurant is one of the top performing establishments in the Wienerschnitzel chain of 340 restaurants nationwide. In year 2006, it boasted store sales of approximately \$1.4 Million, twice the national average. The lease includes a personal guarantee by the tenant.



**Single Tenant NNN 7% Cap Hollywood Video - 58132 Twenty Nine Palms Highway, Yucca Valley, CA 92284**

|                       |                |                  |             |
|-----------------------|----------------|------------------|-------------|
| <b>Property Type:</b> | Retail         | <b>Price:</b>    | \$2,155,000 |
|                       | Retail (Other) | <b>Price/SF</b>  | \$328.96    |
| <b>Building Size:</b> | 6,551 SF       | <b>Cap Rate:</b> | 7.50%       |
| <b>Year Built:</b>    | 1998           |                  |             |

**Property Description:**

Hollywood Video is a 6,551 square foot single tenant NNN leased investment located at the northwest corner of the signalized intersection of Twenty Nine Palms Highway and Balsa Avenue in Yucca Valley, California. The subject property is a freestanding building situated on a 0.78 acre lot and is located within a high traffic Wal-Mart anchored neighborhood shopping center. Additional national and regional credit tenants located within the center include Stater Bros. Supermarket, JC Penney, Jack in the Box, Pizza Hut, Fashion Bug, and Payless Shoes. Accessibility and visibility, Hollywood Video is ideally situated on the northwest corner of the major thoroughfare in the city of Yucca Valley. The subject property presents a prospective investor with a stable income stream from a credit tenant with the future upside potential to increase below market rent. Hollywood Video's lease has a corporate guarantee with approximately six years remaining on the lease term, including two 5-year options at 12% increases.



**Taco Bell 20 year Lease NNN - Long Beach** - 5385 Atlantic Ave., Long Beach, CA 90805

|                       |            |                   |             |
|-----------------------|------------|-------------------|-------------|
| <b>Property Type:</b> | Retail     | <b>Price:</b>     | \$1,745,455 |
|                       | Restaurant | <b>Price/SF</b>   | \$969.70    |
| <b>Building Size:</b> | 1,800 SF   | <b>Cap Rate:</b>  | 5.50%       |
|                       |            | <b>Occupancy:</b> | 100%        |

**Property Description:**

The Investment includes Land ownership with 20 Year NNN Ground Lease already in place. The offering is 100% Leased Fee interest in 13,910 square feet of land located at 5385 Atlantic Ave. in Long Beach, CA. This investment includes ownership of the land that is Ground Leased to the largest Taco Bell franchisee in Southern California (59 units) who operates this single Tenant restaurant building with drive thru consisting of approx. 1,800 square feet. The Tenant is responsible for Taxes, Insurance and Maintenance costs associated with this property. The Lease is for Twenty (20) years NNN and includes Four (4) Five (5) year options for renewal. The Lease calls for 7.5% rental increases every Five (5) years including any option periods.



**Jack in the Box - NNN Ground Lease** - 1684 Main Street, Brawley, CA 92227

|                       |            |                   |           |
|-----------------------|------------|-------------------|-----------|
| <b>Property Type:</b> | Retail     | <b>Price:</b>     | \$960,000 |
|                       | Restaurant | <b>Price/SF</b>   | \$355.95  |
| <b>Building Size:</b> | 2,697 SF   | <b>Cap Rate:</b>  | 5.00%     |
| <b>Year Built:</b>    | 2006       | <b>Occupancy:</b> | 100%      |

**Property Description:**

Brand New Jack in the Box restaurant opened September 29, 2006. 20-year Ground Lease with increases of 10% every 5 years. Four 5-year options. Rent is \$48,000 per year. Corporate-signed lease. National credit tenant. Lease Investment, business is not for sale.