



Our "TOP TEN" INVESTMENT PICKS for July, 2010

The following lists a few of the income-producing properties we have been tracking for our investor clients. Our approach is to determine what type of property you prefer (retail, office, industrial, hospitality, triple-net, tenant mix, etc), your equity and financing routes available, general geographic areas of focus, timing and tax implications, and risk vs. reward.

Top Deal Picks – July 2010

- Taco Bell, Mobile, AL. New construction, 20-year NNN lease, 1% annual escalators, retail corridor, 60-unit operator. \$ 1,941,176 (8.5% CAP)
- Dollar General, 35 miles south of Atlanta, GA. New all brick construction, 15-year NN lease, corporate guaranty. \$ 1,089,209 (8.6% CAP)
- Walgreen's, Chicago, IL. New LEED construction, 25-year NNN lease with extensions, corporate guaranty. \$ 8,225,000 (6.75% CAP)
- Walgreen's, Sarasota, FL. New construction, 25-year NNN lease with extensions, corporate guaranty. \$ 5,128,571 (7.0% CAP)
- Arby's, McDonough, GA. Recent construction, 17.5 years left on NNN ground lease, 10% escalators, corporate guaranty. \$ 1,425,000 (7.0% CAP)
- Autozone, Palm Beach, FL. Recent construction, 20-year NNN term, 5% escalators each 5 years, corporate guaranty. \$ 3,557,140 (7% CAP)
- Medical Office, suburb of Atlanta, GA. 10,000sf building 4-tenants with staggered rollovers, 100% leased, hospital campus adjacent. \$ 1,790,000 (8.5% CAP)
- Industrial, Peachtree City, GA. 117,000sf warehouse has 11 tenants plus a cell tower, 92% occupancy, staggered rollovers, quality park setting. \$ 5,985,000 (9.75% CAP)
- Publix Center, Metro Atlanta area. Approximately 95,000sf at 79% occupancy. Price to be determined on NOI of \$ 711,000.
- Publix Center, North of Atlanta, GA. Approximately 93,000sf at 92% occupancy. Price to be determined on NOI of \$ 1,080,000.
- Kroger Center, Raleigh, NC. Approximately 160,949sf at 86% occupancy. Price to be determined on NOI of \$ 1,716,000.
- Lakefront Resort, Hiwassee, GA. 4 cabins, 2 houses, water 3 sides, hot tub, BBQ, boat dock with pontoons, established 10-years, business with real estate for sale \$ 1,800,000.

*Inquire for details.

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