



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. We'll locate exactly what fits your investment criteria!

Top Deal Picks Winter, 2009

- McDonald's Restaurant, Tuscaloosa, AL. 20-year NNN lease with 10% rent bumps every 5 years, plus six renewal terms with bumps. New construction, high demographics, absolute NNN "Ground Lease". \$1,105,000 @ 5.75% CAP.
- Budget Rent-A-Car, Roswell, GA. Approximately 8 years left on NNN "Ground Lease" to credit franchisee. Great location, huge traffic count, new brick/block building on approximately 1 acre. \$1,200,000 @ 8% CAP.
- National Tire & Battery (NTB), Douglasville, GA. Approximately 17 years left on NNN corporate guaranteed lease, with rent escalations. 11,740sf on 1.26 acres (original construction in 1987). \$1,745,000 @ 7.74% CAP.
- Arby's Restaurant, Rome, GA. Renovated construction, 20-year lease commenced 7/1/08 with Corporate Guarantee, rent bumps, zero Landlord responsibility, great "location, location, location". \$2,119,000 @ 8% CAP.
- Verizon Wireless Store, Charlotte, NC. Free-standing outparcel with great road visibility. New 10-year "Net Net" corporate guaranteed lease, with 10% rent bumps every 5 years. \$2,896,775 @ 7.75% CAP.
- Rite-Aid Drugstore, Brockton, MA. New 20-year "Absolute Triple Net" lease, with 10% rent bumps each 10 years, 17 miles south of Boston, opposite area hospital, "below average rents", 13,400 sf on 3.33 acres. \$3,308,235 @ 8.5% CAP.
- Publix Grocery, Huntsville, AL. Free-standing 44,000 sf store in high demographics submarket. Built in 2003, leased through 03/2023. "Net Net" lease with assumable debt (5.04%, 30-year amortization, due 09/2023). \$5,700,000 @ 7% CAP.
- Office Building, Marietta, GA. Free-standing 60,000sf on 5.8 acres to an "Institutional Grade Tenant", new 10-Year "Net Net" lease commences 4/09 with 3% annual rent bumps. Established office park setting. \$8,100,000 @ 7% CAP.
- T-Mobile Call Center, Nashville, TN. 69,000+sf on 7.5 acres in established office park. BTS for T-Mobile in 2002, lease has approximately 9 years left on "Net Net" lease with assumable debt (5.59% rate, good LTV). \$18,000,000 @ 7.50% CAP.
- Brown Shoe/Famous Footwear, Lebec, CA. 351,723 sf Distribution Center on 24 acres, established Industrial Park. New 20-year "Absolute Triple Net" lease, 10% rent bumps, new construction, Corporate Guarantee. \$28,625,000 @ 7% CAP.

(Prices quoted herein are "Asking Price" and are subject to change and/or Negotiation)

Steve A. Massell, C.C.I.M.

(404) 255 - 6810

**Massell
Commercial Real Estate**

P.O. Box 28877
Sandy Springs, GA 30358

p. 404.255.6810
f. 404.252.3883
toll-free 1-888-913-0002

www.massell.com

**Income Property
Sales**

**Strategic Space
Solutions**



Information contained herein has been prepared by Broker primarily from the information supplied by the Owner(s). Neither Broker nor Owner(s) make any representations or warranty, expressed or implied, as to the accuracy or completeness of the offering or any of its contents, and no legal liability is assumed to be implied with respect thereto. Purchasers should conduct their own independent investigation and rely only on those results. Property is subject to prior sale, price change or withdrawal without notice.

© Copyright 2007