

Our "TOP TEN" INVESTMENT PICKS for February, 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.

- Billboard Ground Leases, Metro Atlanta, GA. Long-term, "triple-net" leased to global entity, great exposure, passive investment. \$750,000/pair (6.75% CAP).
- FedEx Express, Brunswick, GA. 10,800 s.f. single-tenant Industrial/Office property, 9 years left on lease, "double-net" offering. \$875,000 (8.0% CAP).
- McDonald's, Columbia, SC. 20-year, NNN lease with rental bumps, new construction, retail corridor, good demographics. \$1,091,000 (5.5% CAP).
- ATT Cellular, Carrollton, GA. 100% "double-net leased" 3,500 s.f. retail building. New 11-year lease w/bump Year 6. Corporate Gty. \$1,732,000 (8% CAP).
- Medical Office Building near Atlanta, GA. 24,000 s.f. new construction, 80% leased (multi-tenant), all medical users. \$6,000,000 (8.5% CAP).
- Publix Grocery, "Absolute Net" Ground Lease, Pensacola, FL. 50,000 s.f. new construction, 20-year lease, renewals and rent bumps. \$7,500,000 (7.0% CAP).
- Office Depot, Boca Raton, FL. 30,000 s.f. on 2.8 acres, 15-year "Absolute Net" Sale-Leaseback, rent bumps, renewal options. \$8,750,000 (8.75% CAP).
- Office Building, single-tenant 100% leased, Duluth, GA. Two-story, 5,972 s.f. brick building constructed in 2004, established office park. \$610,000 (12% CAP).
- Power Shopping Center, Decatur (Huntsville), AL. Built in 2007, 144,000 s.f. on 22 acres, 90% leased with National Credit Tenants. Price t.b.d.
- Mid-Rise Hotel, NW Atlanta, GA. 100+ rooms, on-site amenities, business center, conferencing facility. Currently 55% occupancy. \$8,000,000.

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