

O F F E R I N G M E M O R A N D U M



MCGINNIS FERRY PROMENADE

5350 MCGINNIS FERRY ROAD ALPHARETTA, GEORGIA

*McGinnis Ferry Promenade
A Neighborhood Retail Investment
Alpharetta, Georgia*

*37,209 Square Feet
5360 McGinnis Ferry Road
Alpharetta, Georgia 30005*

Exclusively Marketed by:

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5360 McGinnis Ferry Road
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Investment Summary

Location:	McGinnis Ferry Road & Faircroft Drive Alpharetta, Georgia
Purchase Price:	\$9,000,000
Capitalization Rate:	7.60%
Year 1 Cash on Cash Return:	8.18%
Total Square Feet:	37,209
Price Per Sq.Ft.:	\$241.88
Construction:	Masonry, brick veneer and stucco, plate glass set in aluminum frames, flat roof with rubber membrane
Parking:	352 Surface Parking Spaces Shared Parking Agreement with Outparcels
Access:	4 Curb Cuts - (3): Faircroft Drive (1): McGinnis Ferry
Occupancy:	90.6%
Year Built:	2007
Zoned:	CBD (Commercial Business District)

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Investment Highlights

- Strong exposure and excellent access via 4 curbs cuts (3 on Faircroft, 1 on McGinnis)
- New Construction; built in 2007
- Lies within one of the fastest growing counties in the Atlanta MSA
- Great Demographics; average household incomes over \$157,000 within 1 mile radius
- Adjacent to new housing development
- High end construction
- Low vacancy rates in the area
- 26,000 cars per day on McGinnis Ferry Road



Property Information

McGinnis Ferry Promenade

5360 McGinnis Ferry Road

Alpharetta, Georgia 30005

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Property Description

Site Description

The subject site is a 7.745 acre retail tract located along the north side of McGinnis Ferry Road near Windward Parkway in the city of Alpharetta. This is a fee simple offering of an unanchored retail center at McGinnis Ferry and Faircroft Drive. The land has an irregular rectangular shape with 491 feet of frontage along McGinnis Ferry Road to a depth of about 840 feet on Faircroft Drive. All public utilities are available to the subject property in adequate quantity and quality to service the property. The site is well located and afforded good access and visibility from McGinnis Ferry Road.

Location and Access

McGinnis Ferry Promenade is located in Forsyth County in the city of Alpharetta. The location is three miles northeast of Alpharetta, five miles west of the city of Suwanee and twenty five air miles north of the Atlanta CBD. The subject neighborhood is bound by the Chattahoochee River to the east, State Bridge Road to the south, and Georgia Highway 400/State Route 19 sets the boundary to the west and north. The neighborhood is primarily composed of north Fulton and south Forsyth Counties. Retail, office, industrial and residential land uses are mixed along McGinnis Ferry Road. McGinnis Ferry Road is a two and four-lane surface street that connects Georgia 400 and State Route 141 to Duluth and Suwanee. Ingress into the center will be provided through three curb cuts on Faircroft Drive and one on McGinnis Ferry Road. McGinnis Ferry Road and Faircroft Drive will be a signalized intersection.

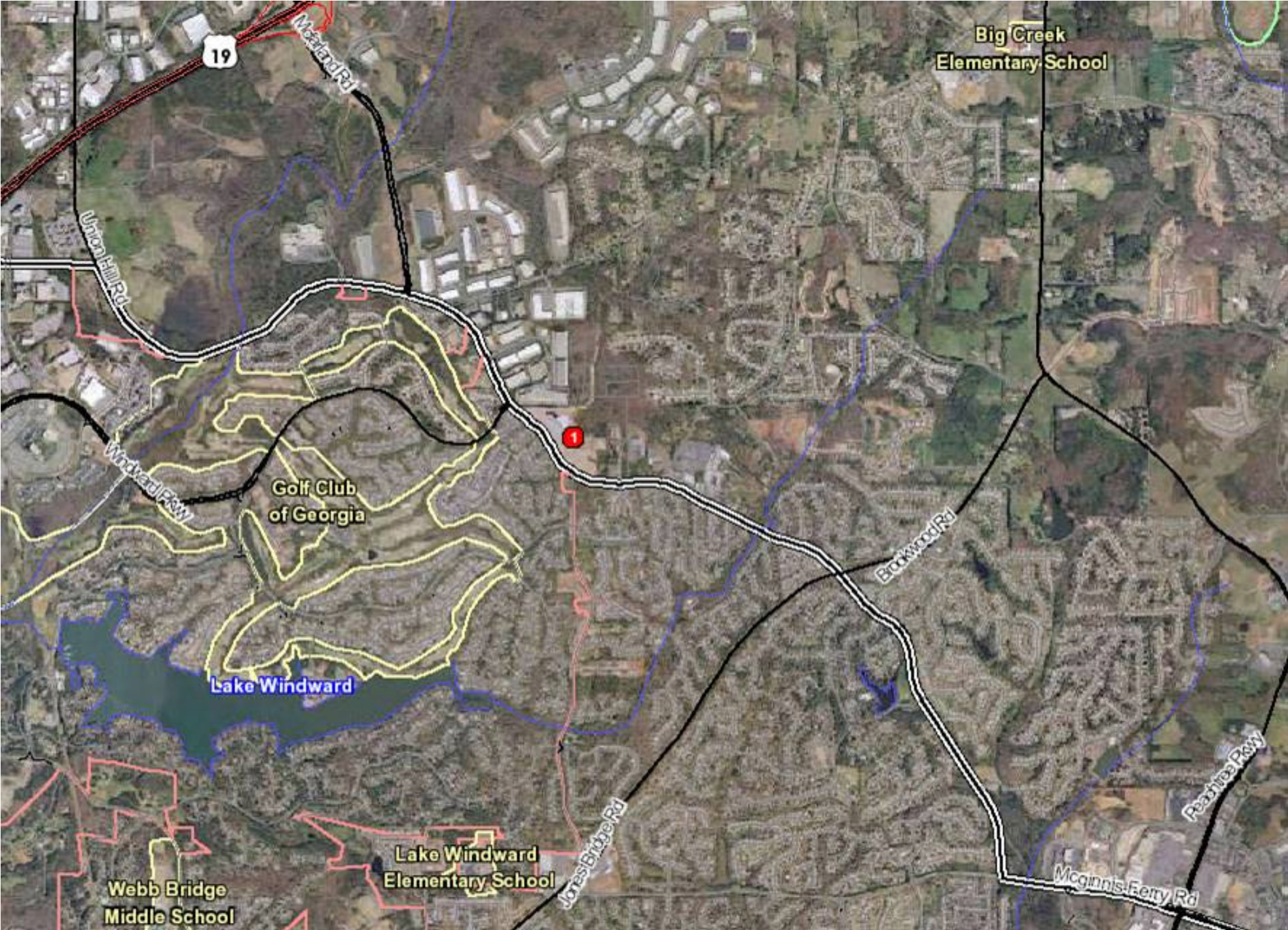
Description of Improvements

McGinnis Ferry Promenade is unanchored specialty retail consisting of two, one-story buildings totaling 37,209 square feet. The center is designed for multiple tenants. Construction is of a reinforced concrete slab foundation and a steel frame mixed with concrete block. The walls will be made with brick veneer and stucco accents. Storefronts are plate glass set in steel frames and the roof is a built-up tar roof with standing seam metal accents.





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Atlanta Retail Overview

Dorey Research Group in their Fall/Winter 2007 Retail Space Guide publishes the most current retail statistics available in Atlanta. The following is a submarket breakdown of existing retail centers and average rental rates. Note that McGinnis Ferry Promenade is in the Forsyth County/GA 400 North submarket highlighted in red:

Submarket	Existing SF	Available SF	% Available	Under Const. SF	# of Centers	Avg. Rent Rate
A CBD	2,728,001	207,309	7.60%	24,788	23	\$25.47
AA Dallas/Paulding	1,366,053	161,671	11.83%	35,696	23	\$14.32
B Midtown	2,660,839	188,198	7.07%	89,782	59	\$22.10
BB Newnan/Coweta County	2,019,135	303,830	15.05%	626,000	28	\$12.86
C Buckhead	7,240,375	280,926	3.88%	90,000	90	\$23.31
D Sandy Springs	6,476,954	461,423	7.12%	0	64	\$20.96
E West Atlanta	1,194,226	167,020	13.99%	30,592	24	\$15.12
F South Atlanta/Airport	3,884,573	348,834	8.98%	65,130	68	\$11.21
G East Atlanta	5,168,740	468,647	9.07%	23,000	94	\$8.62
H Northeast Atlanta	5,432,328	363,985	6.70%	140,000	54	\$16.56
I Peachtree Corners/Norcross/I-85	9,243,434	923,084	9.99%	206,050	121	\$16.34
J North Fulton	11,906,964	1,264,361	10.62%	164,000	161	\$18.92
K Cumberland/East Cobb	11,338,878	1,095,258	9.66%	28,400	146	\$18.48
L Austell/Fulton Industrial	3,597,499	608,942	16.93%	0	46	\$10.15
M I-85 South	1,589,911	200,101	12.59%	18,000	36	\$12.39
N Forest Park/Jonesboro/Clayton County	6,307,351	660,319	10.47%	61,400	97	\$12.79
O Stockbridge/McDonough/Henry County	3,884,737	346,104	8.91%	292,300	70	\$15.55
P Lithonia/Conyers/I-20	8,231,834	2,067,614	25.12%	451,611	90	\$12.60
Q Stone Mountain/Snellville	7,274,113	850,075	11.69%	0	105	\$11.22
R Northeast Gwinnett County	13,581,784	1,313,788	9.67%	861,983	173	\$15.31
S Kennesaw/Northwest Cobb	7,995,131	537,160	6.72%	86,810	93	\$15.71
T Cartersville/Bartow County	1,019,185	97,439	9.56%	0	8	\$10.03
U Forsyth County/GA 400 North	4,206,003	347,045	8.25%	1,363,867	71	\$16.36
V Gainesville/Hall County	1,967,774	583,644	29.66%	32,000	54	\$8.89
W Cherokee County	3,522,767	387,209	10.99%	94,830	70	\$17.39
X Douglasville/Douglas County	3,378,428	580,947	17.20%	0	48	\$13.11
Y Fayetteville/Fayette County	3,974,669	340,818	8.57%	15,000	45	\$14.53
Z Griffin/Spalding	1,450,885	350,250	24.14%	0	12	\$7.81

McGinnis Ferry Promenade

5360 McGinnis Ferry Road

Alpharetta, GA 30005

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	Property Name / Location	Gross Sq. Ft.	Occupancy %	Asking Rent	NNN	Major / National Tenants	Owner/ Leasing Company
Subject	McGinnis Ferry Promenade 5360 McGinnis Ferry Road Alpharetta, GA 30005	37,209	86%	\$22.50	Yes	Goodyear, T-Mobile	Inland
1	The Village at Flynn Crossing 5180-5238 McGinnis Ferry Road Alpharetta, GA 30005	95,002	93%	\$22.00	Yes	Publix, PJ's Coffee	Retail Planning Corporation
2	The Village at Park Bridge 4180 Old Milton Parkway Alpharetta, GA	28,640	100%	\$27.00	Yes	Various	CP Park Bridge, LLC
3	Abbotts Bridge Crossing 3170 Peachtree Industrial Blvd. Duluth, GA	41,000	91%	\$16.50	Yes	The Little Gym, Golf Land	Workman & Co.
4	Grand Pavillion at North Fulton 11130 State Bridge Road Alpharetta, GA	62,323	71%	\$20.00	Yes	Carter Barnes, Curves	Roberts Properties
5	Stonebridge Promenade 3451 Peachtree Parkway Suwanee, GA	23,085	71%	\$24.00	Yes	Mattress Expo, Blue Grotto	Riverwood Properties
6	11550 Jones Bridge Road Alpharetta, GA 30022	21,940	85%	\$20.00	Yes	Allstate, Alpharetta Nails & Tan	Equitable Management Corp.
7	John's Creek Walk Medlock Bridge Road at Abbotts Bridge Road Duluth, GA	43,288	80-%	\$24.50	Yes	Various	MB Properties
	Average	45,040	85.06%	\$22.00			

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Retail Sale No. 1

John's Creek Walk

Location Data

Address: 11030-11035 Bell Road
Duluth, GA
County: Fulton

Physical Data

Type: Unanchored Strip
Anchors:
Food: Subway
Apparel: None
Drug: None
Misc.: State Farm
Total GLA: 43,157
GLA Purchased: 43,157
Year Built: 2006
Parking: Surface
Condition: Excellent
Exterior Walls: Brick Veneer, EIFS

Sale Data

Sale Date: 10/20/2006
Seller: MB Properties
Purchaser: BH Properties
Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 100%
Sales Price: \$13,700,000
Price Per SF: \$317.45
Capitalization Rate: 7.50%

Retail Sale No. 2

Mount Zion Promenade

Location Data

Address: 1500 Mount Zion Road
Jonesboro, GA
County: Clayton

Physical Data

Type: Unanchored Strip Center
Anchors:
Food: Lenny's Subs
Apparel: Mattress Expo
Drug: None
Misc.: None
Total GLA: 28,850
GLA Purchased: 28,850
Year Built: 2002
Parking: Surface
Condition: Good
Exterior Walls: Concrete Block, Brick Veneer

Sale Data

Sale Date: 5/12/2006
Seller: Mount Zion Promenade LLC
Purchaser: MPI/Mount Zion Promenade Inc.
Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 100%
Sales Price: \$6,485,000
Price Per SF: \$224.78
Capitalization Rate: 7.23%

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Retail Sale No. 3

Towne Centre Village

Location Data

Address: 1971-2025 Jonesboro Road
McDonough, GA
County: Henry

Physical Data

Type: Unanchored Strip
Anchors:
Food: Marble Slab Creamery
Apparel: None
Drug: None
Misc.: T-Mobile
Total GLA: 33,600
GLA Purchased: 33,600
Year Built: 2005
Parking: Surface
Condition: Excellent
Exterior Walls: Concrete Block, Brick Veneer

Sale Data

Sale Date: 9/7/2006
Seller: Pearson & Associates
Purchaser: Sundaram Investments
Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 93%
Sales Price: \$7,800,000
Price Per SF: \$232.14
Capitalization Rate: 7.63%

Retail Sale No. 4

Mills Station & Mills Walk

Location Data

Address: 1820 Brown Road
Lawrenceville, GA
County: Gwinnett

Physical Data

Type: Unanchored Strip
Anchors:
Food: Jersey Mike's
Apparel: None
Drug: None
Misc.: Nail Salon
Total GLA: 19,293
GLA Purchased: 19,293
Year Built: 2004
Parking: Surface
Condition: Good
Exterior Walls: Masonry, EIFS

Sale Data

Sale Date: 3/28/2006
Seller: Bayshore Crossing of GA, LLC
Purchaser: Beth LLC
Financing: Cash to Existing Loan



Financial Data

Occupancy at Sale: 100%
Sales Price: \$5,970,000
Price Per SF: \$309.44
Capitalization Rate: 7.40%

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Retail Sale No. 5

Stonecrest Station

Location Data

Address: 7105 Stonecrest Parkway
Lithonia, GA

County: DeKalb

Physical Data

Type: Unanchored Strip

Anchors:

Food: None

Apparel: David's Bridal

Drug: None

Misc.: Mattress Firm

Total GLA: 25,424

GLA Purchased: 25,425

Year Built: 2002

Parking: Surface

Condition: Good

Exterior Walls: Masonry, EIFS

Sale Data

Sale Date: 1/31/2006

Seller: Stonecrest Station LLC

Purchaser: Seven Mall Shops Atlanta Associates

Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 100%

Sales Price: \$7,205,927

Price Per SF: \$283.42

Capitalization Rate: 7.48%

Retail Sale No. 6

Pharrs Village

Location Data

Address: 1830 Scenic Highway
Snellville, GA

County: Gwinnett

Physical Data

Type: Unanchored Strip

Anchors:

Food: Firehouse Subs

Apparel: None

Drug: None

Misc.: Verizon Wireless

Total GLA: 18,950

GLA Purchased: 18,950

Year Built: 2003

Parking: Surface

Condition: Good

Exterior Walls: Brick Veneer, EIFS

Sale Data

Sale Date: 2/23/2006

Seller: Snellville Commons LLC

Purchaser: Ziman Commercial LLC

Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 100%

Sales Price: \$7,550,000

Price Per SF: \$398.42

Capitalization Rate: 6.62%

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Retail Sale No. 7

Laurel Springs Village

Location Data

Address: 7105 Stonecrest Parkway
Suwanee, GA
County: Forsyth

Physical Data

Type: Unanchored Strip
Anchors:
Food: Beef O' Bradys
Apparel: None
Drug: None
Misc.: Ladies Workout Express
Total GLA: 21,600
GLA Purchased: 21,600
Year Built: 2006
Parking: Surface
Condition: Good
Exterior Walls: Concrete Block, Brick Veneer

Sale Data

Sale Date: 3/27/2006
Seller: Laurel Springs Village LLC
Purchaser: Sun Laurel Springs LLC
Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 100%
Sales Price: \$4,900,000
Price Per SF: \$226.85
Capitalization Rate: 7.12%

Retail Sale No. 8

Jones Bridge Promenade

Location Data

Address: Jonesbridge at Old Alabama Road
Alpharetta, GA
County: Fulton

Physical Data

Type: Unanchored Strip
Anchors:
Food: Carvel Ice Cream
Apparel: None
Drug: None
Misc.: None
Total GLA: 38,330
GLA Purchased: 38,330
Year Built: 2005
Parking: Surface
Condition: Excellent
Exterior Walls: Brick Veneer, EIFS

Sale Data

Sale Date: Under Contract
Seller: MB Properties
Purchaser: Fairway Investments
Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 71%
Sales Price: \$10,750,000
Price Per SF: \$280.46
Capitalization Rate: 7.56%

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Retail Sale No. 9

Village at Park Bridge

Location Data

Address: 4180-4190 Old Milton Parkway
Alpharetta, GA
County: Fulton

Physical Data

Type: Unanchored Strip
Anchors:
Food: Starbucks
Apparel: None
Drug: None
Misc.: None
Total GLA: 28,718
GLA Purchased: 28,718
Year Built: 2004
Parking: Surface
Condition: Good
Exterior Walls: Masonry, EIFS

Sale Data

Sale Date: 4/28/2006
Seller: Park Bridge Retail Partners LLC
Purchaser: Clocktower Investments LLC
Financing: Cash to New Loan



Financial Data

Occupancy at Sale: 100%
Sales Price: \$9,700,000
Price Per SF: \$337.77
Capitalization Rate: 7.25%

Retail Sale No. 10

Weatherstone Promenade

Location Data

Address: 300 Village Center Drive
Woodstock, GA
County: Cherokee

Physical Data

Type: Unanchored Strip
Anchors:
Food: PJ's Coffee & Wine Bar
Apparel: None
Drug: None
Misc.: Mattress Factory
Total GLA: 17,250
GLA Purchased: 17,250
Year Built: 2004
Parking: Surface
Condition: Excellent
Exterior Walls: Concrete Block, Brick Veneer

Sale Data

Sale Date: 5/10/2006
Seller: Ronald Chanin
Purchaser: Hahn K Kim
Financing: Cash to New Loan



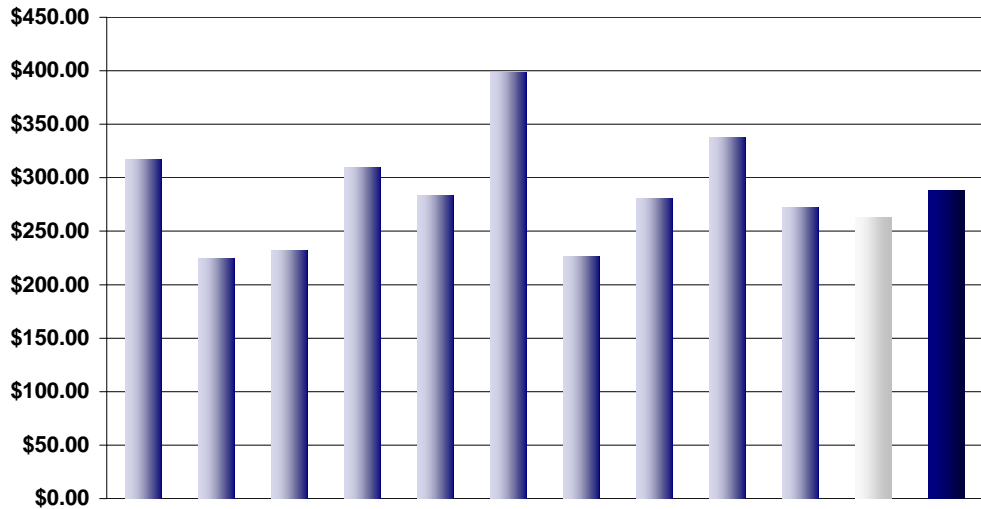
Financial Data

Occupancy at Sale: 100%
Sales Price: \$4,070,000
Price Per SF: \$235.94
Capitalization Rate: 6.89%

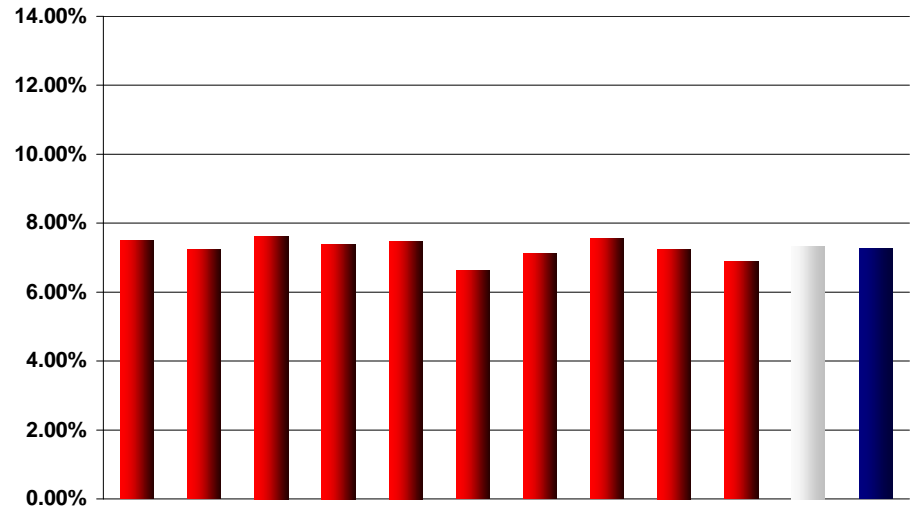
MARKET ANALYSIS - SALES COMPARABLES

Shopping Center	Location	Anchors	Sq.Ft.	Year Built	Condition	Occup. ATOS	Price	\$ Per Sq.Ft.	Cap Rate
John's Creek Walk	Duluth, GA	Ben & Jerry's, Prudential	43,157	2006	Good	90.00%	\$13,700,000	\$317.45	7.50%
Mount Zion Promenade	Jonesboro, GA	Lenny's Subs, Mattress Expo	28,850	2002	Good	100.00%	\$6,485,000	\$224.78	7.23%
Towne Centre Village	McDonough, GA	Quizno's	33,600	2005	Good	93.00%	\$7,800,000	\$232.14	7.63%
Mills Station & Mills Walk	Lawrenceville, GA	Jersey Mikes	19,293	2004	Good	100.00%	\$5,970,000	\$309.44	7.40%
Stonecrest Station	Lithonia, GA	Mattress Firm, David's Bridal	25,424	2002	Good	100.00%	\$7,205,927	\$283.43	7.48%
Pharrs Village	Snellville, GA	Verizon Wireless, Firehouse Subs	18,950	2003	Good	100.00%	\$7,550,000	\$398.42	6.62%
Laurel Springs Village	Suwanee, GA	Ladies Workout, Beef O' Brady's	21,600	2006	Good	100.00%	\$4,900,000	\$226.85	7.12%
Jones Bridge Promenade	Alpharetta, GA	Carvel Ice Cream	38,330	2005	Good	71.00%	\$10,750,000	\$280.46	7.56%
Village at Park Bridge	Alpharetta, GA	None	28,718	2004	Good	100.00%	\$9,700,000	\$337.77	7.25%
Weatherstone Promenade	Woodstock, GA	PJ's Coffee & Wine Bar	17,250	2004	Good	100.00%	\$4,700,000	\$272.46	6.89%
<i>McGinnis Ferry Promenade</i>	<i>Alpharetta, GA</i>	<i>Goodyear, T-Mobile, Alessio's</i>	<i>37,209</i>	<i>2007</i>	<i>Good</i>	<i>86.40%</i>	<i>\$9,800,000</i>	<i>\$263.38</i>	<i>7.34%</i>
Average						95.40%	\$7,876,093	\$288.32	7.27%

Price Per Sq.Ft.



Capitalization Rates



Financial Summary

McGinnis Ferry Promenade

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Price	\$9,000,000	Square Feet	37,209
Price Per SF	\$241.88	Cap Rate	7.60%

ANNUAL INCOME & EXPENSE

	<u>Current</u>	
Base Rental Revenue	\$763,709	
Cam Recoveries	\$86,966	
Tax Recoveries	\$55,773	
Insurance Recoveries	\$4,836	
Mgmt./Admin Recoveries	\$19,687	
Less Vacancy	(\$65,168)	7.00%
Effective Gross Revenue	<u>\$865,803</u>	
Annual Expenses		
Cam	(\$86,966)	
Property Taxes	(\$55,773)	
Insurance	(\$4,836)	
Management (3% of E.G.R.)	(\$30,731)	
Reserves	<u>(\$3,721)</u>	
Total Expenses	(\$182,027)	
<i>Expenses PSF</i>	(\$4.89)	
Net Operating Income	\$683,776	
<i>Capitalization Rate</i>	7.60%	
Projected Debt Service		
Downpayment	\$2,700,000	
Loan Amount	\$6,300,000	
Loan-to-Value	70%	
Amortization	30 years	
Interest Rate	6.20%	
Payment	(\$463,027)	
Pre-Tax Cash Flow	\$220,750	
Leveraged Cash-on-Cash Return	8.18%	

This information contained herein is from sources we believe to be reliable, but we do not guarantee its accuracy. Clients are encouraged to verify their accuracy.

RENT ROLL as of July 21, 2008																
Suite #	TENANT	SQUARE FEET	% OF GLA	Lease Begins	Lease Ends	MONTHLY RENT	PSF	ANNUAL RENT	PSF	LEASE TYPE	TAX RECOVERY	CAM RECOVERY	INS. RECOVERY	ADMIN./MGMT. FEE	ESCALATION	OPTIONS
200	Madhusdan Patel	1,531	4.11%	4/14/2007	6/13/2012	\$2,870.63	\$1.88	\$34,447.56	\$22.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	Year 3 \$.50 escalation	2x5 Year
202	Embroidery Shop	1,500	4.03%	11/1/2008	10/31/2011	\$2,250.00	\$1.50	\$27,000.00	\$18.00	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	\$.50 Annual Increase beg. Year 3	1x2 Year
204	Vacant	1,507	4.05%	5/29/2007	5/28/2012	\$2,937.50	\$1.95	\$35,250.00	\$23.39	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	Annual Increase- \$0.50	1x5 Year
206	Alpha Bites, LLC	2,800	7.53%	7/5/2007	7/4/2012	\$5,250.00	\$1.88	\$63,000.00	\$22.50	NNN	Full Prorata	Full Prorata	Full Prorata	2.5% of Base Rent	Annual Increase- \$0.50	1x5 Year
210	Mosaic Hair Studio	1,507	4.05%	5/5/2007	5/4/2012	\$2,951.21	\$1.96	\$35,414.52	\$23.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	Annual Increase- \$.50	1x5 Year
212,214	Mattress 4 You	3,000	8.06%	5/1/2008	4/30/2013	\$5,875.00	\$1.96	\$70,500.00	\$23.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	Annual Increase- \$.50	1x5 Year
216	Just for You Nails	1,500	4.03%	5/1/2007	5/31/2012	\$2,937.50	\$1.96	\$35,250.00	\$23.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	\$.50 annual Increase beginning in year 4	1x5 Year
218	T-Mobile	1,507	4.05%	5/14/2007	5/13/2012	\$2,951.21	\$1.96	\$35,414.52	\$23.50	NNN	Full Prorata	Full Prorata	Full Prorata	1% of Base Rent	\$.50/ Increases in option period 1,2,3	3x3 Year
220	Allessio's Pizza and Pasta	2,800	7.53%	7/1/2007	6/30/2012	\$5,600.00	\$2.00	\$67,200.00	\$24.00	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	\$.50 Annual Increase in years 3,4	3x5 Year
224	Splatters	1,507	4.05%	8/1/2008	7/31/2013	\$2,825.63	\$1.88	\$33,907.56	\$22.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	\$.50 Annual Increase - beginning in year 3	1x5 Year
226-A	Vacant	1,000	2.69%	6/1/2008	5/31/2011	\$1,850.00	\$1.85	\$22,200.00	\$22.20	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	Annual Increases - \$.50/Year	1x5 Year
226-B	New York Butcher Shoppe	2,050	5.51%	N/A	N/A	\$3,843.75	\$1.88	\$46,125.00	\$22.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	Annual Increases - \$.50/Year	2x5 Year
300-A	Fitness 19	7,000	18.81%	4/9/2007	8/8/2017	\$10,500.00	\$1.50	\$126,000.00	\$18.00	NNN	Full Prorata	Full Prorata	Full Prorata	1% of Base Rent	Annual Increases - \$.50/Year	2x5 Year
300-B	Vacant	1,000	2.69%	6/1/2007	5/31/2012	\$1,958.33	\$1.96	\$23,499.96	\$23.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	Annual Increases - \$.50/Year 4, 6 & 9	1x5 Year
Out-1	Performance Tire and Auto	7,000	18.81%	7/1/2007	6/30/2017	\$9,041.67	\$1.29	\$108,500.04	\$15.50	NNN	Full Prorata	Full Prorata	Full Prorata	3% of Base Rent	10% Increase in Year 6	3x5 Year
TOTALS		37,209	100.00%			\$63,642.43	\$1.83	\$763,709	\$21.91							

Total SF Occupied 33,702
Total Square Feet 37,209
Total SF Vacant 3,507
Occupancy 90.6%

Demographics



Demographic and Income Profile

Prepared by Easlan Capital of Atlanta, Inc.

5350 McGinnis Ferry Rd
Alpharetta, GA 30005

Site Type: Radius

Latitude: 34.090237
Longitude: -84.203417
Radius: 1.0 miles

Summary	2000	2006	2011
Population	7,118	8,867	10,753
Households	2,229	2,807	3,409
Families	1,820	2,253	2,703
Average Household Size	3.19	3.16	3.15
Owner Occupied HUs	1,889	2,417	3,001
Renter Occupied HUs	340	389	408
Median Age	34.0	34.6	34.3

Trends: 2006-2011 Annual Rate	Area	State	National
Population	3.93%	2.61%	1.30%
Households	3.96%	2.63%	1.33%
Families	3.71%	2.26%	1.08%
Owner HHs	4.42%	2.77%	1.41%
Median Household Income	5.21%	3.68%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	76	3.4%	69	2.5%	60	1.8%
\$15,000 - \$24,999	56	2.5%	44	1.6%	37	1.1%
\$25,000 - \$34,999	59	2.7%	46	1.6%	42	1.2%
\$35,000 - \$49,999	166	7.5%	76	2.7%	61	1.8%
\$50,000 - \$74,999	303	13.6%	269	9.6%	134	3.9%
\$75,000 - \$99,999	374	16.8%	256	9.1%	276	8.1%
\$100,000 - \$149,999	561	25.2%	683	24.3%	537	15.7%
\$150,000 - \$199,000	313	14.1%	534	19.0%	676	19.8%
\$200,000+	317	14.2%	829	29.5%	1,587	46.5%
Median Household Income	\$104,597		\$146,396		\$188,703	
Average Household Income	\$131,207		\$208,073		\$309,410	
Per Capita Income	\$44,975		\$72,350		\$107,345	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	767	10.8%	905	10.2%	1,062	9.9%
5 - 9	690	9.7%	1,025	11.6%	1,033	9.6%
10 - 14	586	8.2%	833	9.4%	1,209	11.2%
15 - 19	355	5.0%	556	6.3%	748	7.0%
20 - 24	192	2.7%	288	3.2%	378	3.5%
25 - 34	1,108	15.6%	870	9.8%	1,022	9.5%
35 - 44	1,752	24.6%	2,018	22.8%	1,920	17.9%
45 - 54	1,000	14.1%	1,422	16.0%	2,031	18.9%
55 - 64	434	6.1%	667	7.5%	912	8.5%
65 - 74	154	2.2%	200	2.3%	326	3.0%
75 - 84	65	0.9%	70	0.8%	88	0.8%
85+	14	0.2%	15	0.2%	24	0.2%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,222	87.4%	7,376	83.2%	8,618	80.2%
Black Alone	288	4.0%	552	6.2%	824	7.7%
American Indian Alone	9	0.1%	14	0.2%	20	0.2%
Asian Alone	451	6.3%	671	7.6%	912	8.5%
Pacific Islander Alone	0	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	64	0.9%	117	1.3%	184	1.7%
Two or More Races	83	1.2%	136	1.5%	193	1.8%
Hispanic Origin (Any Race)	209	2.9%	350	3.9%	513	4.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



Demographic and Income Profile

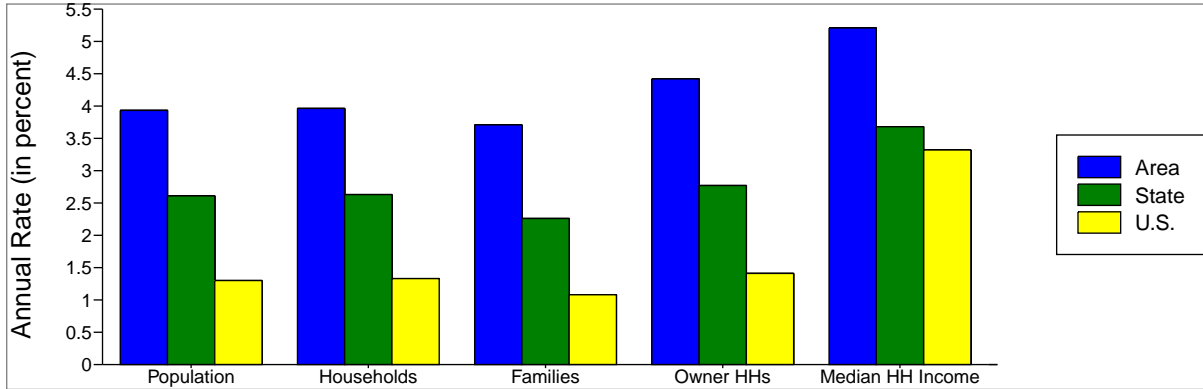
Prepared by Easlan Capital of Atlanta, Inc.

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Alpharetta, GA 30005

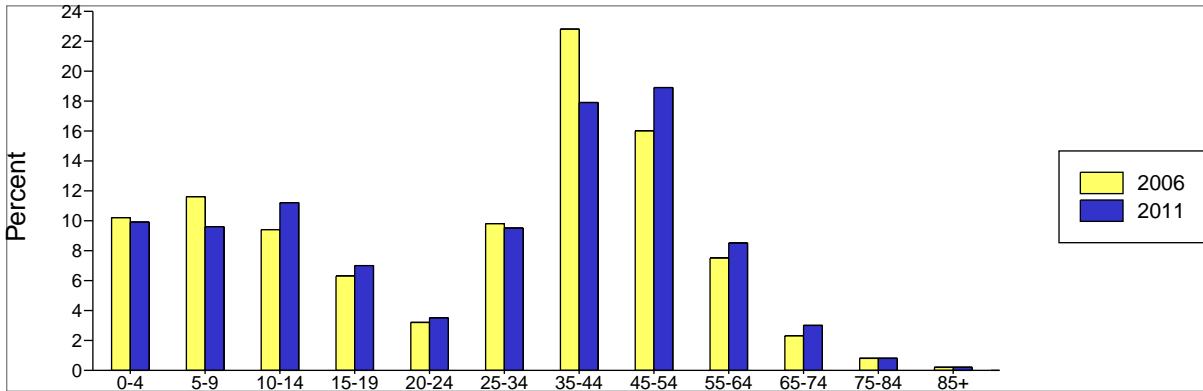
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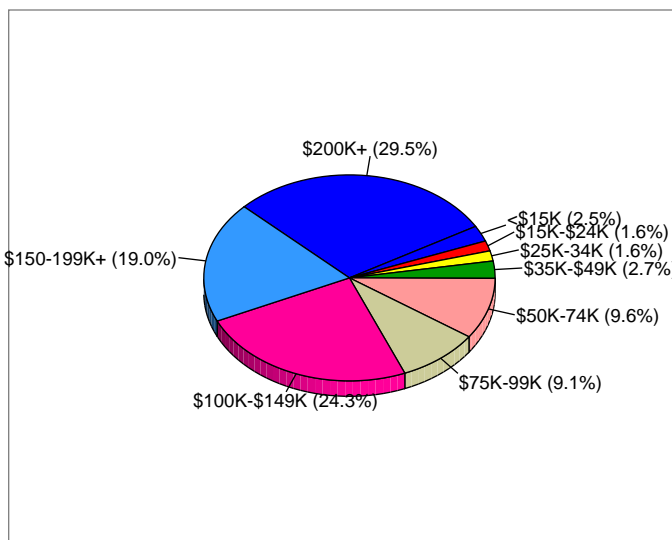
Trends 2006-2011



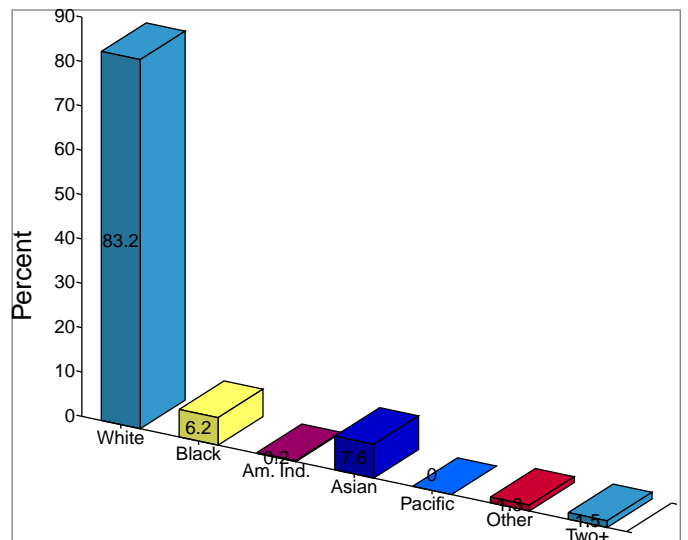
Population by Age



2006 Household Income



2006 Population by Race



2006 Percent Hispanic Origin: 3.9%



Demographic and Income Profile

Prepared by Easlan Capital of Atlanta, Inc.

5350 McGinnis Ferry Rd
Alpharetta, GA 30005

Site Type: Radius

Latitude: 34.090237
Longitude: -84.203417
Radius: 3.0 miles

Summary	2000	2006	2011
Population	40,035	51,132	62,850
Households	13,517	17,350	21,297
Families	11,046	13,927	16,886
Average Household Size	2.96	2.95	2.95
Owner Occupied HUs	11,362	14,779	18,466
Renter Occupied HUs	2,155	2,571	2,830
Median Age	33.2	33.9	33.3

Trends: 2006-2011 Annual Rate	Area	State	National
Population	4.21%	2.61%	1.30%
Households	4.18%	2.63%	1.33%
Families	3.93%	2.26%	1.08%
Owner HHs	4.56%	2.77%	1.41%
Median Household Income	5.1%	3.68%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	510	3.8%	445	2.6%	398	1.9%
\$15,000 - \$24,999	333	2.5%	333	1.9%	322	1.5%
\$25,000 - \$34,999	489	3.6%	332	1.9%	296	1.4%
\$35,000 - \$49,999	997	7.4%	692	4.0%	517	2.4%
\$50,000 - \$74,999	2,194	16.2%	1,757	10.1%	1,206	5.7%
\$75,000 - \$99,999	2,278	16.9%	1,967	11.3%	1,866	8.8%
\$100,000 - \$149,999	3,555	26.3%	4,350	25.1%	3,826	18.0%
\$150,000 - \$199,000	1,634	12.1%	3,273	18.9%	4,182	19.6%
\$200,000+	1,519	11.2%	4,201	24.2%	8,684	40.8%
Median Household Income	\$99,323		\$134,369		\$172,272	
Average Household Income	\$118,276		\$181,237		\$263,354	
Per Capita Income	\$39,997		\$61,557		\$89,164	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,352	10.9%	5,241	10.2%	6,242	9.9%
5 - 9	4,079	10.2%	5,732	11.2%	5,965	9.5%
10 - 14	3,368	8.4%	4,930	9.6%	6,804	10.8%
15 - 19	1,973	4.9%	3,309	6.5%	4,514	7.2%
20 - 24	1,138	2.8%	1,859	3.6%	2,680	4.3%
25 - 34	6,605	16.5%	5,229	10.2%	6,315	10.0%
35 - 44	9,898	24.7%	11,705	22.9%	10,925	17.4%
45 - 54	5,243	13.1%	8,002	15.6%	11,840	18.8%
55 - 64	2,134	5.3%	3,547	6.9%	5,143	8.2%
65 - 74	820	2.0%	1,080	2.1%	1,732	2.8%
75 - 84	334	0.8%	400	0.8%	542	0.9%
85+	90	0.2%	99	0.2%	147	0.2%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	34,156	85.3%	41,433	81.0%	49,097	78.1%
Black Alone	1,727	4.3%	3,284	6.4%	4,857	7.7%
American Indian Alone	55	0.1%	88	0.2%	127	0.2%
Asian Alone	3,077	7.7%	4,530	8.9%	6,093	9.7%
Pacific Islander Alone	2	0.0%	4	0.0%	7	0.0%
Some Other Race Alone	457	1.1%	878	1.7%	1,381	2.2%
Two or More Races	562	1.4%	916	1.8%	1,287	2.0%
Hispanic Origin (Any Race)	1,425	3.6%	2,467	4.8%	3,645	5.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



Demographic and Income Profile

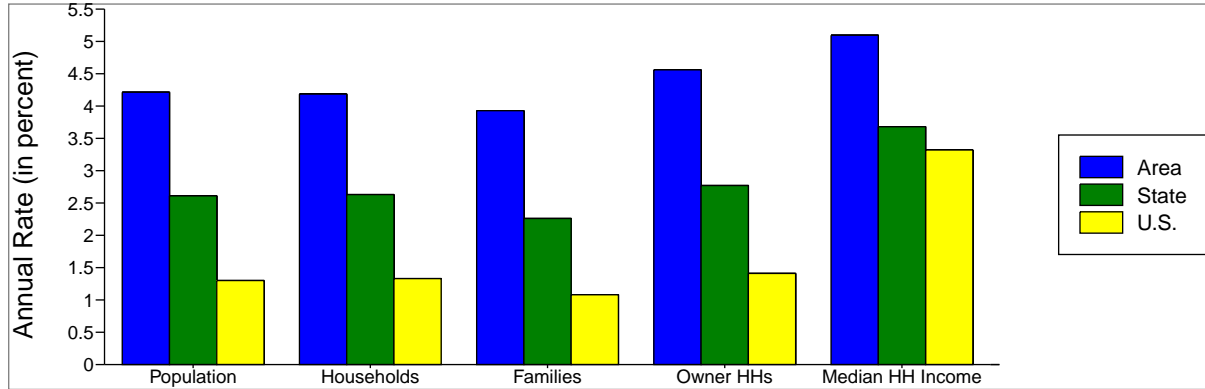
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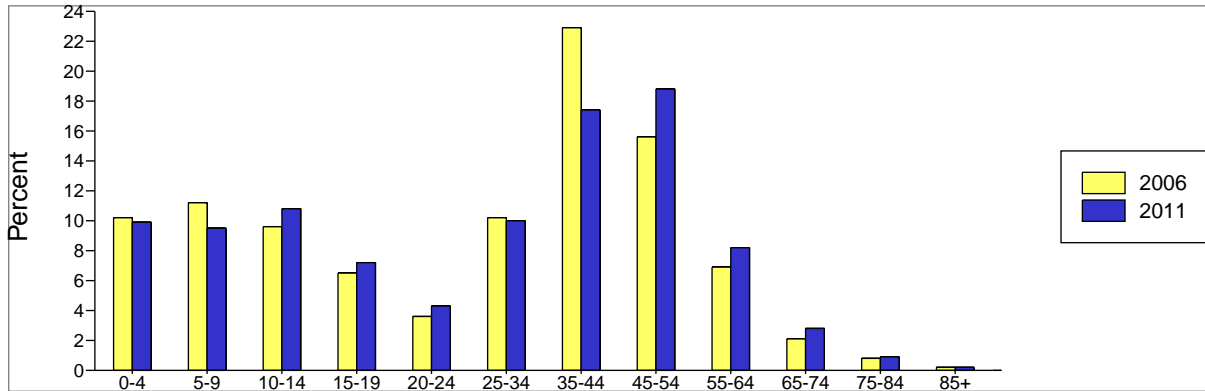
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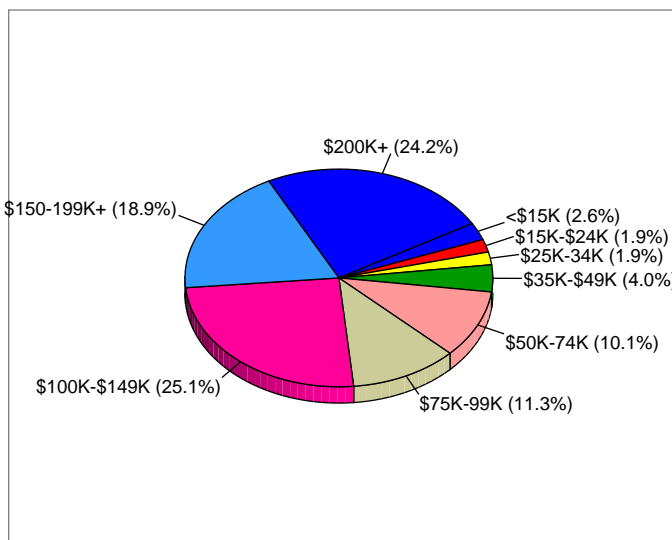
Trends 2006-2011



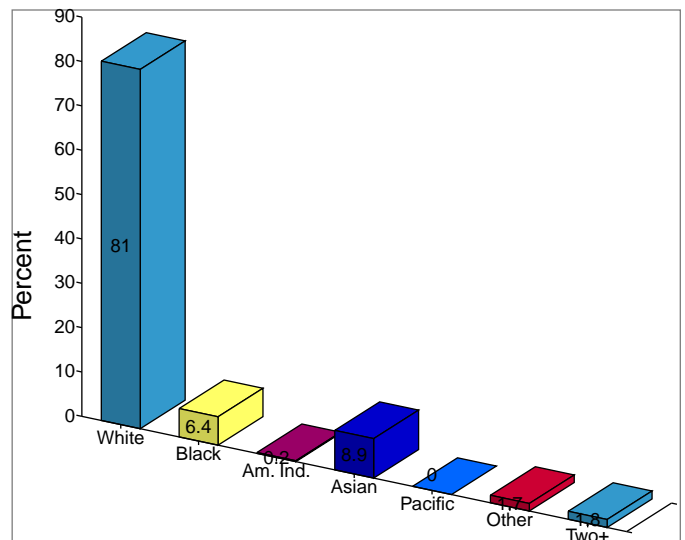
Population by Age



2006 Household Income



2006 Population by Race



2006 Percent Hispanic Origin: 4.8%



Demographic and Income Profile

Prepared by Easlan Capital of Atlanta, Inc.

5350 McGinnis Ferry Rd
Alpharetta, GA 30005

Site Type: Radius

Latitude: 34.090237
Longitude: -84.203417
Radius: 5.0 miles

Summary	2000	2006	2011
Population	100,225	137,827	173,377
Households	34,752	48,576	61,176
Families	27,359	37,157	45,993
Average Household Size	2.88	2.84	2.83
Owner Occupied HUs	28,336	40,062	50,966
Renter Occupied HUs	6,416	8,513	10,211
Median Age	33.4	34.4	34.7

Trends: 2006-2011 Annual Rate	Area	State	National
Population	4.7%	2.61%	1.30%
Households	4.72%	2.63%	1.33%
Families	4.36%	2.26%	1.08%
Owner HHs	4.93%	2.77%	1.41%
Median Household Income	5%	3.68%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,257	3.6%	1,268	2.6%	1,187	1.9%
\$15,000 - \$24,999	1,153	3.3%	1,001	2.1%	917	1.5%
\$25,000 - \$34,999	1,772	5.1%	1,326	2.7%	1,103	1.8%
\$35,000 - \$49,999	3,159	9.1%	2,830	5.8%	2,169	3.5%
\$50,000 - \$74,999	5,770	16.6%	5,882	12.1%	5,040	8.2%
\$75,000 - \$99,999	5,935	17.0%	5,846	12.0%	6,206	10.1%
\$100,000 - \$149,999	8,217	23.6%	11,882	24.5%	11,450	18.7%
\$150,000 - \$199,000	3,873	11.1%	8,069	16.6%	11,527	18.8%
\$200,000+	3,695	10.6%	10,471	21.6%	21,578	35.3%
Median Household Income	\$91,521		\$123,928		\$158,186	
Average Household Income	\$113,521		\$168,685		\$239,782	
Per Capita Income	\$39,666		\$59,457		\$84,530	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,066	10.0%	13,117	9.5%	16,141	9.3%
5 - 9	9,693	9.7%	14,224	10.3%	15,285	8.8%
10 - 14	8,261	8.2%	12,687	9.2%	17,371	10.0%
15 - 19	5,309	5.3%	8,729	6.3%	12,006	6.9%
20 - 24	3,353	3.3%	5,414	3.9%	7,197	4.2%
25 - 34	16,650	16.6%	16,045	11.6%	19,392	11.2%
35 - 44	23,778	23.7%	30,289	22.0%	31,231	18.0%
45 - 54	13,785	13.8%	21,678	15.7%	31,741	18.3%
55 - 64	5,714	5.7%	10,553	7.7%	15,316	8.8%
65 - 74	2,329	2.3%	3,367	2.4%	5,330	3.1%
75 - 84	1,030	1.0%	1,368	1.0%	1,824	1.1%
85+	258	0.3%	357	0.3%	542	0.3%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	84,500	84.3%	109,910	79.7%	132,683	76.5%
Black Alone	4,769	4.8%	9,701	7.0%	14,729	8.5%
American Indian Alone	171	0.2%	305	0.2%	444	0.3%
Asian Alone	7,705	7.7%	11,950	8.7%	16,352	9.4%
Pacific Islander Alone	22	0.0%	66	0.0%	93	0.1%
Some Other Race Alone	1,617	1.6%	3,349	2.4%	5,393	3.1%
Two or More Races	1,441	1.4%	2,546	1.8%	3,684	2.1%
Hispanic Origin (Any Race)	4,238	4.2%	8,027	5.8%	12,241	7.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



Demographic and Income Profile

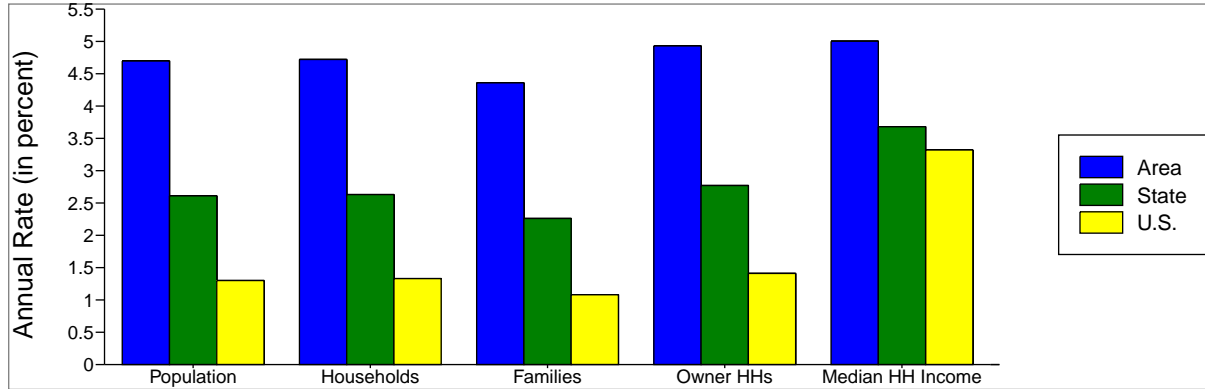
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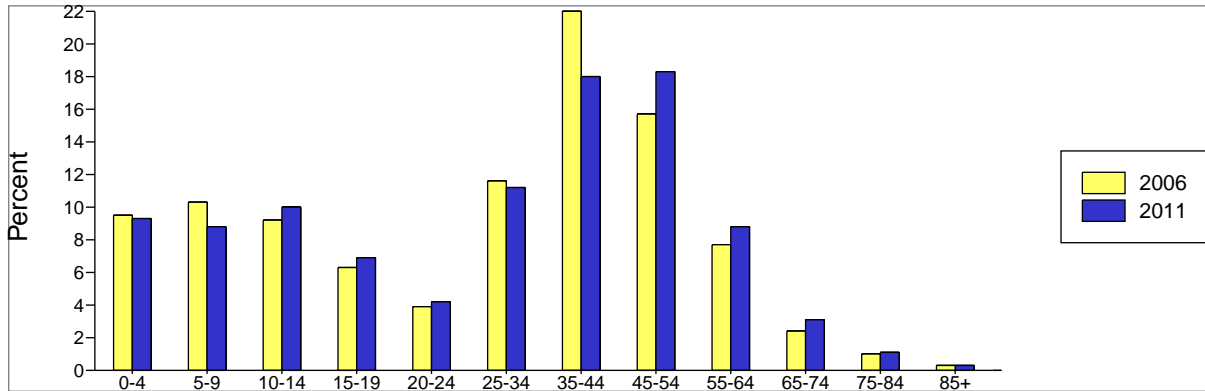
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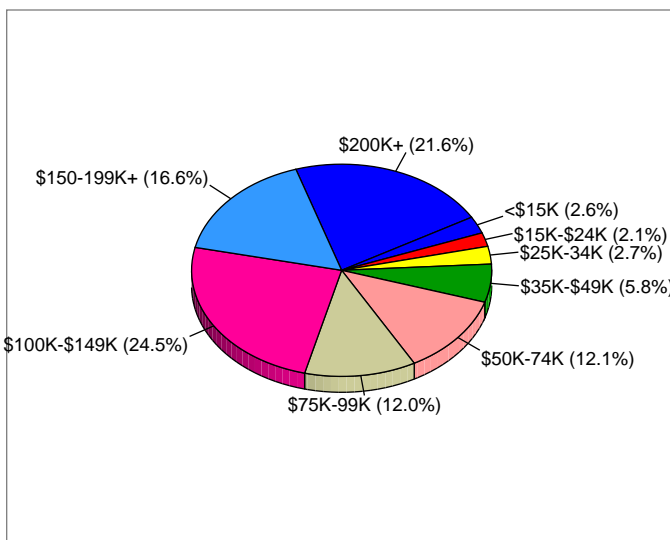
Trends 2006-2011



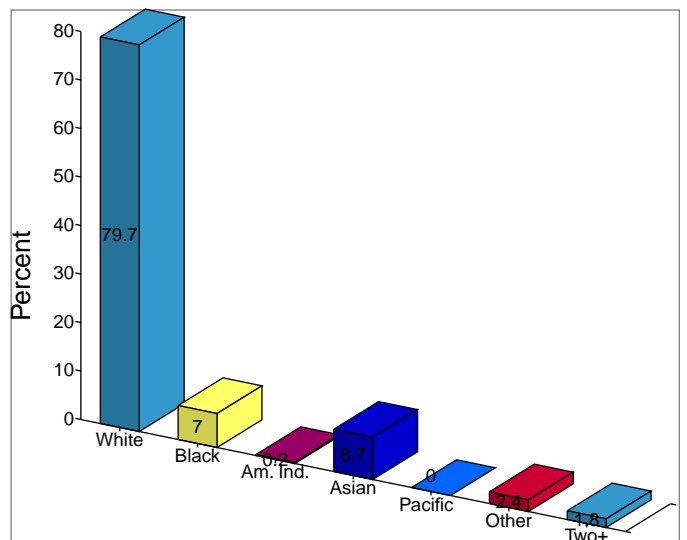
Population by Age



2006 Household Income



2006 Population by Race



2006 Percent Hispanic Origin: 5.8%