

# OFFERING SUMMARY

TOTAL RENTABLE SQUARE FEET	69,710 SQFT
BUILT YEAR	1980
REMODELED	2003
DAILY CAR COUNT	25,000+/-
LAND SIZE	4.74 +/- ACRES
POPULATION 5 MILE RADIUS	64,019
ASSESSED VALUE	\$1,160,440
CITY/COUNTY TAXES 2008	\$50,247



## KROGER SHOPPING CENTER LEASE TERMS

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OCCUPIED SQFT	59,460 SQFT
<b>LEASE TERMS:</b>	
LEASE TYPE	NNN LEASE
INITIAL LEASE DATE	MARCH 1980
CURRENT TERM	PRESENT-MAY 2012
RENEWAL TERMS	TWO-FIVE YEAR TERMS
REMODELED	2003
FUEL STATION INSTALLATION	2003
<b>RENT TERMS:</b>	
MONTHLY	\$25,570
YEARLY	\$306,840
RENEWAL TERMS	SAME AS STATED
PERCENTAGE TERMS	1.5% EXCEEDING \$36 M NOT TO EXCEED \$75,000
<b>EXPENSES:</b>	
INSURANCE	TENANT
REAL ESTATE TAXES 2008	TENANT PRO RATA-85.5% \$43,212-REIMBURSEMENT
CAM	TENANT-REIMBURSEMENT
BUILDING/HVAC/ROOF	TENANT
FUEL STATION	TENANT

### LEASE NOTES:

1. KROGER RETAINS RIGHT OF FIRST REFUSAL (30 DAY NOTIFICATION)
2. FUEL SALES DO NOT COUNT TOWARDS PERCENTAGE TERMS