

1031 COMMERCIAL EXCHANGE

Contact: **Que Martyn**

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Years Remaining	Tenant	Region	Price	CAP	TYPE
14.83	Buffalo Wild Wings Grill & Bar. Corporate Ground Lease. New 15-Year NNN Lease with 10% Rent Increases Every 5 Years. Front Pad of a Target-Anchored Center. Low Unemployment Rate in the City	West	\$1.81M	5.50%	GL
20.00	Rite Aid Ground Lease	Southeast	\$4.21M	7.00%	GL
10.08	Dunkin Donuts Ground Lease - Located next to Walgreens. Increases in primary term and options. Four (4) – five (5) year options.	Southeast	\$915K	6.40%	GL
17.00	Home Depot Ground Lease	Midwest	\$2.27M	5.50%	GL
20.00	ALDI ground lease	Midwest	\$2.16M	6.00%	GL
20.84	CVS	Southeast	\$5.67M	5.50%	GL
7.58	Alta Vista Credit Union - 2009 Rent Commencement. Date shown is example only	West	\$1.68M	6.50%	GL
17.75	Fresh & Easy - Ground Lease	West	\$2.75M	6.00%	GL
11.50	Checkers Restaurant - NNN - Building and 15 Year Absolute NNN Ground Lease with 2 x 5 year options, starting August 2011, with 8% increases every 5 years.	Southeast	\$599K	9.62%	GL
20.17	Kohl's, Ground Lease	Southeast	\$3.20M		GL
15.04	BB&T Bank Ground Lease	Southeast	\$1.40M	6.00%	GL
16.92	Carl's Jr.	West	\$2.08M	6.25%	GL
10.08	Wells Fargo Ground Lease	Southeast	\$2.75M	6.00%	GL
14.66	Chase Bank	Southwest	\$2.1M	5.50%	GL
7.00	Copp's (Roundys)	Midwest	\$5.89M	8.00%	GL

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12.00	Advance Auto	Southwest	\$1.51M	8.54%	GL
15.75	COMERICA BANK	Southwest	\$4.16M	6.00%	GL
11.17	McDonald's	Northeast	\$864K	6.25%	GL
16.58	Panda Express	Midwest	\$1.30M	5.60%	GL
17.59	Chase Bank	Midwest	\$3.36M	5.50%	GL
18.42	AutoZone GL	Southeast	\$2.18M	5.50%	GL
27.00	PNC Bank Ground Lease (S&P: A+) 30-Year Lease 10% Rent Increases Every 10 Years	Midwest	\$1.74M		GL
6.24	Applebee's (Ground Lease)	Midwest	\$960K	7.25%	GL
11.00	Wells Fargo	Southwest	\$6.81M	5.50%	GL
10.33	Wells Fargo	Southwest	\$2.50M	5.50%	GL
17.42	Chase Bank Ground Lease	Southwest	\$2.70M	5.00%	GL
19.34	McDonald's	Northeast	\$1.60M	5.00%	GL
18.00	Walgreens Ground Lease	Midwest	\$1.30M	6.50%	GL
17.42	Chase Bank Ground Lease	Southwest	\$2.70M	5.00%	GL
25.00	PNC Bank	Midwest	\$4.10M		GL
29.59	Chase Bank	Midwest	\$3.74M	5.25%	GL
7.80	Checkers NNN Ground Lease. Lowes Outparcel. Washington DC Market. 15% In 2014	Southeast	\$1.31M		GL
10.00	Uno Chicago Grill - NNN Ground Lease. 10 % Increases Every 5 Years	Southeast	\$1.42M		GL
9.00	The Great Indoors (Sears) - Ground Lease - NNN - Corporate - 8.20% COC.	Southwest	\$2.03M	8.02%	GL

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15.00	Advance Auto Parts - Corporate - NNN Ground Lease. Increases of 10% in Year 11 PLUS 5% increases every Five Years thereafter	Southwest	\$1.56M		GL
10.00	Wells Fargo - Corporate - NNN Ground Lease. 10% rent escalations in base term and options	Southwest	\$2.50M		GL
18.00	Chase Bank Ground Lease. Corporate. NNN.	Southwest	\$2.70M		GL
20.00	JP Morgan Chase Bank - Corporate. NNN. Downtown MSA. 10% rent increases every Five (5) years	Southwest	\$5.00M		GL
11.20	Wells Fargo Bank	Southwest	\$6.81M		GL
9.00	The Great Indoors (Sears) - Ground Lease - NNN - Corporate - 8.20% COC	Southwest	\$2.03M		GL
17.09	Community First Bank & Trust - Corporate, NNN, Ground Lease. 5% Increases in Rent Every 5 Years	Southeast	\$1.66M		GL
20.00	McDonalds NNN Ground Lease. Corporate. Across From Walmart in High Profile Retail Corridor. 8% increase every 5 years in base term and options	Northeast	\$1.60M		GL
8.00	Red Robin Ground Lease - Corporate - NNN. Pad Site to a Mall	Midwest	\$1.75M		GL
20.00	McDonalds - Corporate Guaranty - Absolute NNN Triple Net Ground Lease.	Midwest	\$1.84M		GL
15.00	Chipotle Corporate NNN Ground Lease and separate fee simple, 100% leased retail strip center	Midwest	\$3.95M		GL
26.00	PNC Bank - Investment Grade (S&P: A+). 10% Rent Increases Every 10 Years	Midwest	Inquire		GL

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17.00	JP Morgan Chase Bank - Investment Grade (S&P: AA-) - Corporate - NNN Ground Lease	Midwest	Inquire		GL
16.00	Burger King - NNN Ground Lease - Burger King Corporate. Rent increases every 5-years including a 12% increase on 1/2013.	Midwest	Inquire		GL
14.08	Tenant is a REIT no with no underlying debt, 10% Rent Increases Every 5 Years	West	\$1.74M		GL
8.00	First Federal Bank - NNN Ground Lease. 15% Increases Every 5 Years	Southeast	\$1.54M		GL
15.00	M&T Bank. NNN	Northeast	\$4.78M		GL
15.00	Regions Bank. NNN. 15% every five (5) years, including option periods	Southeast	\$2.33M		GL
7.00	Fifth Third Bank Ground Lease	Midwest	\$4.40M	6.25%	GL
12.00	Bank of America Ground Lease	Midwest	\$4.62M	6.00%	GL