





Agent Qualifications

Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information



James Capital Advisors

CLIENTS REPRESENTED:

American Realty Capital
 Inland Group of Companies
 VEREIT
 Cypress Equities
 STORE Capital
 National Retail Properties
 Spirit Realty
 GBT Realty
 Hutton Companies
 Sonic Inc.
 Ladder Capital
 Newmark Merrill Companies
 Agree Realty
 Capital Growth Buchalter
 The Overland Group
 The Beekman Group
 AC Ventures
 Fazoli's Inc.
 Peco Real Estate Partners

RECORD CAP RATES:

Home Depot - San Jose, CA: 3.97%
 Chase Bank - Thousand Oaks, CA: 3.97%
 7-Eleven - Los Angeles, CA: 3.76%
 7-Eleven Portfolio (\$36M) - Ohio: 5.12%
 Rite Aid - Bakersfield, CA: 5.12%
 Bojangles' - Dacula, GA: 5.25%
 Stater Bros. - Downey, CA: 3.56%
 Bevmo! - Vista, CA: 4.25%

[CLICK HERE TO VIEW OUR WEBSITE: WWW.JAMESCAPITALADVISORS.COM](http://WWW.JAMESCAPITALADVISORS.COM)

RECENT INVESTMENT SALE TRANSACTIONS:

Cheddar's Scratch Kitchen Portfolio	\$250,000,000	Shopko Portfolio	\$225,000,000
Norm's Restaurant Portfolio	\$110,000,000	Walmart Market Portfolio	\$110,000,000
Taco Bell SLB Portfolio	\$57,000,000	Dollar General Portfolio	\$45,000,000
Dollar General Portfolio	\$36,000,000	Aaron's Rent's Portfolio	\$35,000,000
Family Dollar Portfolio	\$110,000,000		

AWARDS & STATISTICS:

- Sales Recognition Award 2017
- National Achievement Award 2017
- Platinum Club 2017
- Chairman's Club 2017
- Chairman's Circle of Excellence 2017
- #4 Investment Broker in the Entire Country 2016
- 208 Transactions Closed in 2017
- #1 Dollar Store Broker 2015, 2016
- #1 Walmart Broker 2016
- #1 7-Eleven Broker 2015
- #1 Bojangles' Broker 2015, 2016
- #1 Cheddar's Broker 2016

VINCENT SAUCER | Sr. Investment Associate

424.325.2617

vincent@jamescapitaladvisors.com

License: CA 01935636



Agent Qualifications

Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information



Joliet Multi-Tenant Outlot

2901 Plainfield Road, Joliet, IL 60435



Tenants:
Aspen Dental
Pure Sleep
AT&T

Offering Price:	\$4,710,563
Close of Escrow:	1/9/2018
CAP Rate:	6.50%
Occupancy:	100.00%
GLA:	8,216 SF
Price/SF:	\$573.34
Lot Size:	0.68 Acres
Year Built:	2017

Demographics	1-MILE	3-MILES	5-MILES
Population	8,528	68,714	192,915
Avg. Household Income	\$81,360	\$72,968	\$71,356

AT&T, Aspen Dental & Maddio's Pizza

3245 Cobb NW, Acworth, GA 30101



Tenants:
Aspen Dental
AT&T
Maddio's Pizza

Offering Price:	\$6,275,000
Close of Escrow:	1/16/2018
CAP Rate:	6.50%
Occupancy:	100.00%
GLA:	11,420 SF
Price/SF:	\$549.47
Lot Size:	1.12 Acres
Year Built:	1996 / 2016

Demographics	1-MILE	3-MILES	5-MILES
Population	5,667	52,475	137,344
Avg. Household Income	\$82,015	\$79,911	\$80,201



Aspen Dental, Jersey Mike's, Starbucks & T-Mobile

849 West Oglethorpe Highway, Hinesville, GA 31313



Tenants:
Aspen Dental
Jersey Mike's
Starbucks
T-Mobile

Offering Price:	\$4,400,000
Close of Escrow:	11/1/2017
CAP Rate:	6.58%
Occupancy:	100.00%
GLA:	8,852 SF
Price/SF:	\$497.06
Lot Size:	1.34 Acres
Year Built:	2017

Demographics	1-MILE	3-MILES	5-MILES
Population	6,705	31,155	49,892
Avg. Household Income	\$39,690	\$44,380	\$44,870

Verizon Wireless & Aspen Dental

13640 Millerville Road, Baton Rouge, LA 70816



Tenants:
Aspen Dental
Verizon Wireless

Offering Price:	\$2,745,000
Close of Escrow:	11/14/2017
CAP Rate:	6.72%
Occupancy:	100.00%
GLA:	5,600 SF
Price/SF:	\$490.18
Lot Size:	0.91 Acres
Year Built:	2017

Demographics	1-MILE	3-MILES	5-MILES
Population	9,450	69,649	142,678
Avg. Household Income	\$56,363	\$57,604	\$59,160

Agent Qualifications

Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information



Five Guys & Verizon Wireless



Tenants:

Verizon Wireless

Five Guys

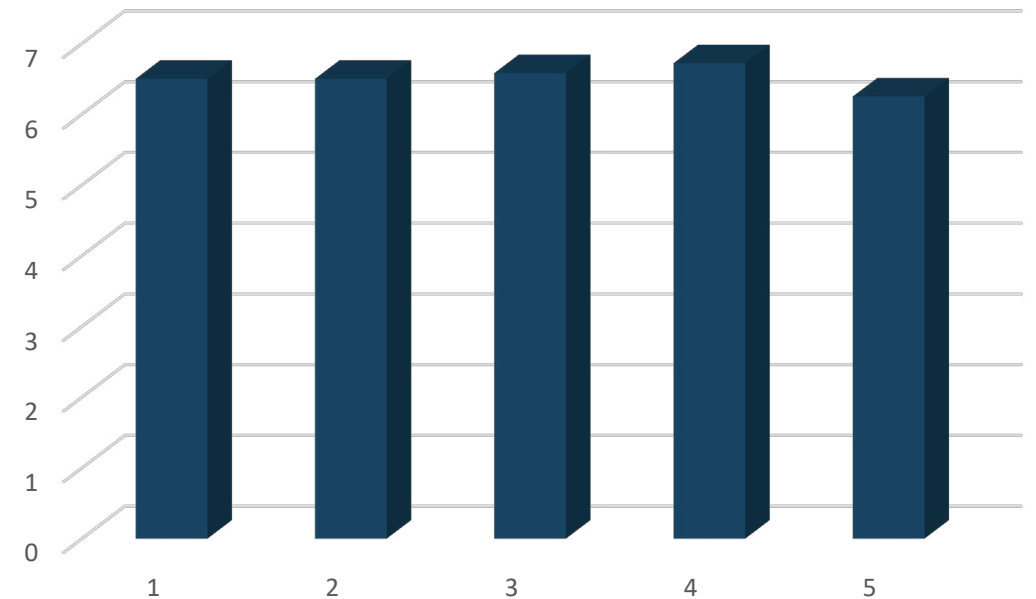
2325 Southeast Delaware Avenue, Ankeny, IA 50021

Offering Price:	\$3,813,000
Close of Escrow:	2/7/2018
CAP Rate:	6.25%
Occupancy:	100.00%
GLA:	6,711 SF
Price/SF:	\$568.17
Lot Size:	1.23 Acres
Year Built:	2014

Demographics	1-MILE	3-MILES	5-MILES
Population	4,232	35,313	72,318
Avg. Household Income	\$70,325	\$72,441	\$80,819



Average CAP Rate: 6.51%



Agent Qualifications

Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information



Income & Expense Analysis

INCOME & EXPENSE ANALYSIS	CURRENT
Occupied Space	\$240,285.84
Effective Gross Income (EGI)	\$240,285.84
Net Operating Income	\$240,285.84

Pricing Overview

PRICING OVERVIEW	LIST PRICE	TRADE RANGE
Purchase Price	\$3,754,466	\$3,613,321
CAP Rate	6.40%	6.65%
Price/SF	\$505.45	\$486.45

Rent Roll

TENANT INFORMATION			LEASE TERMS		CURRENT RENT		RENT SCHEDULE		OPTIONS	LEASE TYPE
Tenant	GLA	% GLA	Lease Commencement	Lease Expiration	Annual Base Rent	Rent/SF	Changes On	Changes To	Renewal Options	Lease Type
Starbucks	1,800	24.23%	10/11/2013	10/31/2023	\$69,300.00	\$38.50	In Each Option	10.00%	Four, Five-Year	NNN
Verizon	2,042	27.49%	8/1/2014	9/30/2021	\$55,134.00	\$27.00	In Each Option	Option #1: \$59,218 Option #2: \$61,260	Two, Five-Year	Absolute
Prairie View Family Dental	3,586	48.28%	1/24/2014	1/24/2024	\$115,851.84	\$32.30	Annual	Greater of CPI or 2.50%	Two, Ten-Year	NNN
Totals	7,428	100.00%			\$240,285.84					

Agent Qualifications

Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information



Agent Qualifications

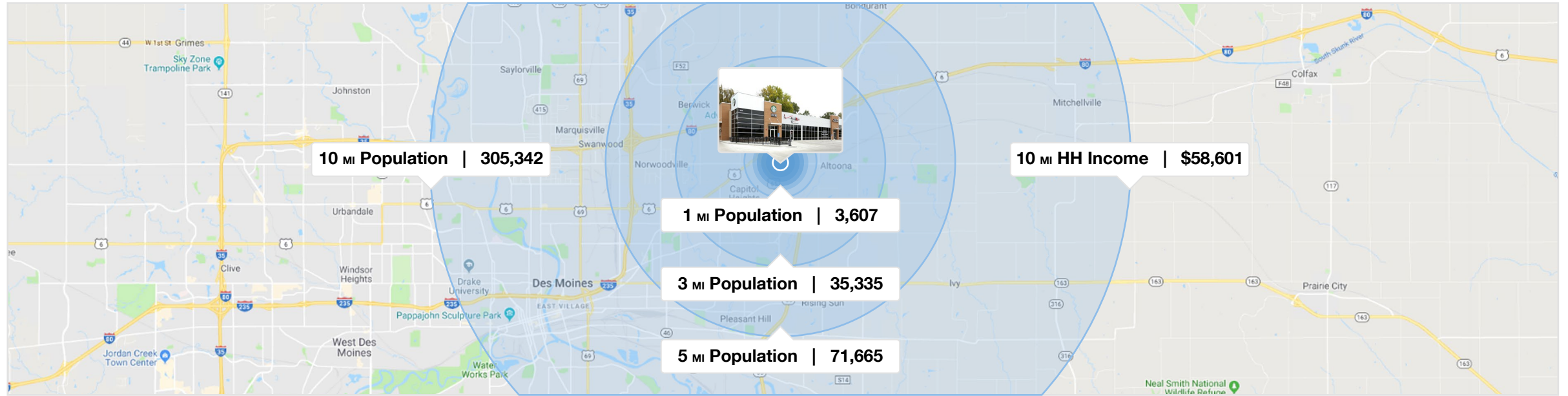
Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information



POPULATION	1-MILE	3-MILES	5-MILES
2022 Population	3,973	38,063	76,947
2017 Population	3,607	35,335	71,665
2010 Population	2,652	30,848	63,989
Growth 2017 - 2022	10.15%	7.72%	7.37%
Growth 2010 - 2017	36.01%	14.55%	12.00%

HOUSEHOLD	1-MILE	3-MILES	5-MILES
2022 Households	1,599	14,642	29,584
2017 Households	1,449	13,578	27,528
2010 Households	1,054	11,855	24,585
Growth 2017 - 2022	10.35%	7.84%	7.47%
Growth 2010 - 2017	37.48%	14.53%	11.97%

INCOME	1-MILE	3-MILES	5-MILES
\$200,000 or More	71	519	830
\$150,000 - \$199,999	144	948	1,552
\$125,000 - \$149,999	36	747	1,350
\$100,000 - \$124,999	295	1,706	2,871
\$75,000 - \$99,999	243	2,136	4,344
\$50,000 - \$74,999	259	2,466	5,569
\$25,000 - \$49,999	273	3,048	6,484
Under \$24,999	129	2,009	4,527
2017 Average Household Income	\$93,610	\$81,466	\$75,439
2017 Median Household Income	\$81,584	\$67,640	\$62,343



JAMES CAPITAL ADVISORS HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:

The information contained in this marketing brochure has been obtained from sources we believe to be reliable. However, James Capital Advisors has not and will not verify any of this information, nor has James Capital Advisors conducted any investigation regarding these matters. James Capital Advisors makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This marketing brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. James Capital Advisors expressly denies any obligation to conduct a due diligence examination of this property for buyer. Any projections, opinions, assumptions or estimates used in this marketing brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly constructed facilities or newly acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and buyer's legal ability to make alternate use of the property. By accepting this marketing brochure you agree to release James Capital Advisors and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY & DISCLAIMER

The information contained in the following marketing brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from James Capital Advisors and should not be made available to any other person or entity without the written consent of James Capital Advisors. This marketing brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. James Capital Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, James Capital Advisors has not verified, and will not verify, any of the information contained herein, nor has James Capital Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

James Capital Advisors, LLC. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or James Capital Advisors, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of James Capital Advisors, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

PLEASE CONSULT YOUR JAMES CAPITAL ADVISORS AGENT FOR MORE DETAILS.

Agent Qualifications

Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information





STARBUCKS



Agent Qualifications

Sales Comparables

Financial Analysis

Demographics

Disclaimer

Contact Information



VINCENT SAUCER | Sr. Investment Associate

424.325.2617

vincent@jamescapitaladvisors.com

License: CA 01935636