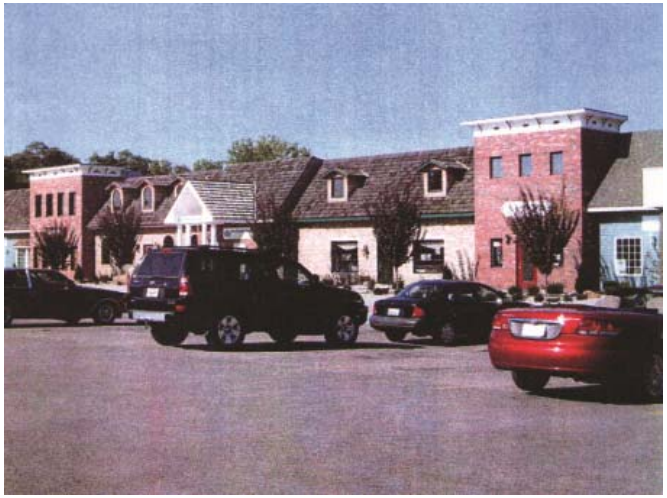

STONE CITY PLAZA

615 – 659 X Street Bedford, IN 47421

OFFERING SUMMARY

Price	$1,900,000
NOI	$180,596
Rentable SF	23,525 SF
Occupancy	100% Occupied
Cap Rate	9.50%

INVESTMENT HIGHLIGHTS

- Built in 2003
- Fully occupied
- Dollar General anchored
- Tenants partially reimburse for Real Estate Taxes and Insurance

SUITE	TENANT	SQF	LEASE COMMENCE	LEASE EXPIRE	MONTHLY RENT	ANNUAL RENT	RENT/SQF	OPTIONS
659	Dollar General	8,125	10/1/2003	9/30/2013	$3,885	$46,620	$5.52	3 (5 yr)
615	License Branch	5,000	11/1/2003	10/31/2013	$3,542	$42,504	$8.50	1 (10 yr)
621	SICIL (Southern Indiana Center for Individual Living)	1,200	12/1/2009	11/30/2014	$1,000	$12,000	$10.00	-
627	An Affair with Hair	900	4/1/2004	3/31/2012	$800	$9,600	$10.67	-
631	Regal Capital Management Inc	2,000	1/1/2007	12/31/2011	$1,500	$18,000	$12.00	-
637	Edward Jones	1,200	7/1/2009	6/30/2014	$1,125	$13,500	$11.00	1 (5 yr)
641	The Kid's Xchange	2,000	6/1/2004	5/31/2012	$1,500	$18,000	$12.00	-
647	Annies	1,100	-	2011	$1,000	$12,000	$10.91	-
651	SICIL (Southern Indiana Center for Individual Living)	2,000	12/1/2009	11/30/2014	$2,000	$24,000	$12.00	-
	TOTAL	**23,525**			**$16,352**	**$196,224**	**$8.86**	

EXPENSES	
Insurance	
Total Insurance	**$2,193.00**
Maintenance	
Snow Removal	$500.00
Lawn Maintenance	$300.00
Trash Removal	$765.00
Other Maintenance	$500.00
Total Repairs	**$2,065.00**
Management (4.0%)	
Total Management	**$8,310.00**
Taxes	
Total Taxes	**$2,060.00**
Utilities	
Total Utilities	**$1,000.00**
Total Expenses	**$15,628.00**
INCOME	
Total Rental Income	**$196,224.00**
NOI	**$180,596.00**
SALES PRICE	**$1,900,000.00**
CAP RATE	**9.50%**

Total tax bill for 2011 was $32,862.56, all tenants except the License Branch reimburse the landlord for their share of taxes.

Dollar General also reimburses the landlord for their share of insurance.