



El Pollo Loco - 34650 Monterey Avenue, Palm Desert, CA 92211

Property Type:	Retail	Price:	\$1,596,000
	Restaurant	Price/SF:	\$545.83/SF
Building Size:	2,924 SF	Cap Rate:	7.00%
		Occupancy:	100%

Property Description:

>Rare opportunity to own fee simple real estate leased to El Pollo Loco >Twenty year ground lease with four five-year options to extend >Low management/low hassle long-term NNN lease with fixed rental increases >Single tenant, absolute net ground lease



Sonic Restaurants - 5901 W. Reno Ave., Oklahoma City, OK 73127

Property Type:	Retail	Price:	\$1,353,364
	Restaurant	Price/SF:	\$993.66/SF
Building Size:	1,362 SF	Cap Rate:	7.00%

Property Description:

We are pleased to offer for sale 9 Sonic Drive-In sale leaseback properties in 2 states. Available individually or as a portfolio. The properties will be leased by Sonic Restaurants Inc. and guaranteed by Sonic Corp. (NASDAQ: SONC) for 15 years. The leases will be triple net with 2% annual rent increases. Sonic is the nation's largest chain of drive-in restaurants with over 3,500 locations. For the year ending August 31, 2008, the company had revenues of \$804.7 million and net income of \$60.3 million. For the latest quarter ending May 31, 2009, the company had revenues of \$191.9 million and net income of \$16.8 million. Properties can be purchased individually or as a portfolio. The asking cap rate is 7% and property pricing ranges from \$1,200,000 to \$1,730,000.



Sonic Restaurants - 705 N. Porter Ave, Norman, OK 73071

Property Type:	Retail	Price:	\$1,338,898
	Restaurant	Price/SF:	\$1,170.37/SF
Building Size:	1,144 SF	Cap Rate:	7.00%

Property Description:

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7.0% Cap; Corporate Del Taco w/ Very Strong Sales - 17292 Main Street, Hesperia, CA 92345

Property Type:	Retail	Price:	\$1,005,000
	Restaurant	Price/SF:	\$520.19/SF
Building Size:	1,932 SF	Cap Rate:	7.00%
Year Built:	1978	Occupancy:	100%

Property Description:

see attached brochure



Pizza Hut - 3498 E 7th Street, Long Beach, CA 90804

Property Type:	Retail	Price:	\$714,275
	Restaurant	Price/SF:	\$590.31/SF
Building Size:	1,210 SF	Cap Rate:	7.00%

Property Description:

The subject property is located on East Seventh Street in Long Beach, California. The investment is an absolute NNN lease with absolutely zero landlord responsibilities. The lease will commence at close of escrow and will include four five-year options. The property has an initial CAP rate of 7.00% and includes 1.5% annual increases. The building is 1,210 square feet and it sits on a 6,072 square foot parcel of land. The subject property is located just west of the intersection of the San Diego Freeway and The San Gabriel Freeway. The site is located in a predominantly residential area with a numerous municipal points of interest directly to the east. The lease is guaranteed by Southern California Pizza Company, LLC, ("SCPC"), an affiliate of Sentinel Capital Partners. SCPC owns and operates 123 Pizza Hut locations throughout the Southern California market. Its equity sponsor, Sentinel Capital Partners, manages \$1.25 Billion of committed capital across a broad range of industries

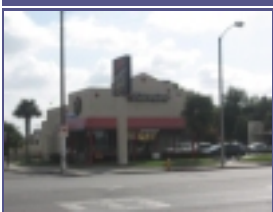


Wienerschnitzel - 2121 South 6th Avenue, Tucson, AZ 85713

Property Type:	Retail	Price:	\$929,000
	Restaurant	Price/SF:	\$583.18/SF
Building Size:	1,593 SF	Cap Rate:	7.50%
Year Built:	2001	Occupancy:	100%

Property Description:

The subject property is a 1,593 square foot Wienerschnitzel fast food restaurant located on a 20,138 square foot lot. The property is leased to Galardi Group Franchise and Leasing, Inc. under a 20 year NNN lease with 12 years remaining in the original term. The lease includes 10% increases every 5 years and 12.5% increases for each of the three five-year options to extend. Rent will increase 10% in two years and amplify the cap rate to 8.25%.



Pizza Hut Restaurant - 6832 Beach Boulevard, Buena Park, CA 90621

Property Type:	Retail	Price:	\$1,285,700
	Restaurant	Price/SF:	\$1,020.40/SF
Building Size:	1,260 SF	Cap Rate:	7.00%

Property Description:

The subject property is located on Beach Boulevard in Buena Park, California. The investment is an absolute NNN lease with absolutely zero landlord responsibilities. The lease will commence at close of escrow and will include four five-year options. The property has an initial Cap rate of 7.00% and includes 1.5% annual increases. The building is 1,260 square feet and it sits on a 11,000 square foot parcel of land. The subject property is located on a busy commercial thoroughfare within a dense retail corridor. The asset is strategically places amongst a strong concentration of residential neighborhoods as well as near numerous hotels off of The Artesia Freeway. The lease is guaranteed by Southern California Pizza Company, Limited Liability Company, ("SCPC"), an affiliate of Sentinel Capital Partners. SCPC owns and operates 123 Pizza Hut locations throughout the Southern California market. Its equity sponsor, Sentinel Capital Partners, manages \$1.25 Billion of committed capital across a broad range of industries.

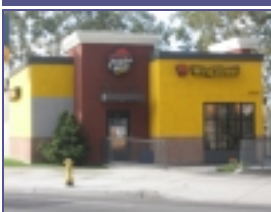


Taco Bell - 6119 Niles Street, Bakersfield, CA 93306

Property Type:	Retail	Price:	\$1,400,000
	Restaurant	Price/SF:	\$560.00/SF
Building Size:	2,500 SF	Cap Rate:	7.83%
		Occupancy:	100%

Property Description:

Taco Bell corporate guarantee ground lease located on a signalized corner at the entrance to Niles Plaza Center one of East Bakersfield busiest regional centers anchored by Food Max, Longs Drug and Vallarta Supermarket. Taco Bell recently remodeled the exterior and completely remodeled the interior. Taco Bell has extreme visibility to Niles Street which has traffic volumes in excess of 40,200 (2004) VPD. Proven location for Taco Bell, has been established over 19 years.

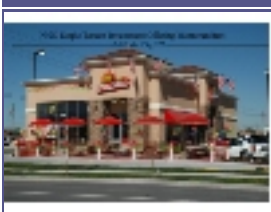


Pizza Hut/ Wingstreet - 11550 Whittier Boulevard, Whittier, CA 90601

Property Type:	Retail	Price:	\$1,357,150
	Restaurant	Price/SF:	\$864.43/SF
Building Size:	1,570 SF	Cap Rate:	7.00%

Property Description:

The subject property is located on Whittier Boulevard in Whittier, California. The investment is an absolute NNN lease with absolutely zero landlord responsibilities. The lease will commence at close of escrow and will include four five-year options. The property has an initial CAP rate of 7.00% and includes 1.5% annual increases. The building is 1,570 square feet and it sits on a 7,940 square foot parcel of land. The subject property is located on a busy commercial thoroughfare, just west of the San Gabriel River Freeway (Interstate 605). The lease is guaranteed by Southern California Pizza Company, LLC, ("SCPC"), an affiliate of Sentinel Capital Partners. SCPC owns and operates 123 Pizza Hut locations throughout the Southern California market. Its equity sponsor, Sentinel Capital Partners, manages \$1.25 Billion of committed capital across a broad range of industries.



Del Taco - 5600 West 3100 South, West Valley, UT 84120

Property Type:	Retail	Price:	\$1,680,000
	Restaurant	Price/SF:	\$600.00/SF
Building Size:	2,800 SF	Cap Rate:	7.50%
Year Built:	2004	Occupancy:	100%

Property Description:

Excellent opportunity to purchase a long term Net Leased Investment; absolute NNN 20 year Lease commenced 2004. Tenant has had consecutive same-store sales increases, and is the highest average volume within the system. Franchisee is the largest within the Del Taco Family. Operator's goals are to increase productivity and adding two to three restaurants in the next 12 months. Current site is their #1 producer. Operator has 20 units plus more in development.