



IHOP - 3711 Ellison Drive, NW, Albuquerque, NM 87110

Property Type:	Retail	Price:	\$2,550,000
	Restaurant	Price/SF:	\$515.15/SF
Building Size:	4,950 SF	Cap Rate:	7.00%
		Occupancy:	100%

Property Description:

The offering is a Fee simple, single tenant, NNN Investment. IHOP along with Applebee's brand is part of Dine Equity, INC. Publicly traded on the NYSE: DIN.



Jack in the Box #8128 - Corporate Lease - 15255 East 38th Ave, Aurora, CO 80011

Property Type:	Retail	Price:	\$2,310,000
	Restaurant	Price/SF:	\$833.63/SF
Building Size:	2,771 SF	Cap Rate:	7.00%
Year Built:	2009		

Property Description:

Approximate Building size: 2,771 square feet Land/lot size: 30,590 square feet Year Opened: September 2009



Kentucky Fried Chicken - 32406 Clinton Keith Road, Murrieta, CA 92562

Property Type:	Retail	Price:	\$2,250,000
	Restaurant	Price/SF:	\$1,071.43/SF
Building Size:	2,100 SF	Cap Rate:	6.40%
Year Built:	2010	Occupancy:	100%

Property Description:

The subject property is a 2,100 square foot Kentucky Fried Chicken Restaurant located on a 25,000 square foot lot. The subject property will be leased to a 5 unit operator under a brand new 20 year NNN Lease. The Lease will include 10% increases every 5 years and four 5-year options to renew. This NNN Lease will provide potential investors with a small amount of responsibility and less demanding management.



Carl's Jr - 1230 E. Jackson, McAllen, TX 78504

Property Type:	Retail	Price:	\$1,700,000
	Restaurant	Price/SF:	\$566.67/SF
Building Size:	3,000 SF	Cap Rate:	8.00%
		Occupancy:	100%

Property Description:

New 20 Year NNN Lease, excellent corner pad next to New Wal Mart Supercenter, Sam's Club and Lowe's. Major CKE Franchisee operating 138 locations in AZ, TX, IL, IN, MO and KY.



Corporate Del Taco | Absolute NNN | 605 Frwy Loc. - 10644 Alondra Blvd., Norwalk, CA 90650

Property Type:	Retail Restaurant	Price:	\$2,438,000
Building Size:	2,000 SF	Price/SF:	\$1,219.00/SF
Year Built:	2005	Cap Rate:	6.00%
		Occupancy:	100%

Property Description:

This Del Taco is strategically located in a densely populated area along a major east/west thoroughfare and at the off ramp/on ramp for one of the most heavily traveled freeways in Greater Los Angeles. There are over 303,000 cars per day traveling along the 605 Freeway at the intersection of Alondra Blvd. In addition, Del Taco is located adjacent to Cerritos College, a major regional college, as well as a number of high schools. This busy area including Bellflower, Downey, Whittier, La Mirada, Cerritos, Lakewood, and Paramount is called the Gateway Cities of Los Angeles.



Burger King - 1420 72nd St E, Tacoma, WA 98404

Property Type:	Retail Restaurant	Price:	\$1,986,000
Building Size:	3,723 SF	Price/SF:	\$533.44/SF
Year Built:	2002	Cap Rate:	7.00%
		Occupancy:	100%

Property Description:

We are pleased to offer for sale a rare Pacific Northwest Burger King Restaurant located in Tacoma, Washington. The subject property is 3,723 square foot and sits on a 0.69 acre parcel of land. The building was constructed in 2002 as a Burger King Restaurant with huge two store glass front indoor play area. This is an idea location situated off busy 72nd Street East approximately two and a half miles east of Interstate 5 and six and a half miles west of the Highway 167 and Highway 512 interchange.



Sonic Drive-In Restaurant - 1101 West 18th Street, Merced, CA 95340

Property Type:	Retail Restaurant	Price:	\$1,600,000
Building Size:	1,582 SF	Price/SF:	\$1,011.38/SF
		Cap Rate:	6.75%
		Occupancy:	100%

Property Description:

The subject property is a 1,582-square foot Sonic Drive-in Restaurant located on a 37,509-square foot lot. The subject property will be leased to Keystone Restaurant Group, LLC under a new 20 year NNN lease scheduled to commence at the close of escrow. The lease will include 7.5 percent rent increases every five years and four five-year options to renew. Keystone Restaurant Group, LLC is a successful, well-established Sonic franchisee that currently operates eleven locations in the Central California and Southern California areas.



P.F. CHANG'S GROUND LEASE | EXCELLENT LOCATION - 6610 E. Superstition Springs Boulevard, Mesa, AZ 85206

Property Type:	Retail	Price:	\$2,200,000
	Restaurant	Price/SF:	\$339.35/SF
Building Size:	6,483 SF	Cap Rate:	7.50%
Year Built:	2005	Occupancy:	100%

Property Description:

P.F. Chang's is located at 6610 E. Superstition Springs Boulevard in Mesa, Arizona. The subject is an approximate 6,483-square foot, single-tenant retail building on approximately 2.06 acres of land which includes a 1,649-square foot outdoor patio. The existing lease is a 10 year, absolute triple-net (NNN) corporate ground lease with PF Chang's China Bistro, Inc. with five years remaining on the original lease term. The lease contains four, five-year renewal options, 10 percent rental increases every five years during the option periods and no landlord responsibilities. P.F. Chang's China Bistro, Inc. owns and operates two restaurant concepts in the Asian niche. P.F. Chang's China Bistro is a full service upscale casual restaurant and Pei Wei Asian Diner is a quick casual, limited service restaurant. As of January 3, 2010, there were 197 Bistros in 38 states and 166 Pei Wei Asian Diners in 21 states. They anticipate opening 3-5 new Bistro restaurants and 3-5 new Pei Wei restaurants during fiscal 2010.



SONIC DRIVE IN - 3061 WEST HUNT HWY, Queen Creek, AZ 85142

Property Type:	Retail	Price:	\$1,250,000
	Restaurant	Price/SF:	\$816.99/SF
Building Size:	1,530 SF	Cap Rate:	6.50%
		Occupancy:	100%

Property Description:

SONIC AMERICA'S DRIVE IN WITH 0.93 ACRES LAND LEASE WITH TRIPLE NNN. CPI INCREASE EVERY 5 YEARS OF 15%. NEXT INCREASE IN 3 YEARS SEE FLYER FOR DETAILS. SURROUND WITH NATIONAL TENANTS GREAT UPCOMING COMMUNITY



Bank of the West & Round Table Pizza - 2507 Somersville Road, Antioch, CA 94509

Property Type:	Shopping Center	Price:	\$3,915,000
	Strip Center	Price/SF:	\$476.74/SF
Year Built:	1974	Cap Rate:	7.00%
GLA:	8,212 SF	Occupancy:	100%

Property Description:

The subject property is an 8,212 square-foot retail strip located in Antioch, California. The center is 100% NNN leased to Bank of the West and Round Table Pizza. Bank of the West, which has over \$46 million in deposits, has 2% annual rent increases commencing in February of 2012. Round Table Pizza has 3% annual rent increases commencing in October of 2010.