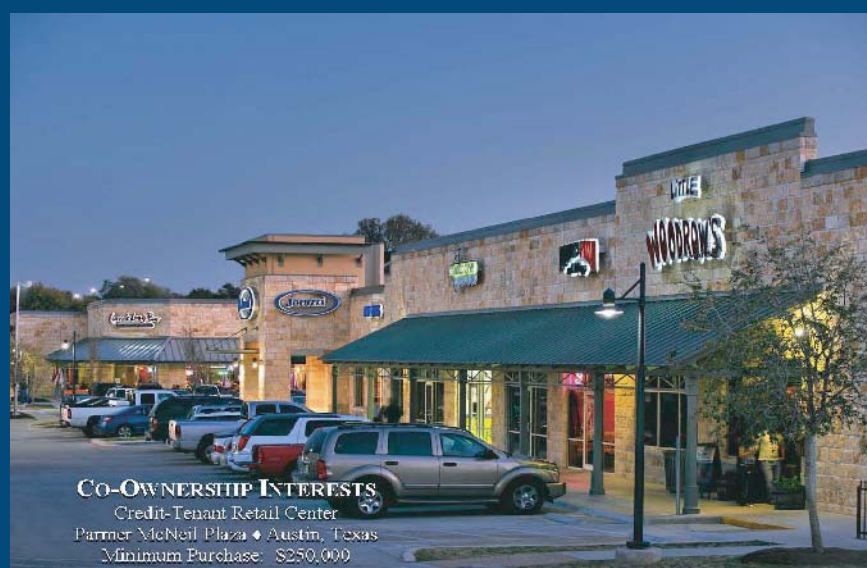




Credit-Tenant Retail Center
Parmer McNeil Plaza
Austin, Texas



**Tenants in Common
(TIC)**

www.losnessgroup.com
408.288.3500

Location Highlights

Traffic counts of 100,000 cars per day

Four drive-through restaurant

Numberous Class-A apartments nearby

3 large Office Park's located nearby

- * 7.5% five-year average yield (approx.)
- * 6.30 CAP Rate (approx.)
- * 6.2 % year one cash-on-cash yield (approx.)
- * A large HEB Grocery, which is not part of the purchase, is across the street from Plaza
- * Credit or nationally recognized tenants include Washington Mutual Bank, Chipolte, Fantastic Sam's, Whataburger, Starbucks, and Wachovia Bank
- * \$250,000 minimum purchase
- * Construction in 2005/2006
- * 189,816 population within five-mile radius
- * Adjacent intersection of Parmer Lane and McNeil Dr. has traffic counts in excess of 100,000 cars/day
- * Parmer McNeil Plaza is located within 2 miles of Motorola, State Farm's regional headquarters, Sun Microsystems, and the REIT Management research Park



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