



## INVESTMENT OVERVIEW

### *Site And Improvement Data*

<b>Investment Overview</b>	This Interstate retail center offers an exciting opportunity to acquire an attractive retail investment in a growing Nevada market. The property includes national tenants, providing the benefits of tenant diversification, while requiring minimal management. This property is positioned within close proximity to many national retailers. With this asset, an investor will capitalize on both real estate appreciation and scheduled increases in income. This market has significant barriers to entry that will limit retail development and add intrinsic value to this property.
<b>Location</b>	Located off of Interstate 80 at Mountain City Highway, Elko, Nevada
<b>Lot Size</b>	Approximately .90 acres – or 39,234 square feet
<b>Improvements</b>	Shell completed in May 2007, a freestanding 6,100 square foot retail building with a drive-thru. Tenants are currently completing their tenant improvements.
<b>Parking</b>	There is ample parking in common with Smith's, Office Max, Taco Bell, KFC and other Tenants
<b>Price</b>	\$ 3,300,000 (5.45% return)
<b>Financing</b>	The property will be delivered free and clear of permanent financing.

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