

Contact 1031tax.com to review additional NNN Properties.

Information below is computer generated. Please pardon the typos.

1 Huffman, TX 77336



Price	\$1,463,491	Property Notes
Building Size	9,026 SF	
Cap Rate	6.30%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

- New 15 Year Absolute NNN Lease- Four (5 Yr) Options | 10% Bumps- Corporate Guarantee "BBB."

2 New Caney, TX 77357



Price	\$1,492,062	Property Notes
Building Size	9,026 SF	
Cap Rate	6.30%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

- New 15 Year Absolute NNN Lease- Five (Five Yr) Options | 10% Bumps- Corporate Guarantee "BBB."

3 Houston, TX 77065



Price	\$9,145,000	Property Notes
Building Size	14,000 SF	
Cap Rate	6.70%	
Property Sub-type	Vehicle Related	
Status	Active	

Property Description

Established dealership in operation since 2001 Recent 10-year renewal indicates strong commitment to this location Built-in increases in rent provide a hedge against inflation Ground lease - no landlord responsibilities Strong corporate revenue growth - 40% growth since 2013 and 15% since 2014.

4 Plano, TX 75093



Price	\$13,281,000	Property Notes
Building Size	14,000 SF	
Cap Rate	6.70%	
Property Sub-type	Vehicle Related	
Status	Active	

Property Description

Established dealership in operation since 2001 Recent 10-year renewal indicates strong commitment to this location Built-in increases in rent provide a hedge against inflation Ground lease no landlord responsibilities.

5 Cedar Hill, TX 75104



Price	\$3,866,000	Property Notes
Building Size	6,000 SF	
Cap Rate	6%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

The subject property is a 6,000± SF freestanding building leased to Mattress Firm, Inc. located in Cedar Hill (Dallas County), TX, a suburb in the Dallas-Fort Worth Metroplex with a population of 6.9M+. The Absolute NNN lease (no landlord maintenance or costs) is guaranteed by Mattress Holding Corp (NASDAQ: MFRM, Mkt. Cap: \$2.12B, 2,200+ locations in 40 states). The offering features a newly extended Absolute NNN lease with 2% base rent increases on 12/1/15, 12/1/16, 12/1/17 and a 7.5% increase on 12/1/22. The property occupies a highly visible, prominent location at the signalized intersection of US 67 (J Elmer Weaver Fwy) and E Pleasant Run Road. The property has excellent ingress and egress with 139' of road frontage on US 67 and 141' of frontage on E Pleasant Run Rd (15,620 VPD east of the property). The property is visible from US 67 (53,000 VPD), a 1,560 mile long north-south US Highway.

6 San Antonio, TX 78227



Price	\$8,700,000	Property Notes
Building Size	14,600 SF	
Cap Rate	5%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

The subject property is a single-tenant, freestanding CVS drugstore located in San Antonio, TX. The property is situated at the four-way signalized corner of W. Military Drive and Marbach Road, directly across the street from a La Fiesta Supermarket anchored shopping center. The building is a new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are over 24-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015). The property has direct street frontage along of W. Military Drive and Marbach Road, a main thoroughfare with average daily traffic counts of 19,242 vehicles per day at the intersection. Directly across Marbach Road is a La Fiesta Supermarket anchored center with national and regional tenants.

7 Garland, TX 75040



Price	\$5,317,400	Property Notes
Building Size	4,940 SF	
Cap Rate	5.65%	
Property Sub-type	Service/Gas Station	
Status	Active	

**Property Description**

QuikTrip investment property, perfect for 1031 exchange. Site features 4,940 SF freestanding building on 1.6 AC lot, 6,720 SF canopy and 9 dual pumps. The Building is a quality 2010 construction, brick exterior, Gen 2.5 prototype with the kitchen. The Investment benefits from densely populated Dallas MSA location with over 309K people within a 5 mile radius. Average Household Income is over \$80K in a 5 mile radius.

8 Lumberton, TX 77657



Price	\$1,337,714
Building Size	9,026 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

- Brand New Absolute NNN Lease - Zero Landlord Responsibilities- 15 Year Term - Four (5 Yr.) Options with 10% Bumps at Each- Upgraded Concrete Parking Lot.

9 Texas City, TX 77590



Price	\$1,503,600
Building Size	9,026 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

- Brand New Absolute NNN Lease - Zero Landlord Responsibilities- 15 Year Term- Four (5 Yr.) Options with 10% Bumps at Each- Upgraded Concrete Parking Lot.

10 Houston, TX 77060



Price	\$2,175,872
Building Size	8,320 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Freestanding, new Family Dollar in high-growth, high density area of Houston.

11 Dallas, TX 75287



Price	\$2,662,000
Building Size	4,292 SF
Cap Rate	5%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

The subject property is a single-tenant, freestanding, NNN Chase Bank ground lease located in Dallas, Texas. It is located on the hard-corner of Frankford and Midway Roads which is a premier intersection one mile south of the George Bush Tollway and less than one-half mile west of the Dallas North Tollway. The property was constructed in 2007 and benefits from a lease that runs through December 27, 2027. The lease calls for 10 percent rental increases every five years during the remaining lease-term and options. Retailers in the market include Walmart, Walgreen's, Kroger, P. F. Chang's, 7-Eleven, Bank of America, Goodwill, McDonald's, Life Time Fitness, 24 Hour Fitness, Wells Fargo, Sonic, Starbucks, Aldi, Applebee's, Chick-fil-A, CVS, Albertsons, Taco Bell and Boston Market.

12 Weslaco, TX 78599



Price	\$1,478,641
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2015, Dollar General operated over 11,500 stores in 40 states. Dollar General offers both name and generic merchandise-including off-brand goods and closeouts of name-brand items-in the same store, often on the same shelf.

13 San Antonio, TX 78212



Price	\$3,944,000
Building Size	40,384 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Founded in 1997, Caliber Collision provides auto body repairs to customers across 14 states and over 300+ locations, with over 3,700 employees. They are the largest non-franchised collision repair center operator in the nation and consistently rank as having one of the highest customer satisfaction scores in the industry. In 2011, Caliber Collision moved its company headquarters from Irvine, California to Lewisville, Texas (Dallas/Fort Worth). The company provides state-of-the-art technology, a 24/7 Customer Service Center, frequent status updates on your car, fair and accurate estimates and the promise of an on-time delivery are some of the differences that make Caliber the most direct route to your car's complete recovery. Caliber Collision Centers was the only company to receive the 2013 Supplier Excellence Award from USAA. According to the company, this award recognizes a supplier that serves as a role model and goes above and beyond in delivery and performance for USAA and its members.

14 Sulphur Springs (DALLAS), TX 75482



Price	\$1,175,000
Building Size	7,500 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

## 15 Sour Lake, TX 77659



Price	\$1,440,000
Building Size	1,648 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Sonic Drive-In restaurant property located in Sour Lake, TX (Beaumont-Port Arthur MSA). At closing, a new 20-year, absolute triple net (NNN) lease with no landlord responsibilities will be executed. The tenant under the new lease will be SDI Sour Lake TX, LLC, the entity formed to operate the restaurant. The operators of this Sonic have over 40 years as Sonic franchisees. They are currently involved in operating 18 Sonic Drive-Ins.

## 16 Friendswood, TX 77546



Price	\$3,475,000
Building Size	4,214 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Chase is a 4,214 Square foot absolute NNN lease situated on 1.077 acres with 15 years term remaining on lease.

## 17 McKinney, TX 75070



Price	\$1,989,000
Building Size	3,196 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Whataburger Restaurants, L.P. is a privately held, regional restaurant chain specializing in hamburgers. The company, founded by Harmon Dobson, opened its first restaurant in Corpus Christi, Texas in 1950 and is now headquartered in San Antonio, TX. The company began expansion outside of Texas in 1959 when its 21st store opened in Pensacola, FL. In 1963 Whataburger expanded its footprint into Arizona and had 205 locations in 12 states by 1977. In the late 1980s Whataburger altered its growth strategy by increasing store numbers in states where it was already well established. Today, Whataburger Restaurants, LP is still owned and operated by the Dobson family and has 735 locations in the ten states (Texas, Arizona, New Mexico, Oklahoma, Louisiana, Arkansas, Mississippi, Alabama, Florida, and Georgia).

## 18 Midland, TX 79705



Price	\$3,757,000
Building Size	5,429 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

The property is located in an excellent location with many national and regional tenants including Best Buy, Barnes and Noble, Olive Garden, Cavendar's Boot City, Bed Bath & Beyond, Dillard's, Pier One, Subway, Hobby Lobby, Office Depot, McDonald's, Burger King, Toys R Us, AT&T, Starbucks and many more. Property Highlights-3,757,000 Price -6.5% CAP-75 Unit Franchisee-Personal & Corporate Guaranty-Located in an Income Tax Free State -10% Rent Increases Every 5 Years-Zero LL Responsibilities.



Price	\$1,369,571
Building Size	8,400 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Corporate Guarantor: Family Dollar Stores, Inc. is a publicly traded company (NYSE: FDO) with more than 8,100 retail locations in 45 states across the country. The company carries an investment grade credit rating of BBB /Stable by S&P. As of the second quarter of 2015 Family Dollar had approximately \$4 billion in Total Assets. Family Dollar was established in 1959 and currently employs over 50,000 people and is headquartered in Matthews, NC. Long-Term Absolute NNN Lease: New 15-year NNN Lease that commenced on May 7, 2015 with six 5-year options and no Landlord responsibilities. Rare Attractive Rent Increases: Unique rental increase structure with CPI rent increases every 3 years during initial lease and options capped at 6.00% Newly Constructed: The subject is an 8,400 SF Family Dollar building that sits on 0.64 acres that opened on May 7, 2015.



Price	\$1,790,000
Building Size	7,381 SF
Cap Rate	4.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

AutoZone located in Richmond, Texas. AutoZone recently executed a new fifteen (15) year ground lease that is scheduled to commence on February 12, 2016. The ground lease is absolute NNN with no landlord responsibilities and features three(3), five (5) year options to renew. The property benefits from the prime retail trade location, Shops at Bella Terra on Grand Parkway, which provides exceptional access and visibility to over 43,000 VPD. The location has experienced over 5% annual population growth for the past 5 years and significant retail development to support that growth.



Price	\$2,670,000
Building Size	6,967 SF
Cap Rate	4.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

The subject property is a recently constructed First Choice Emergency Room (FCER) located in Frisco (North Dallas), Texas. FCER has signed a 15-year triple net ground lease. The lease calls for ten percent rent increases every 5 years throughout the initial term and option periods. First Choice Emergency Room (FCER) is the leading freestanding emergency room system with over 60 locations throughout Texas and Colorado and rapidly growing with 24 stores per year. Located in the Northeast quadrant of Dallas North Tollway and Eldorado Parkway adjacent to QuikTrip and a newly constructed Taco Bell, the property features easy access and great exposure with combined daily traffic counts in excess of 78,000 vehicles. Walmart is closing on the site directly north of the subject property. The site is nearby several large shopping centers, such as Eldorado Marketplace and Parkway Town Crossing, and numerous national retailers and quick service restaurants including Petsmart, Super Target, Best Buy, Michaels, The Home Depot, Costco Wholesale, Walgreens, McDonald's, Starbucks, Wendy's, Raising Cane's, Chick-fil-A, Pizza Hut, and others.

## 22 Richardson (Dallas), TX 75081



Price	\$1,578,947
Building Size	6,520 SF
Cap Rate	4.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

The offering consists of a ground lease to a new construction AutoZone located in Richardson (Dallas), TX. AutoZone signed a 15-year absolute net ground lease which is estimated to commence in late 2015. The lease calls for 10% rent increases every five years throughout the initial term and option periods. Autozone, which is publicly traded on the NYSE under the ticker AZO, had annual revenue last year of over \$9.5 billion and a current market cap of over \$22 billion. Located at the corner of Belt Line and North Plano Road, the property features easy access and great visibility with exposure to over a combined 76,000 vehicles along both heavily trafficked thoroughfares. Directly across from the property is the Richardson Square Shopping Center anchored by Super Target, Lowe's Home Improvement Store, Sears and Ross Dress 4 Less and also includes pad sites leased to Panda Express, Chick-fil-A, Bank of America and others.

## 23 Lake Jackson (Houston MSA), TX 77566



Price	\$3,358,490
Building Size	4,372 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a 4,372-square foot Verizon Wireless located in Lake Jackson (Houston), TX. Tenant recently signed a new 10-year NNN lease which is estimated to commence in December of 2015. The lease provides for favorable 2% rent increases annually throughout the initial term and options. The store is a new construction relocation site proving the tenant's commitment to the location. In addition, Texas State Highways 288 and 332 are major northwest-southeast thoroughfares in the region that run on both sides of the subject property. Cellco Partnership, doing business as Verizon Wireless, is a wholly owned subsidiary of Verizon Communications. Cellco Partnership, which operates over 1,700 stores, has a sales volume of over \$88 Billion and a net worth of over \$66 Billion. Across from the subject property is Brazos Mall, a 683,000 square foot regional mall that is nearly 100% occupied featuring over 73 tenants. Anchors include Dillard's, J.C. Penney, Sears, and Starplex Cinemas.

## 24 Dallas, TX 75209



Price	\$5,280,000
Building Size	3,002 SF
Cap Rate	5.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

A+ Location - On Lemmon Avenue - Inner City Dallas Pride of Ownership Property Extremely Valuable Land Parcel - Adjacent to Prestigious Highland Park Long-Term Absolute Net Lease Strong Corporate Guarantee - RaceTrac Petroleum, Inc. Rent Increases Every 5 Years.

## 25 Pflugerville, TX 78660



Price	\$10,860,000
Building Size	14,820 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

25 year true NNN lease - no landlord obligations, with 19.7 years remaining on base term, followed by fifty annual options thereafter.



26 Carrollton, TX 75007



Price	\$2,275,000
Building Size	2,460 SF
Cap Rate	4.74%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This corporate Jack in the Box is a free standing build-to-suit located on Josey Lane, approximately 1/4 mile from the President George Bush Turnpike. Jack in the Box has operated at this location since 1993. The property sits on an outparcel to Trinity Valley Shopping Center. National Retailers in the vicinity include Petco, Ulta, Ross Dress for Less, Lane Bryant, Rue 21, Sally Beauty Supply, Dress Barn, GameStop, Chili's, Comerica Bank, Walmart, Lowe's, and Office Depot. In 2016, the completion of a newly constructed Texas Regional Hospital and a newly constructed Courtyard by Marriott will draw even more consumers to this area.

27 Houston, TX 77081



Price	\$2,875,000
Building Size	2,588 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee simple interest in the ground-leased commercial property located at 5403 South Rice Avenue in Houston, Texas (the Property ). The Property is currently under construction and will open as a Jack in the Box restaurant in March 2016. Roughly eight miles west of downtown Houston, the Property is a part of Uptown Crossing the new Walmart-anchored development adjacent to the I-69 and I-610 interchange. The Property is to be 2,588 SF and will be complete with a drive-thru and parking for 33 vehicles.

28 Houston, TX 77081



Price	\$2,933,333
Building Size	4,791 SF
Cap Rate	3.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the ground leased commercial property located at 5405 South Rice Avenue in Houston, Texas (the Property ). The Property is currently under construction and will open as a Chick-fil-A restaurant in Q2 2016 . Roughly eight miles west of downtown Houston, the Property is a part of Uptown Crossing the new Walmart-anchored development adjacent to the I-69 and I-610 interchange. The Property is to be 4,791 SF and will be complete with a drive-thru and parking for 53 vehicles.



29 Sherman, TX 75090



Price	\$5,734,000
Building Size	10,908 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Freestanding CVS drug store asset located in Sherman, Texas. This 10,908-square foot CVS was developed as a build-to-suit in late 1998 on a 20-year absolute-net lease. After achieving strong sales through the initial operational years, in July of 2011 the lease was extended for an additional 25-year term with an expiration date of June 30, 2036. More than 20 years remain on the absolute-net lease, with no landlord maintenance responsibilities whatsoever.

30 Royse City, TX 75189



Price	\$2,286,000
Building Size	1,600 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Jack in the Box in Royse City, Texas. This Jack in the Box is in an excellent location off Interstate 30, just 30 miles east of Dallas. It's located in a growing bedroom community to Dallas and is nearby to other national retailers such as McDonald's, Sonic, AutoZone, Taco Bell and Denny's. The property has a corporate NNN lease and has been operating in this location for nearly 18 years. The lease was just renewed leaving 5.5 years left on the lease. It's an absolute net lease with no landlord responsibilities. Highlights:-Absolute NNN Lease-Corporate Guaranty-5.5 Years Remaining on the Lease-Traffic Counts Exceed 65,000 VPD-Long-term Growth Area-Located just 30 Miles East of Dallas-I-30 Feeder Road and Royse City Exit-Income Tax Free State-Rent Increase in Primary Term (2018).

31 Lubbock, TX 79404



Price	\$1,374,830
Building Size	8,320 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand New 15 Year Absolute NNN Corporate Family Dollar Lease w/10% Rent Increase in Year 11 Under Construction, Planned Rent Commencement 06/01/2016 Excellent Demographics - 40,000 People Located w/in a 3 Mile Radius of Property Lubbock home to Texas Tech University (36,000 Students) Closest Competing Dollar General in 2Miles Away 47,000 SF Lot with Over 30,000 SF of Concrete Parking.

32 Allen, TX 75002



Price	\$2,685,000
Building Size	4,393 SF
Cap Rate	3.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Oversize Lot - 1.72 Acres in A+ Location - Located Within 3 Million+ Square Feet of Class A Retail Development Long-Term Corporate Ground Lease - Zero Landlord Responsibility 10% Rent Escalations Every 5 Years Strong Guarantor - Chick-fil-A Annual Sales were Nearly \$6 Billion, 47 Consecutive Years of Positive Sales Growth.

33 McAllen, TX 78504



Price	\$3,015,500
Building Size	4,074 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Corporate IHOP located in McAllen, Texas. This single-tenant restaurant building sits on a 1.14-acre parcel along 10th Street, which is a major North/South artery throughout McAllen. There are 4 years remaining on original Absolute NNN lease with 10% rental bumps every 5 years through the option periods.

34 Houston, TX 77079



Price	\$4,302,000
Building Size	3,500 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Raising Cane's, located in Houston, TX. The tenant, Raising Cane's, has approximately 14-years remaining in the current term. The lease features 5-6% increases throughout the initial term and increases of approximately 10% at the beginning of each (5-year) option periods, which generates steady NOI growth and hedges against inflation.

35 Pasadena, TX 77503



Price	Price Not Disclosed
Building Size	3,516 SF
Cap Rate	4.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Whataburger is a 3,516 square foot NNN lease that includes 2 pads encompassing 2.7 acres. The adjacent pad is to be subleased by Whataburger giving the buyer excellent intrinsic value and an additional layer of income protection.

36 Houston, TX 77034



Price	\$4,175,000
Building Size	9,000 SF
Cap Rate	5.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fee simple interest in a single-tenant, freestanding TGI Friday's (the Property or Asset ) located on the Gulf Freeway in Houston, Texas. The property is leased to Southeast Restaurant Group (the Tenant ) on a long-term, triple-net basis ( NNN ) with zero landlord responsibilities, featuring five percent rental increases every five years throughout the primary term and renewal options. This asset has been operating as a TGI Friday's for over 30 years. Furthermore, the lease is corporately guaranteed by TGI Friday's, Inc. (the Guarantor ). This Offering represents an exceptional opportunity to acquire a highly desirable net leased TGI Friday's, with over \$500,000 of remodel plans for 2016, and corporately guaranteed by a leading fast-casual restaurant brand.

37 Granbury, TX 76048



Price	\$1,346,000
Building Size	3,094 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee simple interest in a Burger King Restaurant. The property is located on a main retail corridor in Granbury, Texas and has just under 9 years remaining on a NNN lease with 5% increases every 5 years. The lease is guaranteed by a subsidiary of one of the largest restaurant franchisees in the United States, Sun Holdings. This Burger King has great visibility and is situated off of US-377 and Texas 144.

38 Temple, TX 76504



Price	\$7,358,877
Building Size	14,820 SF
Cap Rate	5.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant retail building 100% leased to Walgreens Co. (now Walgreens Boots Alliance NASDAQ: WBA) located in Temple Texas. Walgreens guarantees the rental stream for 17+ years. The Property consists of a 14,820 sf building with drive through window on 2 acres of land at the busy intersection of West Central Ave. and South 31st Street. Walgreens has sublet the building to a ambulatory care / emergency room operator who is currently improving their space for occupancy.

39 Lubbock, TX 79407



Price	\$1,652,174
Building Size	3,035 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the commercial property located at 5711 19th Street in Lubbock, Texas (the Property ). The Property is currently leased to Miracle Restaurant Group, LLC and is operated as an Arby' s Restaurant franchise location. It is adjacent to the Texas State Highway Loop 289 and 19th Street interchange, roughly two miles west of the campus of Texas Tech University.The Property is a 3,035 square foot quick service restaurant complete with a drive-thru on 0.69 acres. It was built in 1991 and has been an Arby' s since 1997. Miracle Restaurant Group acquired the franchise rights in 2005, along with those for 44 other Arby' s locations. Today, Miracle operates 28 Arby' s restaurants and this Property is currently the third-best performing location in terms of Net Income and eighth-best performing location in terms of Sales.

40 El Paso, TX 79936



Price	\$3,095,000
Building Size	3,400 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Long-Term 20-Year Absolute Net Lease Zero Landlord Responsibilities Rare 1.5% Annual Rent Increases Strong Hedge Against Inflation Strong and Experienced Franchisee Operates 130+ Locations and Continues to Successfully Expand Throughout the Southwest New 2016 Construction Latest Wendy' s Prototype Wendy' s New Image Activation' Features Include Lounge Seating with Fireplaces, Flat Screens TV' s, Wi-Fi and Digital Menu Boards.

41 Dallas, TX 75248



Price	\$10,555,555
Building Size	91,532 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is the rare opportunity to acquire a new , fee simple absolute NNN Walmart ground lease at an important intersection in Dallas. The property is well-located as you can see on the map in the demographic section of this package. Walmart is the largest public corporation in the world and has a Standard & Poor' s credit rating of AA which is investment grade. The lease is guaranteed by this entity, and requires zero landlord obligations and calls for 10% increases in rent at each of the ten 5-year renewal options.

42 Presidio, TX 79845



Price	\$1,387,000
Building Size	12,100 SF
Cap Rate	6.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar Tree investment opportunity in Presidio, Texas. The property is leased by Dollar Tree, the largest and most successful single-price-point retailer in North America. The 10-year lease has 8+ years remaining and is guaranteed by Dollar Tree Stores, Inc. (S&P: BB+). This store is a top grossing store in the region. This combined with a \$250,000 investment in the property, shows a commitment to the site due to its successful operation. The town of Presidio is the location of the only border crossing between El Paso and Del Rio, which sees over 53,000 vehicles per month from Mexico and an influx of Mexican residents to the area, making up 70% of sales in the region. The property is located along O'Reilly St/FM 170, which is the major retail corridor in Presidio and the location of other neighbors including AutoZone, Napa Auto Parts, Fort Davis State Bank, the US Post Office, Exxon and Harper Hardware.

43 Duncanville, TX 75137



Price	\$1,275,000
Building Size	8,500 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar store located in the DFW Metroplex (Duncanville) with over 9 years remaining on 10 year NN lease extension. The property is currently undergoing an expansion and remodel to the latest Family Dollar specifications (including a new facade). Completion is scheduled for April 2016.



Price	\$3,360,000
Building Size	7,300 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

DaVita, Inc. (NYSE: DVA) In Italian DaVita literally means to "Give Life". DaVita HealthCare Partners Inc., a Fortune 500 company that is one of the largest kidney care companies in the United States, with corporate headquarters located in Denver, Colorado. A leading provider of dialysis services in the United States, DaVita Kidney Care treats patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services.



Price	\$1,840,000
Building Size	3,500 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

IDEAL 1031 EXCHANGE PROPERTY- Property delivered free and clear of debt- Benefits of being located in an income tax free state- Brand new construction and long lease term makes this an ideal property for an out of state investor looking for passive income- Opportunity to take advantage of historically low interest rates see page 3 for debt LONG TERM SECURITY & IMPROVING FUTURE CASH FLOW- Brand new 15 year corporate guaranteed lease with Cajun Global, LLC- 7.50% increases every 5 years strong hedge against inflation- Absolute NNN investment Zero landlord responsibilities- Proven tenant with over 60 years of experience in the QSR industry- High quality, state of the art 2016 construction.



Price	\$4,022,000
Building Size	2,724 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Raising Cane's is located in Houston, Texas. The subject is a newly constructed, reverse build-to-suit, 2,724-square foot building. The offering provides a 15-year absolute net lease with no Landlord responsibilities. The lease calls for favorable ten percent rent increases every five years throughout the initial term and option periods. Raising Cane's, a rapidly expanding quick service restaurant with over 25 percent annual revenue growth, has more than 235 restaurants in 19 states with multiple new restaurants under construction. Located along Texas State Highway 249, the subject property features easy access and excellent visibility to daily traffic counts of over 56,000 vehicles per day. Excellent signage with a recently constructed 36 foot sign amplifies the exposure to the site. The site sits adjacent to significant retail and employment facilities including Walmart Supercenter, CVS, Kroger, Sally Beauty Supply, Aldi, and others. Further, a number of quick service restaurants are in close proximity including Wings N Things, McDonalds, Jack in the Box, KFC, Chik-fil-A, Wendy's, Subway, and others.

## 47 Point, TX 75472



Price	\$1,130,300
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

- 15 Year Absolute Corporate NNN Lease- Store Opened December of 2015- Serves communities surrounding lake Tawakoni, a very popular recreational lake, located approximately 53 miles (85 km) east of Dallas, Texas, 25 miles (40 km) southeast of Greenville, Texas - Point is Located in Rains County (County Population: 10,900)- Dollar General: S&P BBB+ Rated, Publicly Trades on New Yorks Stock Exchange as Symbol DG | Market Capitalization Exceeds \$22 Billion.

## 48 Emory, TX 75440



Price	\$1,098,000
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

- 15 Year Absolute Corporate NNN Lease, Rent Commenced January of 2016- Emory is the County Seat of Rains County (County Population: 10,900), Rains County is part of the Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area. - Located Nearby Lake Fork, Considered One of the Premier Bass Fishing Lakes in the World.

## 49 Katy, TX 77494



Price	\$5,630,000
Building Size	13,092 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a net leased drive-thru CVS Pharmacy located in desirable Katy, TX. The asset is a modern CVS prototype located in an infill area with extremely strong demographics. CVS is on a absolute NNN lease with the tenant responsible for roof and structure. This presents investors with the opportunity to acquire a low-risk, low maintenance investment property.

## 50 Spring, TX 77373



Price	\$3,710,000
Building Size	12,996 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a net leased drive-thru CVS Pharmacy located just off Interstate 45, which is the main thoroughfare in Spring, TX. CVS is on an absolute NNN lease with the tenant responsible for roof and structure. This presents the opportunity for an investor to acquire a low maintenance investment asset in a prime retail location.

51 Odessa, TX 79764



Price	\$5,811,948
Building Size	15,120 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

24 hour Walgreens located at signalized corner of University Boulevard and North County road. This is one of the best performing stores in the entire Walgreens chain with reported sales volumes of \$6,440,000. The store is the only 24 hour Walgreens store and 24 hour pharmacy in the entire Odessa market and there are no Rite Aids in the state of Texas. This is a rare opportunity for an investor to purchase a extraordinarily high volume Walgreens with years of stable sale reports. Absolute net lease with eleven years remaining before the 50 years in options.

52 Tomball, TX 77375



Price	\$5,033,489
Building Size	13,198 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a net leased drive-thru CVS Pharmacy located in a high income, suburban submarket of Houston, TX. CVS is on an absolute NNN lease with the tenant responsible for roof and structure. This presents the opportunity for an investor to acquire an established net leased CVS asset.

53 McAllen, TX 78501



Price	\$4,364,000
Building Size	5,411 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Denny's, located in McAllen, TX. The tenant, Denny's, Inc., has signed a brand new 10-year lease. The lease features 5% rental increases at the beginning of each 2 (5-Year) option period, which generates steady NOI growth and hedges against inflation. Denny's is a subsidiary of Denny's Inc. (NASDAQ: DENN). Denny's Inc. is a publicly traded company with 2014 revenues of \$472.3 million, 2014 net income of \$32.73 million, 2014 assets of \$289.86 million.

54 Houston, TX 77090



Price	\$2,777,000
Building Size	4,500 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Buffalo Wild Wings for your consideration. Built in 2016, the property consists of a 4,500 square foot building on 1.58 acre parcel, in Houston, Texas. Buffalo Wild Wings is on a new 15 year absolute net ground lease with a 10 percent rent increases every five years. Strategically situated on Interstate 45, the property benefits from excellent accessibility and visibility, with an average daily traffic count of over 288,000 vehicles per day. In addition, the property's location allows for easy access to the entire Houston MSA. Interstate 45 is Houston's primary north/south freeway, with FM 1960 three miles north of the property and Beltway 8 five miles south of the property being Houston's second and third loops around the city respectively. Offered for \$2,777,000, Buffalo Wild Wings delivers an investor the opportunity to acquire a high profile, absolute net 15 year ground lease for a 4.50 percent going-in CAP rate with 10 percent bumps every five years.



55 Garland, TX 75040



Price	\$4,191,000
Building Size	6,163 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. As of June 28, 2015, Bloomin' Brands reported TTM revenues of \$4.48B and EBITDA of \$389.8M. At closing, Outback Steakhouse will execute new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.

56 Desoto, TX 75115



Price	\$3,599,000
Building Size	6,163 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. As of June 28, 2015, Bloomin' Brands reported TTM revenues of \$4.48B and EBITDA of \$389.8M. At closing, Outback Steakhouse will execute new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.

57 Arlington, TX 76017



Price	\$4,746,000
Building Size	6,163 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. As of June 28, 2015, Bloomin' Brands reported TTM revenues of \$4.48B and EBITDA of \$389.8M. At closing, Outback Steakhouse will execute new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.

58 Round Rock, TX 78664



Price	\$2,583,500
Building Size	2,929 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

\* 8% rent increase in August (priced on current rent)\* 24 Hour Location\* Corporate Guarantee\* Absolute NNN Lease\* Pad anchored by an HEB Grocery Store.

59 Beaumont, TX 77708



Price	\$4,739,000	Property Notes
Building Size	13,013 SF	
Cap Rate	5.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Single-tenant 13,013 SF freestanding CVS/pharmacy with drive-thru Absolute NNN lease; tenant is responsible for roof & structure; zero landlord responsibilities 25-year initial lease term; 15 years remaining with ten 5-year options Corporate guaranteed CVS Health lease (NYSE: CVS; S&P: BBB+ Stable) CVS Health is the second largest pharmacy health care provider in the nation and ranked #10 on the Fortune 500 for 2015 CVS Health's revenues increased 10% to a record \$139 billion in 2014 CVS Health manages 1.7 billion prescriptions each year and has a 21% market share in the retail pharmacy sector Ideal position within a strong retail corridor; notable tenants nearby include Walmart, Lowe's, Kohl's, Ross Dress for Less, Bed Bath & Beyond, Pier 1 Imports, Academy Sports, Toys R Us, Burlington Coat Factory and Dollar Tree Tremendous building exposure & freeway visibility; located directly off Eastex Freeway which parallels the 69 Freeway.

60 Houston, TX 77015



Price	\$1,648,511	Property Notes
Building Size	3,180 SF	
Cap Rate	4.50%	
Property Sub-type	Free Standing Bldg	
Status	Deleted	

**Property Description**

The subject property is a 3,180-square foot Comerica Bank situated on 0.7335 acres of land in Houston, Texas. Comerica has signed a twenty year absolute net lease with three, ten-year renewal options. This lease features favorable rent increases of eight percent (8%) every five years throughout the initial term. Comerica Bank is one of the 25 largest U.S. banking companies and currently holds an A rating from Standard & Poor's. Located just off I-10 East in Houston, Texas, the site features high traffic and excellent visibility. The site is situated just East of the intersection of I-10 and Federal Road, another major thoroughfare that runs from Pasadena Freeway north to Crosby Freeway (US-90). Local and national retailers nearby include Burger King, Sellers Bros Food Market, Academy Sports & Outdoors, Casa Ole, Conn's HomePlus, Pizza Hut, Jack in the Box, Affordable Fine Furniture, Cafe Ko, IHOP, Sam's Club and many others.

61 Fort Worth, TX 76107



Price	\$2,337,662	Property Notes
Building Size	3,896 SF	
Cap Rate	3.85%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

Long term net leased McDonalds. The subject property has 16+ years left and boasts high traffic counts and newer 2009 construction. This is a perfect 1031 opportunity with scheduled increases in the rent and one of the best net leased guarantees in the industry.

62 Pflugerville, TX 78660



Price	\$1,768,738
Building Size	7,000 SF
Cap Rate	6.52%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Advance Auto Parts located in Pflugerville, Texas, a suburb of Austin, Texas. The subject property is a 7,000-square-foot facility sitting on 1.13 acres located just off of Interstate 35 on FM 1825 (Pecan Street). There are approximately three years remaining on the lease and three, five-year options to renew with 5 percent increases. This opportunity allows an investor to enjoy a strong yield with minimal landlord responsibilities.

63 Austin, TX 78727



Price	\$6,222,000
Building Size	14,600 SF
Cap Rate	4.50%
Property Sub-type	Anchor
Status	Active

Property Notes

**Property Description**

NNN ground lease (land ownership) in a corporate guaranteed, freestanding, single tenant, CVS Pharmacy with Drive-Thru, located in Austin, TX. The tenant, CVS Pharmacy, Inc., has recently executed a brand-new 25-year lease, and is constructing the building at its sole cost, demonstrating long-term commitment to the location. The lease features 10% increases at the beginning of each 5 (5-year) option periods, which generates steady NOI growth and hedges against inflation.

64 Odessa, TX 79764



Price	\$2,153,630
Building Size	2,000 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Long Term, 15 Year Lease Commencing Upon Tenant Opening for Business Absolute NNN Zero Landlord Responsibilities Experienced Operator Recognized as a Top Ten Growth Chain by National Restaurant News.

65 Humble, TX 77338



Price	\$1,200,000
Building Size	1,850 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Sonic is an absolute NNN lease with outstanding visibility and frontage on FM 1960.

66 Fort Stockton, TX 79735



Price	\$1,545,000
Building Size	13,625 SF
Cap Rate	5.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Advance Auto Parts property in Fort Stockton, Texas. The property is a retrofit of a second generation site. Advance Auto has signed a new 15 year NN lease set commencing in December of 2015. This property is a uniquely large footprint for Advance Auto and has below market rents of \$6.56 per square foot.

67 Bonham, TX 75418



Price	\$1,320,000
Building Size	8,000 SF
Cap Rate	6.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Aaron's in Bonham, Texas. Currently under construction, Aaron's will occupy a 8,000 square-foot freestanding building on 1.02 acres and has signed a new 10-year modified NNN lease, with a 6.5% increase at its first renewal option and a 10% increase at its second renewal option.

68 Converse, TX 78109



Price	\$2,307,692
Building Size	2,128 SF
Cap Rate	5.20%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This newly built Taco Bell with a drive through is designed as the latest franchise prototype. It has a 20-year absolute NNN lease that commenced on September 1, 2014 and expires Aug 31 2034. This is a four-unit franchisee with three more Taco Bell units in development. They have plans to expand to 16 units. This franchisee is also a multi-unit Jack In the Box operator with 31 locations. Location is excellent with great visibility, signage and access. FM 78 is a busy corridor with over 22,000 vehicles per day. There are over 180,000 people living within 5 miles with an average household income above \$58,000. Adjacent to the property is a new Wendy's, Chili's, AutoZone and Walgreens. Less than a quarter mile to the west is a Wal-Mart Supercenter.

69 Spring, TX 77373



Price	\$3,560,000
Building Size	45,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

INVESTMENT GRADE TENANT: The Kroger Co. is the largest traditional grocery chain in the United States and is ranked #20 on the Fortune 500 list with 2014 annual revenues exceeding \$108.5 billion. As of January 31, 2015, The Kroger Co. operated 2,625 supermarkets and multi-department stores. ANCHOR SITE: The asset is the anchor tenant of the fully leased 85,160-square-foot Postwood Plaza Shopping Center which is also home to Chase Bank and Metro PCS among other retailers. SPRING CREEK RETAIL SUBMARKET: Kroger Postwood is positioned in the Spring Creek Retail Submarket and dominates the three mile trade area as the most diverse retail shopping destination.

70 Spring, TX 77386



Price	Price Not Disclosed	Property Notes
Building Size	9,109 SF	
Cap Rate	6%	
Property Sub-type	Retail Pad	
Status	Active	

**Property Description**

Mattress Firm is a newly remodeled 9,109 square foot fee simple net lease situated on .3636 acres.

71 Fort Worth, TX 76177



Price	\$5,389,111	Property Notes
Building Size	8,400 SF	
Cap Rate	5%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

BJ' s Restaurant in Fort Worth, Texas. The 8,400 square-foot restaurant is located in the heart of multiple new retail, office, medical, hotel and residential developments. The property is subject to a 20-year triple-net ground lease with 14 years remaining, 10 percent increases every five years and two, five-year options to extend.

72 Victoria, TX 77905



Price	\$1,373,500	Property Notes
Building Size	9,100 SF	
Cap Rate	6.20%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Dollar General located in Victoria, Texas. The subject property will be operating under a 15-Year NNN Absolute Lease leaving zero landlord responsibilities which will commence May 2016. The lease contains 5 (5-year) options with 10% rental increases at each option and is corporately guaranteed by Dollar General (BBB- Credit Rating).

73 Riviera, TX 78379



Price	\$1,313,650	Property Notes
Building Size	9,026 SF	
Cap Rate	6.40%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Dollar General located in Riviera, Texas. The subject property will be operating under a 15-Year NNN Absolute Lease leaving zero landlord responsibilities which will commence May 2016. The lease contains 5 (5-year) options with 10% rental increases at each option and is corporately guaranteed by Dollar General (BBB- Credit Rating).

74 Bryan, TX 77808



Price	\$1,445,750
Building Size	9,026 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General located in Bryan, Texas. The subject property will be operating under a 15-Year NNN Absolute Lease leaving zero landlord responsibilities. The lease contains 5 (5-year) options with 10% rental increases at each option and is corporately guaranteed by Dollar General (BBB- Credit Rating).

75 Kingwood, TX 77339



Price	\$1,741,667
Building Size	2,753 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Jack in the Box in Kingwood, Texas. This property is under an absolute NNN lease with a corporate guaranty including 5 years remaining on the primary lease term and then three 5-Year options to renew with 10% rent increases on each option. Highlights:-Absolute NNN Lease-Corporate Lease-Kingwood is One of Houston's Premier Suburbs-\$135,000 Average Household Income-Long-term Growth Area-Surrounded by National Tenants-5 Years Remaining on the Primary Lease Term-3 (5) Year Options.

76 Mission, TX 78572



Price	\$6,484,663
Building Size	13,247 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Mission, TX. The property is situated at the four-way signalized corner of East Expressway 83 and South Shary Road immediately off of Interstate 2 (105,692 VPD). The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

77 Royse City, TX 75189



Price	\$4,812,497
Building Size	12,076 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Royse City, TX. It is situated at the four-way signalized corner of North Erby Campbell and Interstate 30 Frontage Road directly across the street from a new Walmart Supercenter and immediately off of Interstate 30. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are approximately 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

78 Pharr, TX 78577



Price	\$5,039,940
Building Size	13,268 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Pharr, TX. The property is situated at the four-way signalized corner of E. Ridge Road and S. Cage Boulevard, directly adjacent to a H-E-B plus! Anchored retail center. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

79 Mansfield, TX 76063



Price	\$5,548,267
Building Size	15,039 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Mansfield, TX (Dallas-Fort Worth MSA). The property is situated at the four-way signalized corner of E. Broad Street and N. Holland Road just off of Highway 360, which provides access to Dallas, TX and Fort Worth, TX. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).





Price	\$5,089,075
Building Size	13,337 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Melissa, TX (Dallas-Fort Worth MSA). The property is situated at the four-way signalized corner E. Melissa Road and Sam Rayburn Highway, which connects residents and travelers with access to Downtown Dallas, TX. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).



Price	\$5,314,324
Building Size	14,688 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Katy, TX. The property is situated at the four-way signalized corner of Franz Road and Katy Fort Bend Road, approximately one mile north of Interstate 10. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).



Price	\$3,680,947
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The subject property is a single-tenant, freestanding CVS/pharmacy drugstore located in Borger, TX. The property is centrally located in Borger, TX and situated at the four-way signalized corner of North Cedar Street and West 3rd Street. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

83 Alvin, TX 77511



Price	\$1,399,417
Building Size	9,100 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General property located in Alvin, TX. The subject property benefits from its strategic location along West Highway 6 with traffic counts in excess of 15,000 vehicles per day.

84 New Braunfels, TX 78130



Price	\$2,241,527
Building Size	4,196 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The 4,196 square foot Burger King building is strategically located along Interstate 35 in a dominant retail corridor in the San Antonio MSA. The Burger King has excellent visibility to the approximately 115,000 vehicles per day that travel along Interstate 35. The Burger King is well located in a major retail destination. A brand new HEB grocery store is currently being constructed just north of the property. The property is located across the interstate from the Town Center at Creekside, which is anchored by Target, JCPenney, Best Buy, Belk, Dick's Sporting Goods, TJ Maxx, Hobby Lobby and Walgreens. Additionally, the property is benefitted by its proximity to the recently constructed Resolute Health Hospital (138 beds). The Burger King is located in the immediate vicinity to a 1.3 million square foot Walmart distribution center that employs over 700 people. The surrounding area is experiencing tremendous expansion with annual population growth projected to be over 3.2% within three miles. There are approximately 60,000 people living within a five mile radius earning average household incomes of \$73,000.

85 Rocksprings, TX 78880

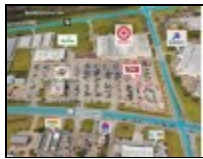


Price	\$1,380,000
Building Size	8,320 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NEW LEASE! We are pleased to offer an opportunity to purchase a newly constructed Family Dollar Store on a new 15 year absolute NNN lease (no management responsibilities) and attractive fixed CPI increases every 3 years during the primary term and option terms. On July 28, 2014, Dollar Tree announced that it would purchase Family Dollar for \$8.5 billion. There are 6-5 year option terms. Assuming an average CPI increase of 2.00% each year, it is possible that the NOI for this asset to increase 6% every three years, providing an investor with excellent rent growth and inflation protection. To further limit risk, the lease is corporate guaranteed by Family Dollar Stores, Inc, which was recently acquired by Dollar Tree (now considered the nation's largest small-box discount retailer with over 13,000 stores nationwide).



Price	\$4,405,000
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

## Property Notes

**Property Description**

The subject property is located at the northwest corner of State Highway 332 and Lake Road approximately two miles northwest of downtown Lake Jackson. The property is advantaged by its location in a highly travelled and dense retail corridor, with access to State Highway 288 (42,000 AADT) only one block east. State Highway 288 (Nolan Ryan Expressway) is a major north-south arterial which begins in Houston and provides access to the site and surrounding areas. Texas State Highway 332 is a 15-mile northwest-southeast thoroughfare in the region. The property is a pad building that is outparcel to a shopping center anchored by Target, which includes tenants such as Hastings Entertainment, Fuddruckers, Payless ShoeSource, and Supercuts. Adjacent to the property is Brazos Mall, a 682,831 square foot shopping center nearly 100% occupied that features over 73 tenants and is anchored by Dillard's, J.C. Penney, Sears, and Starplex Cinemas. Other major retailers within a one mile radius of the subject property include Walmart, Target, Home Depot, Best Buy, Office Max, McDonald's, Office Depot, Kohl's, Ross, Chick-fil-A, Texas Roadhouse, Academy Sports & Outdoors, and many more.



Price	\$3,553,000
Building Size	7,967 SF
Cap Rate	6.60%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

The subject property is located approximately five miles south of downtown Austin and is only a nine (9) mile drive from the Austin-Bergstrom International Airport. Logan's Roadhouse is ideally situated just off Interstate 35 and directly adjacent to Twin Peaks, Chili's and Macaroni Grill. This particular area of Austin is a commercial and residential corridor, heavily populated by apartment and condo communities. Also driving consumer traffic to the restaurant are Regal Cinemas and Holiday Inn Express which are both blocks from the subject property. Just across East Stassney Lane is a shopping center that includes Lowe's Home Improvement and Fiesta Mart. Other national retailers in the immediate vicinity include Chipotle, Jimmy John's, Buffalo Wild Wings, Bank of America, Qdoba, Applebee's, Wendy's and more. This Logan's Roadhouse presents an excellent opportunity for an investor to purchase a completely passive triple-net property that is corporate guaranteed and located in one of the nation's fastest growing cities. The lease expires in 2026 and there are annual rental escalations tied to CPI to hedge inflation.



Price	\$2,925,650
Building Size	7,300 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Advance Auto Parts property on Jacksboro Highway in Fort Worth, Texas. The subject property has a 15 year lease that commence in June of 2015, leaving approximately 14.5 years remaining. The lease is a modified NNN leaving landlord responsible for structure only.

89 Porter, TX 77365



Price	\$7,702,730
Building Size	12,900 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a CVS pharmacy located in Porter, Texas. CVS signed a 25-year lease which commenced in June of 2009, leaving just over 19 years remaining on the initial lease term. This absolute net lease provides for zero landlord responsibilities. CVS, which is publicly traded on the New York Stock Exchange under the ticker symbol CVS, has a current BBB+ credit rating by Standard & Poor's and reported annual revenues in excess of \$139 billion in 2014.

90 Garland, TX 75040



Price	\$3,416,666
Building Size	4,315 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Newly constructed free-standing Panera Bread Ground Lease. Rent is scheduled to start February 8, 2016, giving an investor a full 15 year primary term. Panera Bread is responsible for all maintenance, insurance and taxes. A Landlord will have no responsibilities.

91 Leakey, TX 78873



Price	\$1,572,850
Building Size	8,320 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Leakey, TX is the county seat of Real County and best known for its nearby Frio River and Garner State Park, which attracts tourists year round. Many river front homes and cabins with access to fresh spring water in Leakey are rented to tourists. Investment Highlights:-15 Yr Absolute NNN - ZERO LL Responsibilities-New Construction; Build-to-suit-Lease Commencement January 20, 2016-10% Rent Increase in Year 11-AUTOMATIC Renewals.

92 Granbury, TX 76048



Price	\$1,018,666
Building Size	1,650 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a free-standing oil service building located at 906 East Highway 377, Granbury, TX 76048. Originally constructed in 1987, and renovated in 2013, the asset is doing business as a Jiffy Lube. Situated on 13,286 square feet, the building is a masonry 3-bay model that has 1,650 square feet of rentable space. The landscape is well maintained. The subject property is currently operating on a 15-year absolute net lease, with more than 12 years remaining. There are four, 5-year options to extend. There are 10 percent rental increases every five years. Tenant is responsible for all operating expenses associated with the building, including taxes, insurance, repairs and maintenance, and roof and structure. The tenant is the largest Jiffy Lube franchisee, Heartland Automotive Services II, Inc. which operates more than 540 Jiffy Lube locations nationwide. Texas is a tax income free state. Additionally, the property may qualify for an accelerated 15-year depreciation schedule due to its oil service use designation. \*(Please consult your tax adviser)



Price	\$3,175,000
Building Size	4,151 SF
Cap Rate	4.85%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Chase Bank is located in San Antonio, TX. The subject is an approximate 4,151-square-foot single tenant building on +/- .76 acres of land. There are 14.5 years and 4, 5 year options remaining on the triple-net (NNN) corporate ground lease. The lease provides for ten percent rental increases every five years. The property is leased to JPMorgan, Chase Bank, NA, which serves approximately one out of every six Americans through more than 5,500 bank branches and 18,000 ATMs. Chase has assets of approximately \$2.3 trillion. The subject property sits at the hard corner of Blanco Road and West Avenue, visible to 50,000 cars per day. The store is ideally situated within a densely populated residential area with over 296,000 residents and 128,600 households within a 5-mile radius. The property is an out parcel to a busy shopping center and surrounded by numerous tenants including H.E.B, Marshalls, Sally Beauty Supply, McDonald's, T-Mobile and more. The average household income exceeds \$81,000 within a 3-mile radius.



Price	\$4,414,000
Building Size	6,533 SF
Cap Rate	6.75%
Property Sub-type	Anchor
Status	Active

## Property Notes

**Property Description**

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, corporate guaranteed Logan's Roadhouse, located in Fort Worth, TX. The tenant, Logan's Roadhouse Inc., has approximately 14-years remaining in the current term. The property features 10% rent increases every 5 years throughout the initial term and 3 (5-year) option periods which generates steady NOI growth and hedges against inflation. The next rental increase of 10% occurs in May, 2019.



Price	\$4,508,000
Building Size	4,600 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

## Property Notes

**Property Description**

The subject property enjoys excellent visibility at the northeast corner of the intersection at Lakeline Mall Drive and Texas Highway 183A. The property is outparcel to a Super Target anchored center and is situated at the hard corner of the last free exit before Toll Road, which feeds large amounts of traffic to the site. Less than third of a mile south of the property is where Texas Highway 183A and North FM 620 intersect and collectively experience an annual average daily traffic count of approximately 135,680 vehicles. Both highways are major arterials that traverse throughout Austin. The property benefits from ease of accessibility and highly visible placement along an arterial in a rapidly growing retail corridor. It is strategically situated as an outparcel within a Super Target anchored retail center with ULTA, Subway, Sally Beauty Supply, and others occupying the shops. Directly north of the property is Parkline Shopping Center, a 300,000 square foot shopping center anchored by The Home Depot and Kohl's. Wells Fargo Bank and Chipotle occupy the pad sites in the Parkline center. Directly south is a new Sam's Club that opened its doors in April 2015.

96 Richardson, TX 75081



Price	\$2,005,000
Building Size	3,698 SF
Cap Rate	4.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Bank of America has an established location in Richardson, is one of two retail branches in the 75081 zip code and has deposits in excess of \$68 million. The Property is shadow anchored by Kroger, the #1 traditional grocer in the nation and a leading DFW grocer. Kroger attracts consisted daily traffic to the Property providing significant cross shopping and excellent exposure to Bank of America. Over the duration of the lease, an investor will benefit from an incredible 43 percent increase in the ground rent payable by Bank of America, producing an average yield in excess of 5.50 percent. The quality of this yield combined with the Property' s established location in one of the most secure economies in the world presents an unparalleled opportunity to acquire attractive risk adjusted yields.

97 Houston, TX 77067



Price	\$2,163,527
Building Size	8,353 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Freestanding, new Family Dollar in a high-growth, high density area of Houston. This lease provides for base term CPI increases every three years, capped at 6% and CPI increases every five years in the option periods, also capped at 6%.

98 Houston, TX 77021



Price	\$2,045,073
Building Size	8,353 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Freestanding, new Family Dollar in a high-growth, high density area of Houston.

99 Coppell, TX 75019



Price	\$6,548,160
Building Size	10,260 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the Legacy ER & Urgent Care property located at 330 South Denton Tap Road in Coppell, Texas (the Property ).The Property is fully leased by Casus Healthcare LLC, who is operating under a new ten (10) year base lease which is accompanied by two (2), five (5) year options. The lease is absolute NNN with no landlord responsibilities throughout the primary term of the lease and option periods.

100 Houston, TX 77008



Price	\$1,146,950
Building Size	2,259 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Single-tenant net leased investment offering in Houston, TX. The subject property is occupied by Jack in the Box, and operates under an absolute NNN lease. The site consists of an approximately 2,259 SF building on a 0.53 AC parcel.

101 Frisco, TX 75035



Price	\$2,640,000
Building Size	4,616 SF
Cap Rate	3.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Pad Site to Future Walmart Supercenter 20 Year Absolute Net Ground Lease with A Credit Tenant Corporate Guarantee - \$100 Billion Dollar Market Cap Company Oversized Lot - 2.32 Acres Under Market Rent - \$21 PSF Priced at \$26 PSF to the Land - Comparable Vacant Land is Selling in Excess of \$35 PSF 10% Rent Increases Every 5 Years.

102 Fort Worth, TX 76116



Price	Price Not Disclosed
Building Size	1,900 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Per Official Enterprise website: Enterprise Rent-A-Car is proud to serve customers in the United States. As part of the largest rental car company in the world, which owns and operates more than 1.5 million vehicles, we're sure to have a location near you or your travel destination. And while we are an internationally recognized brand, Enterprise remains family-owned with one goal in mind for our customers: to exceed your expectations for service and overall value.

103 Fort Worth, TX 76111



Price	Price Not Disclosed
Building Size	4,528 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Absolute triple net ground lease " BBB+ Credit Rating by Standard and Poor' s" Corporate Guarantee" 19 Years remaining on the lease term" Been in this location since August 1, 1974 (40+ Years)" Area retailers include Walmart, CiCi' s Pizza, Whataburger, Taco Cabana, Sally' s Beauty Supply, KFC and Taco Bell, to name a few" Highly visible location " 1.818% increases in rent each year" McDonalds does have plans to build a new facility 1031 Monies welcome.



104 New Braunfels, TX 78130



Price	\$4,316,000
Building Size	12,000 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

12,000 sf Christus Emergency Health Center in New Braunfels, Texas. The Property consists of a 2.13 acre parcel of land near Interstate 35, improved with a high quality Emergency Medical building. The site is across the street from the New Braunfels Town Center - a 400 acre mixed use development. The 20+ year, absolute net lease has scheduled annual rent increases = the greater of 2.5% or CPI. The improvements constructed by the tenant far exceed the value of this investment. This is ideal for a passive investor seeking secure cash flow. The tenant is an international, healthcare provider wholly owned by Christus Health.

105 Austin, TX 78721



Price	\$1,400,000
Building Size	9,180 SF
Cap Rate	5.89%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Net leased single tenant Family Dollar located in Austin, Texas. Built in 2005, this is the highest performing Family Dollar in Austin, Texas. This property is NN leased with 5, 5-year options. 10 Year Primary Lease Term expires December, 31 2016. 5-5 Year Options starting January 2017. 10% Increase every 5 years during option periods. Current cap of 5.89% will change to 6.48% in January 2017.

106 Arlington, TX 76002



Price	\$7,100,000
Building Size	14,490 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is located at the southwest corner of Matlock Road and Turner Warnell Road in a densely populated region of Arlington. Matlock Road is a major north-south arterial that traverses throughout Arlington and experiences an annual average daily traffic count of approximately 31,214 vehicles in front of the site. There is a population of 51,826 with average household income of \$101,347 in a three mile radius of the property. The affluent and dense population of the immediate area has attributed to the long history of success to the many surrounding businesses. The parcels of land directly south of the subject property are occupied by Taco Bell, Sonic Drive-In, and Church's Chicken. The southeast corner of the intersection is tenanted by 7-Eleven with a self-service gas station component. The northwest parcel of the intersection is occupied by First Choice Emergency Room. Half a mile south of the property at the intersection of Matlock Road and Debbie Lane are a number of shopping centers anchored by national brand name grocers such as Kroger, Sprouts Farmers Market, ALDI and Walmart Neighborhood Market.

107 Fort Stockton, TX 79735



Price	\$1,187,390
Building Size	4,936 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Aaron's Rents located in Fort Stockton, TX. The subject property is +/-4,936 Sq. Ft. and sits on +/-27,972 Sq. Ft. The subject property is adjacent to a Walmart brings additional business to this retailer. This is a perfect hands free Absolute NNN 1031 investment.

108 Dallas, TX 75253



Price	\$1,583,484
Building Size	9,100 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand new 2015 construction, scheduled rent commencement of December 20th. Dollar General has signed a 15-year absolute NNN lease, which incorporates 3 - 5 year option, all of which include a 10% rent increase. Dollar General has strong investment grade credit and is the ONLY dollar store which has an investment grade credit rating.

109 Jacksboro, TX 76458



Price	\$1,257,956
Building Size	8,988 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Net Leased Investment Group for Coldwell Banker Commercial is pleased to offer for sale Dollar General in Jacksboro, Texas. The property is encumbered by a long term, Double Net lease to Dollar General with nine (9) years remaining on the primary lease term. The current lease term runs through 09/30/2024 with a ten (10%) percent increase in year 11 (4 years from now) and then four (5) year renewal options with 10 percent increases. The asset will be delivered free and clear at time of sale. Dollar General Corporation's S&P Credit Rating is BBB-, Investment Grade. Highlights:-Long Term lease to Dollar General-9 Years remaining on the Primary Lease Term-Landlord has very limited responsibility-Located in Texas, an income tax free State-Dollar General has Investment Grade Credit-Dollar General had net income of over \$1B for 2014-Three (5) year renewal Options-10% rent increase on each option-Concrete Parking.

110 Mathis, TX 78368



Price	\$1,877,039
Building Size	8,320 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand new, absolute NNN Family Dollar with 15-year primary term in tax-free Corpus Christi, TX MSA. Relocation of existing store. Rent estimated to commence on March 30, 2016.

111 Weatherford, TX 76086



Price	\$3,273,000
Building Size	4,500 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

This is a relocation store from the in line space in the shopping center, likely will be a high performing location-Located in the Retail Hub of Weatherford, TX anchored by Walmart, Target, The Home Depot, and Lowe' s -Suburb of Dallas-Fort Worth, less than a half-hour drive to downtown -Strong consistent growth, over 30% since 2000 and expected to continue to grow 5% in the next 5 years -Significant rental increases, 10% every 5 years including the options -Traffic counts in excess of 45,000 vehicles per day on Interstate 20 -Weatherford College sits just to the north of the asset with enrollment over 5,700 students -High quality, brand new construction with a long term 10-year lease -Texas is an income tax free state.

112 Buda, TX 78610



Price	\$1,953,309
Building Size	3,027 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The 3,027 square foot Burger King building is strategically located along Interstate 35 in a dominant retail corridor in the Austin MSA. Interstate 35 is the only interstate in the Austin MSA and connects Austin to Dallas to the north and San Antonio to the south. Interstate 35 is a significant thoroughfare in the state of Texas. The Burger King has excellent visibility to the approximately 130,000 vehicles per day that travel along Interstate 35. The Burger King is well located in a major retail destination that is anchored by Cabela' s, Walmart Supercenter, and HEB. The surrounding area is experiencing tremendous expansion with annual population growth projected to be over 5% within three miles. There are over 48,000 people living within a five mile radius earning average annual household incomes in excess of \$94,000.

113 Sulphur Springs, TX 75482



Price	\$1,851,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The property is located on Gilmer Street (Texas State Highway 154) in Sulphur Springs, Texas. Gilmer Street is a major thoroughfare running North/South through Sulphur Springs and the traffic count is 10,300 AADT at the site. The property is surrounded a heavy residential community, which will be served by the store. The site is located 0.70 miles north of the Interstate 30/Gilmer Street exit, which has an estimated traffic count of 35,500 AADT just west of the exit.Surrounding Family Dollar are major national retailers such as Walmart, Lowe' s, CVS, Walgreens, Bealls, Hibbett Sports, Brookshire' s, O' Reilly, AutoZone, Chili' s, Jack in the Box, and Taco Bell, McDonald' s, Burger King, and WhataburgerFamily Dollar relocated to this site from an older, inline store 0.6 miles south of the new Family Dollar store. This indicates Family Dollar' s strong desire to operate in this submarket.

114 Sargent, TX 77414



Price	\$1,335,000
Building Size	9,100 SF
Cap Rate	6.46%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General for sale. The Subject-Property will be deliverable March 2016 and will be operating under a brand new 15 Year NNN-Absolute Lease. With minimal competition (nearest dollar store 30 miles away) this location will provide most of the retail goods for Sargent as well as the surrounding communities.

115 Brownsville, TX 78521



Price	\$7,686,308
Building Size	13,190 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant CVS Pharmacy located in Brownsville, TX. This 13,190 square foot building was built in 2009 (built to suit) and is situated on roughly 1.645 acres. The tenant has signed a 25-year absolute net lease, which has over 19 years remaining on the primary term. CVS Health Corporation, which is publicly traded on the NYSE under the ticker symbol CVS, has a current BBB+ credit rating by Standard & Poor's.

116 Houston, TX 77040



Price	\$5,584,000
Building Size	15,048 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in a Walgreens property located in Houston, Texas. Walgreens is operating under a twenty year NN lease with approximately 6.5 years remaining. The lease contains eight, five year renewal options. The NN lease structure requires the tenant to pay for taxes, insurance and non-capital parking expenses while the Landlord is responsible for the roof, parking (replacement only) and the structure. This property has 15,048 SF, sits on 1.8 acres and features a Drive-Thru Pharmacy. The subject property is visible from the Sam Houston Tollway (89,800 VPD) and located on a highly trafficked retail corridor with approximately 22,390 VPD. Other surrounding national tenants include Kroger, Chick-fil-A, Chipotle, Sonic, Bank of America, McDonald's, Taco Bell and many more. Walgreens is located in a prime, affluent Houston neighborhood, with a population of more than 262,000 people within five miles of the subject property and an average household income of \$105,000 within one mile. Additionally, Texas is an income tax free state.

117 Cedar Park, TX 78613



Price	\$7,880,000
Building Size	10,446 SF
Cap Rate	4.82%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

This rare investment opportunity allows for the acquisition of an Austin area HEB Plus! Grocery anchored single tenant, net leased emergency center operated by St. David' s HealthCare. The lease is of a NNN structure and features annual 2% rent increases. The award winning St. David' s HealthCare System is a partnership between Austin based St. David' s Foundation and HCA Healthcare (NYSE: HAS). St. David' s is one of the largest healthcare systems in Texas with numerous hospitals, urgent care clinics, surgery centers, rehabilitation facilities, and physician practices throughout Central Texas.

118 San Antonio, TX 78239



Price	\$6,862,971
Building Size	8,782 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located in San Antonio, Texas. The property is roughly 8,782 square feet and is situated on approximately 1.62 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is\$360,306. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

119 Mesquite, TX 75150



Price	\$7,219,768
Building Size	9,030 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located in Mesquite, Texas. The property is roughly 9,030 square feet and is situated on approximately 1.32 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is\$397,087. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

120 Odessa, TX 79761



Price	\$2,256,000
Building Size	3,637 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fee simple (land & building) interest in a freestanding, single tenant, absolute NNN leased, Wendy' s with a drive-thru, located in Odessa, Texas. Wendy' s is in a long-term lease with over 11-years remaining in the initial term. The lease features 6% rental increases every 5-years throughout the initial term and option periods allowing an investor to hedge against inflation. The lease is guaranteed by a strong regional franchisee (contact agent for details).

121 North Richland Hills, TX 76182



Price	\$1,894,737
Building Size	4,000 SF
Cap Rate	3.80%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This McDonald's Restaurant ground lease has \$71,995 NOI. it is an ideal passive investment due to the stability of Tenant-Mcdonald's. There is absolutely no landlord responsibility. Plus, Over 19 and 5 months primary lease remains. Texas has no state taxes.

122 Beverly Hills, TX 76711



Price	\$4,500,000
Building Size	13,808 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

13,808-squarefoot freestanding Walgreens situated on 2.22 acres in Beverly Hills, Texas. Built in 1998, Walgreens recently agreed to extend their lease early to a 10-year term signaling their continued commitment to this location. Walgreen Co. (S&P: BBB), a subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA), operates 8,232 stores across 50 states, the District of Columbia and Puerto Rico. Walgreens Boots Alliance Inc. produced total revenues of more than \$93.98 billion, an EBITDA of \$6.4 billion, and net income of \$3.97 billion as of LTM May 20110 years of primary lease term remaining and eight 5-year options Limited Landlord responsibilities.

123 Austin, TX 78726



Price	\$2,500,000
Building Size	4,073 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

JIFFY LUBE, an existing freestanding one story single tenant building containing approximately 4,073 SF of Gross Building Area. The building is constructed of smooth and split faced concrete block and contains 1 head-in and 3 drive-thru service bays. The building is 100% leased to HEARTLAND AUTOMOTIVE SERVICES, INC. on a twenty (20) year NNN lease with over 8 years remaining. The lease is absolute triple net with all expenses paid by the Tenant. The base rent increases by 10% every 5 years. The next increase will occur in approximately 3 years.

124 Spring, TX 77379



Price	\$4,025,685
Building Size	12,060 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

12,060 square-foot freestanding CVS Pharmacy property located on 4.49 acres in Spring, Texas. CVS is operating under a twenty-five (25) year triple net (NNN) lease with ten (10), five (5) year options. The property is strategically located in the market of Spring, situated to serve the tenant's targeted demographic, with a population of 106,385 and an average household income of \$109,524 within a three (3) mile radius. The property is 100% leased to CVS Health Corporation (NYSE: CVS, S&P: BBB+). CVS Pharmacy currently operates more than 7,800 stores across the country with over 26,000 pharmacists. The company boasted annual revenues in excess of \$139.36 billion as of December 2014 with a current net worth of approximately \$37.95 billion.



Price	\$4,872,320
Building Size	7,129 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

Red Lobster located in San Antonio, Texas. The property is roughly 7,129 square feet and is situated on approximately 1.06 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$267,978. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$267,978. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.



Price	\$9,150,000
Building Size	14,820 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Walgreen Co. (S&P: BBB), a subsidiary of Walgreens Boots Alliance Inc. (NASDAQ: WBA), operates 8,232 stores (as of February 2015) across 50 states, the District of Columbia and Puerto Rico. Walgreens Boots Alliance Inc. produced total revenues of more than \$93.98 billion, an EBITDA of \$6.40 billion, and net income of \$3.97 billion as of LTM May 2015. 25-year Absolute NNN Lease with 18 years of primary lease term remaining | No Landlord responsibilities Ideally positioned at the signalized hard corner intersection of S Southwest Loop 323 and Erwin Street (Combined Traffic Count: 45,370 VPD), which serve as two of the area's preeminent thoroughfares immediately adjacent to a parcel occupied by Chase Bank and McDonald's.



Price	\$12,375,000
Building Size	109,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Kohl's (NYSE: KSS; S&P: BBB; Fortune #151) is the 2nd largest department store by retail sales in the U.S. and #142 on the S&P 500. Kohl's employs more than 140,000 associates and operates out of 1,160 stores in 49 states with recorded annual sales in excess of \$19 billion as of February 2014. Kohl's is actively traded on the New York Stock Exchange with a market cap of \$12.48 billion. ±11.33 years of primary NNN lease term remaining and six 5-year renewal options with 7.00% rent increases per option - No Landlord responsibilities. The property is ideally situated with excellent access and visibility at the signalized intersection of Call Field Road (Traffic Count: 12,386 VPD) and Lawrence Road (Traffic Count: 9,684 VPD), two of the city's primary arteries.





Price	\$4,167,000
Building Size	3,800 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

High volume, single tenant IHOP Restaurant has just extended the NNN lease to 15 years -demonstrating their long-term commitment and satisfaction to this location. Tenant is one of the largest IHOP operators with 67 units in Texas. The 3,800 SF freestanding building sits on 32,000 SF of land at So. Western St. near Interstate 40. This location has served this community for 15+ years. The tenant will be completing additional capital improvements to the Property in 2016.



Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes



Price	\$2,244,637
Building Size	6,972 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

- 9% Est. Annual Return (cash flow + prin. reduction)- 6.6% Cash On Cash Cap Rate- Tot Return/yr (cash flow + prin. reduction) \$100,906- 10% Rent Bump paid at Close of Escrow- Down payment \$1,126,561. Loan must be assumed.- 6+ years left on base term on NN Lease- Fee simple interest in a net leased Advance Auto Parts- Corporate Guarantee of Baa2 Credit Tenant- Top Daily Vehicle Count in Major Retail Hub.- Surrounded by Major Retailers Including Walmart, Walgreens, CVS, McDonalds, Sonic, Taco Bell, and IHOP.- Asset is located on the south side of San Antonio - Well maintained, very clean facility.- Texas has no income tax- Built 2007.



Price	\$1,644,583
Building Size	8,350 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Freestanding, new Family Dollar located in Del Rio, Texas.

**132 Houston, TX 77092**

Price	\$2,174,236
Building Size	9,180 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Freestanding, new Family Dollar in high-growth, high density area of Houston.

**133 Plano, TX 75074**

Price	\$12,431,239
Building Size	11,685 SF
Cap Rate	5.88%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Total Portfolio: \$12,431,239 Buyers Credit: \$1,885,434.00.

**134 Angleton, TX 77515**

Price	\$2,053,216
Building Size	9,180 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand new, absolute NNN Family Dollar with 15-year primary term in tax-free Houston, Texas MSA. Relocation of existing store in market.

**135 Houston, TX 77070**

Price	\$2,400,000
Building Size	2,386 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Popeye's franchise locations in North Houston (the Property ), is pleased to present the opportunity to acquire a 100 percent fee simple interest in the property. The property is being offered for sale on a portfolio or individual basis. The property is an absolute NNN sale-leaseback opportunity. The lease terms for all locations will be fifteen (15) year initial term leases and include three (3) renewal options each for five (5) years. All of the assets are situated in very strong suburban markets located North of the Houston CBD.

136 The Woodlands, TX 77384



Price	\$2,200,000
Building Size	2,484 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Popeye' s franchise locations in North Houston (the Property ), is pleased to present the opportunity to acquire a 100 percent fee simple interest in the property. The property is being offered for sale on a portfolio or individual basis. The property is an absolute NNN sale-leaseback opportunity. The lease terms for all locations will be fifteen (15) year initial term leases and include three (3) renewal options each for five (5) years. All of the assets are situated in very strong suburban markets located North of the Houston CBD.

137 The Woodlands, TX 77381



Price	\$2,200,000
Building Size	2,475 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Popeye' s franchise locations in North Houston (the Property ), is pleased to present the opportunity to acquire a 100 percent fee simple interest in the property. The property is being offered for sale on a portfolio or individual basis. The property is an absolute NNN sale-leaseback opportunity. The lease terms for all locations will be fifteen (15) year initial term leases and include three (3) renewal options each for five (5) years. All of the assets are situated in very strong suburban markets located North of the Houston CBD.

138 Brownsville, TX 78526



Price	\$1,442,000
Building Size	6,800 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Investment Grade Tenant: The lease is guaranteed by O' Reilly Automotive (NASDAQ: ORLY, S&P: BBB), a Fortune 500 company, sells aftermarket automotive parts and accessories in over 4,400 stores in 42 states. As of March 2015, the company produced \$7.39 billion in sales and \$817 million in net income  
 Long Term Lease: Build to suit 6,800 SF O' Reilly Auto Parts built in 2008. The store is operating on a 20-Year Corporate NN Lease with 13-Years remaining; Landlord is responsible for roof and structure. Attractive Rent Increases: Six percent (6%) rent increases beginning in year eleven and sixteen of initial lease terms and in each option period.



Price	\$1,323,000
Building Size	7,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

#### Property Description

Investment Grade Tenant: The lease is guaranteed by O' Reilly Automotive (NASDAQ:ORLY, S&P: BBB), a Fortune 500 company, sells aftermarket automotive parts and accessories in over 4,400 stores in 42 states. As of March 2015, the company produced \$7.39 billion in sales and \$817 million in net income. Long Term Lease: Built to suit 7,000 SF O' Reilly Auto Parts built in 2009. The store is operating on a 20-Year Corporate NN Lease with 14-Years remaining; Landlord is responsible for roof and structure. Attractive Rent Increases: Seven percent (7%) rent increases beginning in year eleven and sixteen of initial lease terms and in each option period.



Price	\$1,260,000
Building Size	1,324 SF
Cap Rate	5.70%
Property Sub-type	Restaurant
Status	Active

Property Notes

#### Property Description

The subject property consists of the ownership of improved land (31,014 square feet) occupied by a full service, Sonic Drive-In. The property is situated at the northeast corner of Nacogdoches and Front Royal Roads. The property was originally developed in 1997 and extensively remodeled in 2006. The current use of adjoin properties from the Sonic Drive-In is the Rolling Oaks Christian Church to the north; Valero Gas and Convenience Store to the east; across Nacogdoches Road is the Overland Door Company to the south; and west of the Sonic is the Holy Trinity Presbyterian Church. The original 15 year NNN lease commenced in 2003 as a Sonic-Drive-In with its primary term of the lease expiring in May 1, 2018, plus two (2) five (5) year options to renew. The lease provides for monthly percentage rent of 6.5% over the natural sales break at \$92,307 per month. Over the past 7 years, the average annual rent received has been \$77,261. The additional percentage rent received by the landlord has not been included in the pricing of this Sonic Drive-In. The lease is absolute NNN with no landlord responsibilities.



Price	Price Not Disclosed
Building Size	8,575 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

#### Property Description

8,575 SF NNN leased TGI Fridays Restaurant in Houston located at 12895 Gulf Freeway.

## 142 Austin, TX 78748



Price	\$2,770,000
Building Size	7,000 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Great opportunity to buy in Austin a single tenant, triple net leased investment at 5.5% CAP Rate with one of the top auto supply stores in the US as a tenant. Advance Auto is consistently the top ranked in profitability and sales nationwide. This beautiful, free standing retail building has excellent demographics and traffic counts.

## 143 San Antonio, TX 78209



Price	\$4,625,000
Building Size	4,381 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Chase bank with multiple drive thru lanes in a Walmart and Lowe's shadow anchored center.

## 144 El Paso, TX 79903



Price	\$5,466,666
Building Size	12,154 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Sited on a 0.82 acre parcel, the building is ideally located at the intersection of N Piedras St and Montana Ave. in El Paso, TX. The property is leased to Walgreen's under a 20-year primary term with 4 years remaining (January 31, 2020). Walgreens also has eight 5-year options. This location includes an elevator and a 5,000 SF basement, not inclusive to the 12,154 SF on the main level.

## 145 Weslaco, TX 78596



Price	\$2,756,000
Building Size	2,717 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Well located Super Walmart outparcel off Walmart's main entrance drive on main thoroughfare with traffic counts of 24,000 VPD and less than 1,000 feet off of Interstate 2 with traffic counts of 75,000 VPD and which connects the entire Rio Grande Valley Surrounded by national tenants including Lowes, Academy, TJ Maxx, JCPenney, GameStop, AT&T, Mattress Firm, Olive Garden, Longhorn Steak house Over 1 acre lot size; 10 years remain on lease. Jack in the Box has been at the location for 15 years.



Price	\$1,753,769
Building Size	8,320 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar investment opportunity located at the corner of FM 1484 and FM 2432 in Conroe, Texas. The asset is currently under construction and set to open for business in April 2016. Family Dollar will be operating under a 15 year, triple-net (NNN) lease with 10% increases after year 11 as well as in each option. There are six five-year options to extend the lease.



Price	\$2,976,000
Building Size	2,998 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Concept: Dairy Queen a leading operator of fast-service restaurants with more than 6,400 quick-service restaurants in the United States, Canada and 25 other countries produced more than \$3.8 billion in total sales during 2013 Tenant: Vasari, LLC the second largest Dairy Queen franchisee in the United States with a net worth of more than \$13.6M currently operates 74 Dairy Queen and Orange Julius locations in Texas, New Mexico, and Oklahoma, produced 2014 total revenues of more than \$48.6 million Extensive Renovation: Property is currently being built out and is expected to open for business in September 2015 Long-term Absolute NNN Lease: 20 years of primary lease term to commence at closing. Four 5-year renewal options No Landlord responsibilities Attractive Rent Escalations: 6.5% rent escalations every 5 years throughout initial term and renewal options.



Price	\$4,461,000
Building Size	41,021 SF
Cap Rate	4.99%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Rare 10% rent increase in year 11. 4.73% average cap rate for the 20-year primary term Cushman & Wakefield is pleased to present a 41,021± sq-ft Walmart Neighborhood Market with a fuel station. Leased to WAL-MART REAL ESTATE BUSINESS TRUST dba WALMART NEIGHBORHOOD MARKET, and guaranteed by WAL-MART STORES, INC., for 20 years from September 2015 until September 2035. The annual net rent of \$211,901 increases by 10% in Year 11. The lease is triple net with the tenant responsible for all taxes, insurance and maintenance, including roof and structure. There are fifteen 5-year options to renew with 5% increases in each option.\*\* The improvements are built and owned by the tenant. The improvements are not for sale.\*\*

149 Big Spring, TX 79720



Price	\$2,679,185
Building Size	3,654 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

McAlister' s Deli(the Property ) located in Big Spring, Texas. BigSpring is a city in and the county seat of Howard County in Texas and is the largest community in the county. Situated on a 0.82 acre site, the Property is 100%leased to Southwest Deli Group Inc. under a Fifteen(15) year lease with 10% increases every 5 years during the lease term and in each option period. Thelease features Three (3), Five (5) year renewal options. The lease has minimal landlord responsibilities which include the exterior structure of the building andthe roof for the first two (2) years of the lease. The tenant is responsible for all other expenses, including parking, insurance, common area maintenance,utilities, and the roof beginning in year three (3) of the lease.

150 Pflugerville, TX 78660



Price	\$10,860,000
Building Size	14,820 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Walgreens NNN Lease Investment Grade Credit 20 years left on 25 year Firm Term - No Landlord Responsibilities.14,820 s/f building on 2.32 acres with 60 parking spaces. Pflugerville is a suburb of Austin, TX, - Pflugerville is home to Dell Computers World Headquarters & a large Samsung campus. A very high growth area with good incomes and a high level of education demographic. Pflugerville was named among America' s Best Places to Live by Money Magazine in 2012 and 2013.

151 Houston, TX 77023



Price	\$1,650,000
Building Size	6,131 SF
Cap Rate	6.51%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

This offering represents the opportunity to own a fee simple interest in a property leased to Advance Auto Parts, Inc. Built in 2008, this is a 6,131 square foot free standing building strategically located along Telephone Road in Houston, Texas. Advance Auto Parts (S&P) BBB- rating) is one of America' s leading retailers with over 3,400 stores nationwide and nearly \$4 billion in annual sales.



152 George West, TX 78022



Price	\$1,230,000
Building Size	6,000 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Investment Grade Tenant The lease is guaranteed by O' Reilly Automotive (NASDAQ: ORLY, S&P: BBB), a Fortune 500 company, sells after market automotive parts and accessories in over 4,400 stores in 43 states. As of March 2015, the company produced \$7.39 billion in sales and \$817 million in net income. New Construction New built to suit 6,000 SF O' Reilly Auto Parts building 20-Year Lease Brand New Twenty Year Corporate NN Lease; Landlord responsible for structure and roof. Attractive Rent Increases Six percent (6%) rent increases beginning in year eleven and sixteen of initial lease terms and in each option period.

153 Cleburne, TX 76033



Price	\$1,250,000
Building Size	2,960 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

154 Lewisville, TX 75067



Price	\$3,000,000
Building Size	4,920 SF
Cap Rate	5.80%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Price reduced - Christian Brothers Automotive located in high average household income area. Well established location with 10 years left on current lease with annual rent increases. Zero landlord obligation tenant is responsible for taxes, insurance and maintenance including roof and structure . Constructed in 2009.

155 Wichita Falls, TX 76302



Price	\$3,380,000
Building Size	6,911 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Golden Chick Portfolio. The portfolio is offered free and clear of debt and includes three (3) fee simple real estate sites. The Master Lease of the portfolio is guaranteed by Corporate Golden Chick. The units must be purchased as a portfolio.

156 Houston, TX 77065



Price	\$3,555,556
Building Size	4,982 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Headquartered in Houston, Texas, Landmark Industries owns and operates 240 convenience stores under various major fuel brands. Landmark also is a leading wholesale petroleum distributor of Shell, Chevron, Exxon, Texaco and Valero branded products to independent convenience store and grocery store operators in the Texas marketplace.

157 Keller, TX 76248



Price	\$6,548,160
Building Size	10,260 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the Legacy ER & Urgent Care property located at 1220 Keller Parkway in Keller, Texas (the Property ).The Property is fully leased by Casus Healthcare LLC, who is operating under a new ten (10) year base lease which is accompanied by two (2), five (5) year options. The lease is absolute NNN with no landlord responsibilities throughout the primary term of the lease and option periods.

158 McKinney, TX 75070



Price	\$3,828,105
Building Size	10,985 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the Legacy ER & Urgent Care property located at 2810 Hardin Boulevard in McKinney, Texas (the Property ).The Property is fully leased by Casus Healthcare LLC, who is operating under a new ten (10) year base lease which is accompanied by two (2), five (5) year options. The lease is absolute NNN with no landlord responsibilities throughout the primary term of the lease and option periods.

159 North Richland Hills, TX 76182



Price	\$3,459,459
Building Size	10,908 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the Legacy ER & Urgent Care property located at 8950 North Tarrant Parkway in North Richland Hills, Texas (the Property ).The Property is fully leased by Casus Healthcare LLC, who is operating under a new ten (10) year base lease which is accompanied by two (2), five (5) year options. The lease is absolute NNN with no landlord responsibilities throughout the primary term of the lease and option periods.

160 Little Elm, TX 76227



Price	\$2,882,296
Building Size	6,000 SF
Cap Rate	5.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

The Shell Has and Convenience Station is subject to a new, 25-year triple-net (NNN) lease. Current annual rent is \$165,732. The rent is scheduled to increase by nine percent every five years, including through the four, five year tenant renewal options. Empire Petroleum Partners LLC a leading motor fuels distributor of top brands including Shell, Sunoco, BP, Chevron, Texaco, Gulf, Marathon, ExxonMobil, Phillips 66, Texaco, Chevron, Crown and 76. Focused on the wholesale distribution of motor fuels and other various distribution energy and real estate industries, Empire benefits from a variety of strong industry partners.

161 San Marcos, TX 78666



Price	\$4,070,000
Building Size	3,500 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fastest Growing City in the Country for 3rd Year in a Row - U.S. Census Bureau New 15-Year NNN Lease - Zero Landlord Responsibility Strong Corporate Guaranty - Over 240 Locations & Growing Located on Highway 80 and I-35 in Austin TX.

162 Dallas, TX 75232



Price	\$4,590,000
Building Size	2,724 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Brand New 2015 Construction, Opening Soon New 15-Year NNN Lease - Zero Landlord Responsibility Strong Corporate Guaranty - Over 240 Locations & Growing Located Adjacent to a Super Target Anchored Center Containing More Than 300,000 Square Feet of Core Retail.

163 Denton, TX 76205



Price	\$2,947,000
Building Size	2,940 SF
Cap Rate	5.60%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

39,204 square foot tract of land with 2,940 square feet of improvements net leased to 7-Eleven, Inc. for the operation of a 7-Eleven convenience store with gasoline. New construction. The 10-year primary lease term commenced January 2015 and expires December 2024. 7-Eleven has 20 additional years in lease extension options. The lease is net. Tenant pays for all real estate taxes, insurance and maintenance on the Property. Landlord is responsible for the foundation, outside walls, and roof structure while Tenant is responsible for the roof and roof membrane. Note: After Year 5, Tenant is responsible for the roof structure. Note: A 15-year roof warranty is in place (effective January 2015) as well as a 10-year structural warranty. 7-Eleven is the premier name and largest chain in the convenience retailing industry. With more than 54,200 stores worldwide, and more than 7,700 of those stores located within the U.S., 7-Eleven is an attractive investment because of its brand recognition among consumers.

164 El Paso, TX 79924



Price	\$6,480,000
Building Size	14,490 SF
Cap Rate	5.40%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

Absolute Net Lease - Zero Landlord Responsibility 13 Years Remaining on the Lease Only 24-Hour Drug Store Within 7 Miles Strong Store Sales Situated on Hard Corner Next to Proposed Mixed-Use Hunt Development Close Proximity to Fort Bliss Military Base and Public Schools Guaranteed by Strong Investment Grade Tenant with Enterprise Value of \$74 Billion Dollars.

165 San Antonio, TX 78207



Price	\$2,333,000
Building Size	5,000 SF
Cap Rate	5.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

- 13 Year Term w Extensions- Major Growth Market-7th largest city in US Corporately Guaranteed by 7Eleven Inc- 5,000 SF Single Tenant NN Lease- Newly Renovated Construction- S&P AA (Investment Grade) STABLE International Chain- One of the world' s largest retailers.

166 Victoria, TX 77904



Price	\$7,042,600
Building Size	14,820 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

One of Walgreens stores with the highest reportable sales to annual rental income. Please call for more information. 18.5 Years Remaining on Original 25 Year NNN Directly Across from Walmart Supercenter and Sam' s Club; Adjacent to Kohls, Academy Sports and Numerous other National Tenants Victoria Metropolitan Statistical Area has Population Exceeding 111,000 People Average Household Income Exceeds \$95,000 within 1 Mile, 9% Population Growth from 2010-2015 Equipment Maker.

167 Cedar Creek, TX 78612



Price	\$2,479,000
Building Size	2,872 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Jack in the Box in Bastrop, TX. The property is ideally located 17 miles from the Austin- Bergstrom International Airport and 33 miles from Downtown Austin. Due to the property's excellent location at the intersection of Highway 71 and Highway 21, the site enjoys strong traffic counts of 37,000 cars per day. Highlights:-Absolute NNN Lease -No LL Responsibilities -4.5 Years Remaining on Lease-Four- (5) Year Options to Renew -33 Miles to Downtown Austin-17 Miles to Airport-High Traffic: 36,000 VPD.



Price	\$1,464,000
Building Size	3,766 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This investment offers the opportunity to own a high-traffic Starbucks Coffee with renewal rate upside, and a 2nd tenant space to allow for extra income, possible expansion space, and complimentary co-tenancy.



Price	\$4,166,667
Building Size	8,587 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The subject investment is the opportunity to acquire a brand new, 2015 construction, Twin Peaks Restaurant. Located in El Paso, Texas, Twin Peaks consists of approximately 8,587 square feet and is positioned on roughly 2.1518 acres of land. The restaurant is situated on Sunland Park Drive just off Interstate 10, within a dense retail corridor less than a ten minute drive from Downtown El Paso. Twin Peaks benefits from its immediate proximity to over 424 hotel rooms as well as its exposure to The University of Texas El Paso, just five miles south. The restaurant includes 158 parking spaces and opened on February 23, 2015.



Price	\$2,361,290
Building Size	2,464 SF
Cap Rate	6.20%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

- Absolute Net (NNN) - Ten year lease with three, five-year options (commencing January 1, 2015) - Sits on +/- 0.803 net acres - Less than 2 miles from Houston's most popular retail and tourist destination - The Houston Galleria.



Price	\$4,687,920
Building Size	11,685 SF
Cap Rate	5.88%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Offering Price \$5,515,200 - \$827,280 (FULL BUYERS CREDIT) = \$4,687,920 (5.88% cap)CVS Health Corporation (formerly CVS Caremark Corp.) together with its subsidiaries is one of the largest pharmacy health care providers in the United States; with integrated offerings across the entire spectrum of pharmacy care. CVS is unique among the big three retail drugstore chains (Walgreen's, Rite Aid, CVS), in that it operates its own pharmacy benefit management ("PBM"), and is thus, an integrated pharmacy health care provider. CVS's offerings include pharmacy benefit management services; mail order, retail and specialty pharmacy; disease management programs; and retail clinics. CVS operates drugstores throughout the U.S., the District of Columbia, and Puerto Rico. As of December 31, 2014, CVS operated 7,599 retail locations. Its stores sell prescription drugs, as well as other products such as nonprescription medications, health and beauty aids, and cosmetics. The company also operates the nation's largest medical care clinic, with 900 MinuteClinic® health care clinics throughout the country.

172 San Antonio, TX 78227



Price	\$8,704,520
Building Size	14,600 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand New (under-construction) absolute NNN CVS Pharmacy (S&P BBB+) in San Antonio, TX with 14,600 SF situated on +/- 1.69 AC. The Lease consists of a 25 year primary term and five 5-year options, with 5% increases in each option period. Early August, 2015 Estimated Rent Commencement CVS Health (NYSE: CVS) Third Quarter 2014 year-over-year Highlights: " Net revenues increased 9.7% to \$35.0 billion " Operating profit increased 4.3% to \$2.2 billion Year-to-date Highlights: " Generated free cash flow of \$3.6 billion " Cash flow from operations of \$4.7 billion Net revenues for the three months ended September30, 2014, increased 9.7%, or approximately \$3.1 billion, to \$35.0 billion compared to the three months ended September30, 2013.

173 Baytown, TX 77521



Price	\$2,240,500
Building Size	3,123 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

\*\*See Flyer\*\*

174 Rusk, TX 75785



Price	\$1,590,000
Building Size	5,050 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a "build to suit" for McDonald's USA. The lease is guaranteed by McDonald's. The store has reported strong sales since opening in August 2011. This is the only McDonald's in the area and they are currently drawing from an area as much as 30 miles from the property. There is space in the property for a second tenant of 1,700 s.f. and the previous tenant is still paying rents until August 2017.

175 San Antonio, TX 78253



Price	\$1,600,000
Building Size	1,585 SF
Cap Rate	6.18%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

- Absolute corporate NNN lease- Strong store sales - Average household income exceeds \$80,000 within a 3 and 5 mile radius- Located directly off Loop 1604 and Culebra Road with 93,000 cars per day.

176 North Richland Hills, TX 76180



Price	Price Not Disclosed	Property Notes
Building Size	2,664 SF	
Cap Rate	4%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

LONG-TERM TENANT: The Property has a twenty year absolute net lease which runs through September 30, 2034. Additionally, there are four, five-year renewal option terms. ABSOLUTE NET LEASE: Dairy Queen has an absolute net lease with zero landlord responsibility. ANNUAL RENT ESCALATIONS: Dairy Queen enjoys two percent annual rent escalations. HIGH TRAFFIC COUNTS: Approximately 36,903 vehicles pass directly in front of Dairy Queen each day on Rufe Snow Dr. STRONG DEMOGRAPHICS: With a population of approximately 119,349 and 278,186 living within a 3 and 5 mile radii of the Property respectively, Dairy Queen benefits from a large pool of consumers within close proximity. Additionally, the average household income within a 3 mile radius of the Property is \$69,977.

177 San Antonio, TX 78218



Price	\$4,045,000	Property Notes
Building Size	13,905 SF	
Cap Rate	5.50%	
Property Sub-type	Anchor	
Status	Active	

**Property Description**

Walgreen's, the nation's largest drugstore chain, constitutes the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc. (Nasdaq:WBA), the first global pharmacy-led, health and well-being enterprise. More than 8 million customers interact with Walgreens each day in communities across America, using the most convenient, multi-channel access to consumer goods and services and advice. Walgreens operates more than 8,000 drugstores with a presence in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. Walgreens digital business includes Walgreens.com, Drugstore.com, Beauty.com, SkinStore.com and VisionDirect.com. Walgreens also manages more than 400 healthcare clinics and provider practice locations around the country.

178 Lubbock, TX 79414



Price	\$3,145,000	Property Notes
Building Size	4,582 SF	
Cap Rate	6%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

Hooters is located in Lubbock, Texas. The absolute triple-net lease is accompanied by a corporate guarantee from HOA Restaurant Group, LLC. The lease features 10 percent rent increases every five years, with the next increase occurring in 2018. The tenant recently made a large investment to modify and update the building, indicating their commitment and success at this location as well as the quality of the tenant.





Price	\$2,683,048
Building Size	8,898 SF
Cap Rate	5.85%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Red Lobster located in Baytown, Texas. The property is 8,898 square feet and is situated on approximately 1.87 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23 years remaining on the lease. Current annual rent is \$156,958. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.



Price	\$4,503,732
Building Size	9,242 SF
Cap Rate	5.85%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Red Lobster located in Irving, Texas. The property is 9,242 square feet and is situated on approximately 2.24 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23 years remaining on the lease. Current annual rent is \$263,468. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.



Price	\$4,333,300
Building Size	5,936 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Absolute NNN On the Border sale leaseback. 15 year lease, 1% annual bumps, corporate guarantee.

182 Katy, TX 77494



Price	\$4,052,632
Building Size	4,227 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The Katy Mills Mall is 1.3 million square feet of retail space with more than 200 specialty stores. The mall is anchored by AMC Theatres, Bass Pro Shops Outdoor World, Bed Bath & Beyond, Marshalls, Burlington Coat Factory, Last Call Neiman Marcus, Saks Fifth Avenue and Old Navy. Other national brands in the area include Walmart Supercenter, Walgreens, Bank of America, Whataburger, Red Lobster, Fuddruckers, Chick-fil-A, Papa John's, Jack in the Box, Residence Inn, Courtyard Marriott, Hilton Express and many more. Retail centers are springing up all throughout Katy to accommodate the rapid residential growth. The major retail growth is now being focused on the Katy Fort Bend Road near the east entrance to the Katy Mills Mall.

183 San Antonio, TX 78217



Price	\$3,850,000
Building Size	3,500 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single Tenant building leased to JP MORGAN CHASE. 10% rent increase in 4 years Six year old building with deposits of \$40 million Build to suit lease (not a ground lease) allows for depreciation No state income tax in Texas.

184 Killeen, TX 76543



Price	\$3,643,000
Building Size	20,257 SF
Cap Rate	5.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Aldi, Inc. is an international supermarket chain specializing in a limited assortment of private label, high-quality products at the lowest possible prices. Aldi currently operates over 9,000 stores in 18 countries, and encompasses a series of high growth retailers including Trader Joe's. Founded in 1946 and based in Germany, Aldi was formed when brothers Theo and Karl Albrecht took over their father's local business. In 2013, Aldi released plans to open 650 new stores, bringing its total number of US stores to nearly 2,000 by the end of 2018. The expansion is expected to create more than 10,000 new jobs, an aggressive but achievable strategy that includes building a regional headquarters in Moreno Valley, CA. Aldi (Texas) LLC, is the lessee and operates over 100 stores.

185 Lewisville, TX 75067



Price	\$3,146,667
Building Size	5,981 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Fee simple Buffalo Wild Wings in Lewisville, Texas. Built in 2002, the tenant occupies a 5,981 square-foot freestanding building sitting on 1.18 acres of land. The tenant has just under 5 years remaining on a 15 and 1/2 year, absolute net lease. There are 1% annual increases, including during each of the four, 5-year renewal option periods.

186 Trinity, TX 75862



Price	\$1,405,000
Building Size	9,100 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

187 Tolar, TX 76476



Price	\$1,275,000
Building Size	9,100 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar.

188 Lubbock, TX 79416



Price	\$3,966,000
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS store located in Lubbock, TX. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

189 Killeen, TX 76549



Price	\$4,509,900
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS store located in Killeen, TX. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

190 Denton, TX 76201



Price	\$9,035,180
Building Size	13,013 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS store located in Denton, TX. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

191 Dripping Springs, TX 78620



Price	\$7,960,000
Building Size	13,650 SF
Cap Rate	4.96%
Property Sub-type	Anchor
Status	Active

Property Notes

**Property Description**

The subject property is a 13650 square foot. Single tenant.

192 Houston, TX 77054



Price	\$2,084,000
Building Size	10,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

DaVita HealthCare Partners Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and HealthCare Partners. DaVita HealthCare Partners Inc. acquired DVA Renal Healthcare, Inc. in October 2005. DaVita Kidney Care is a leading provider of kidney care in the United States, delivering dialysis services to patients with chronic kidney failure and end stage renal disease. As of Mar. 31, 2015, DaVita Kidney Care operated or provided administrative services at 2,197 outpatient dialysis centers located in the United States serving approximately 174,000 patients. For the quarter ended March 31, 2015, DaVita reported net revenue of \$3.29 billion.

193 Odessa, TX 79764



Price	\$1,666,000
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Franklin Street is proud to present this newly constructed Family Dollar store located in a heavily traveled corridor of Odessa, Texas. The investment opportunity is strategically positioned at a signalized intersection on a major thoroughfare on the west side of Odessa. Odessa is a major hub in West Texas and home to numerous oil and gas companies. The property has excellent visibility and access and outpositions a newly built store by competitor Dollar General. The surrounding dense residential neighborhoods surrounding the property will lead to strong sales.

194 Fort Worth, TX 76105



Price	\$2,235,000
Building Size	8,353 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar store located in a dense residential neighborhood of Fort Worth, Texas. Fort Worth is the 16th largest city in the United States and 5th largest in Texas. The property is adjacent to numerous dense apartment complexes and over 83,000 residents within 3-miles which support this store. The property has great access off of Berry Street which has over 12,000 vehicles per day.

195 Dallas, TX 75217



Price	\$7,113,873
Building Size	15,120 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NN Roof, Structure and Exterior 14+ years (July 31, 2030)Eight - 5 year options.

196 Schulenburg, TX 78956



Price	\$4,250,000
Building Size	4,991 SF
Cap Rate	6.30%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

Single Tenant Absolute NNN Stripes with 14 Years Remaining on Long-Term Lease No Landlord Responsibility Annual Rent Increases. Lesser of 1.5% or 2x the Increase of CPI Five 5-Year Options to Extend Lease Guaranteed by Stripes Corporate (NYSE: SUSS)Stripes was Recently Acquired by Energy Transfer Partners, L.P. (NYSE: ETP), a Public Company with Over \$47B in Annual Revenue.

197 Killeen, TX 76541



Price	\$11,500,000
Building Size	52,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is an excellent opportunity to purchase a new investment property for \$ 11,500,000 at 6.25% cap rate with a 15 year lease. This lease, which commenced March 2015, includes 10% rent increases and four 5-year options with 8% bumps. Gander Mountain is ideally located in a highly populated area, with a 5 mile population of 172,881, and it is just off of Highway 190, with traffic counts reaching 90,000 vehicles daily. Killeen is directly adjacent to the main cantonment of Fort Hood, and as such its economy heavily depends on the post and the soldiers (and their families) stationed there. Fort Hood employs upwards of 58,000 people; one of the largest United States military installations in the world. Today, Fort Hood has nearly 65,000 soldiers and family members. In 2013 The Milken Institute named the Killeen-Temple-Fort Hood MSA the ninth best performing MSA in Texas and 51st best performing MSA in the nation. The Killeen-Temple-Fort Hood MSA ranked third in the nation for five-year wages and salaries growth and eighth in the nation for five-year job growth.

198 Shenandoah, TX 77381



Price	Price Not Disclosed	Property Notes
Building Size	12,871 SF	
Cap Rate	5%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

2.7303 acre tract of land (118,930 SF) See Survey for Legal Description 18310 Interstate 45 N (restaurant is located on the Southbound frontage road) City of Shenandoah, Montgomery County, Houston-The Woodlands-Sugar Land SMSA, Texas 77384-8704.

199 Houston, TX 77039



Price	\$3,375,000	Property Notes
Building Size	13,905 SF	
Cap Rate	5.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Walgreens location in Houston, Texas, one of the premier metropolitan markets in the U.S. The property is located on a heavily trafficked signalized corner at the interchange of I-69 and Mount Houston Road on the north side of Houston. The property is an outparcel to Mount Houston Square, which is a 101,000 SF, 99% leased regional shopping center, catering to the dense surrounding Hispanic neighborhoods and anchored by FAMSAs, Fallas Parades, Family Dollar, CiCi's Pizza, Luby's, Dairy Queen and more. Most tenants are long-term occupants and have strong store sales histories in this tight, infill neighborhood. The property benefits from excellent visibility along I-69 frontage road and terrific pylon signage.

200 Corpus Christi, TX 78410



Price	\$1,900,000	Property Notes
Building Size	5,837 SF	
Cap Rate	5%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

The property is a 10 year ground lease beginning on December 2006, with 4 options to extend for 5 year terms with a rent increase each time an option is exercised. First renewal period begins December 2016 with six months prior renewal notice. The improvement was constructed in 2007. Approximately 0.559 acres in rear of property undeveloped zoned (CG-2) General Commercial District. Located at the intersection of US 77 and Northwest Boulevard across from Five-Points Shopping Center. Close to Home Depot, Discount Tire, Burger King, Bill Miller's BBQ, and Whataburger.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.