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OFFERING TERMS



Price:	\$3,330,000.00
Price per Square Foot of Property:	\$61
Gross Leasable Area:	54,780 square feet
Projected Net Operating Income:	\$139,941.00 – Year 1 \$143,121.00 – Year 2*
Projected Initial Cash on Cash Annual Return:	4.21% - Year 1 4.3% - Year 2
Site Area:	1.25 +/- acres
Year Remodeled by Tenant:	2003

*NOTE: Net Operating Income is blended to account for escalation in 10/2010

*The Seller reserves the right to sell the Property at anytime without prior notice, or to terminate the solicitation process.