

NAPA AUTO PARTS PORTFOLIO

7622 WEST INDIAN SCHOOL ROAD, PHOENIX, ARIZONA 85033

2711 EAST BELL ROAD, PHOENIX, ARIZONA 85032



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ASKING PRICE: \$1,880,165

CAP RATE: 7.75%

PRICE PER SQUARE FOOT: \$157

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NAPA AUTO PARTS PORTFOLIO

- Corporate Guarantee by Genuine Parts Company (\$2.3B Net Worth)
 - 6.25% assumable non-recourse financing (see operating statement for all terms)
 - Densely populated areas
 - 2.5% rent escalations every year
 - Newer buildings. 2005 construction
 - Low down payment
 - Sustainable Rents
- Indian School Rd: \$11.48 PSF
Bell Rd: \$12.58 PSF

Asking Price	\$1,880,165
Cap Rate	7.75%
Price/SF	\$157 / SF
Indian School Building Size	± 6,000 SF
Indian School Lot Size	± 32,360 SF
Bell Rd Building Size	± 6,000 SF
Bell Rd Lot Size	± 20,425 SF



Genuine Parts Company (NYSE: GPC), founded in 1928, is a service organization engaged in the distribution of automotive replacement parts, industrial replacement parts, office products, and electrical and electronic materials. In 2008, business was conducted throughout the United States, Canada and Mexico from approximately 2,000 locations. GPC operates through four business segments: automotive parts (NAPA), industrial parts (Motion Industries), office products (SP Richards), and electrical / electronic materials (EIS). For the year ending December 31, 2008, NAPA accounted for 48% of the Company's net sales, followed by Motion Industries' 32% contribution, SP Richards' 16% contribution, and EIS' 4% contribution.

NAPA is the market leader in the commercial segment of the automotive aftermarket industry, with 2008 sales of \$11 billion representing an estimated 10% market share. CarQuest is NAPA's nearest competitor with an approximate market share of 5% in the commercial market. GPC also holds the leading market position in a \$27 billion industrial parts industry at approximately 10% market share.

As of October 2009 GPC had a market capitalization of \$6.13 billion.

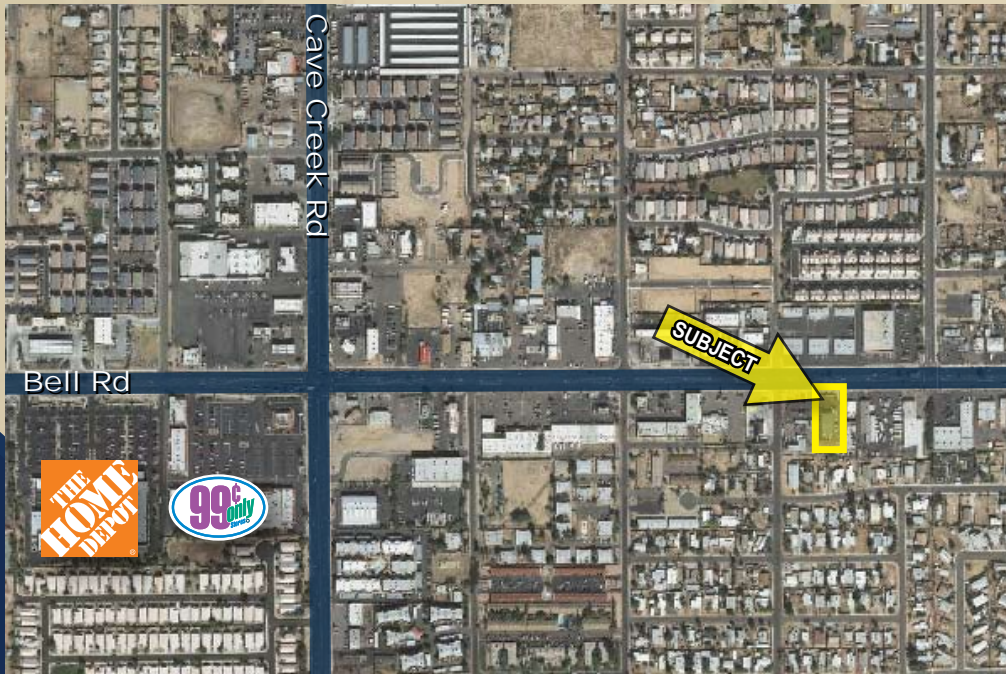
(Source: www.genpt.com)



INVESTMENT SUMMARY

NAPA AUTO PARTS PORTFOLIO

This portfolio presents the investor with an opportunity to purchase two Napa Auto Parts stores located in Phoenix, Arizona. Both stores are located in densely populated areas of the city, which is the fifth largest city in the nation. The portfolio is priced aggressively at an 7.75% cap rate with 2.5% rent escalations annually.



The Napa Auto Parts portfolio is an opportunity to purchase corporately guaranteed property with assumable non-recourse financing at 6.25%. The financing, which is rare and valuable in today's limited lending market, allows the investor to purchase with a small down payment. Additionally, the investor is acquiring a loan that does not mature for 11 years.

Each property has frontage along high-traffic corridors, with Bell Road having an excess of 42,000 cars per day and Indian School Road having an excess of 33,000 cars per day.

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