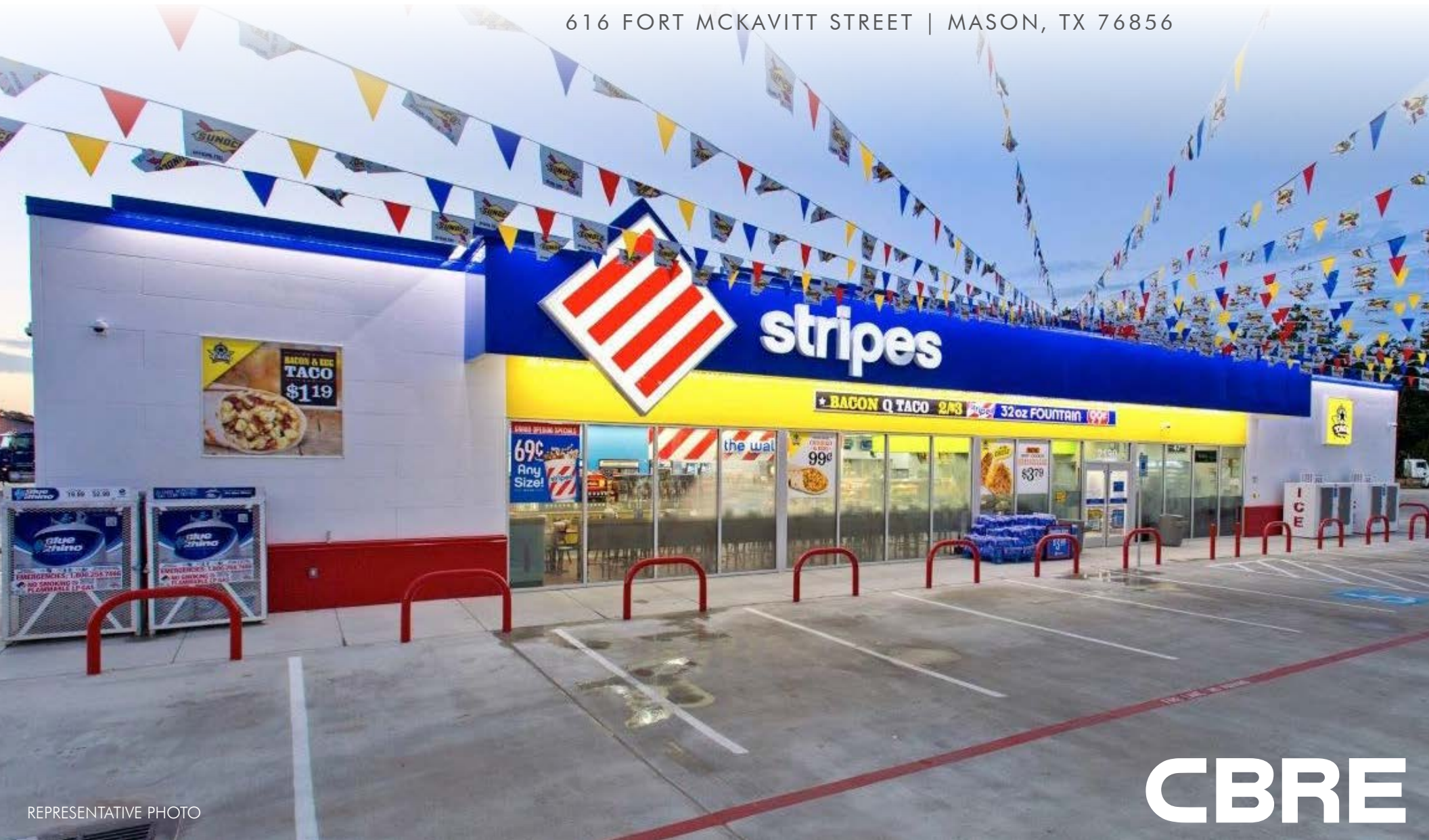


OFFERING MEMORANDUM

CBRE CAPITAL MARKETS

STRIPES

616 FORT MCKAVITT STREET | MASON, TX 76856



REPRESENTATIVE PHOTO

CBRE

OFFERING SUMMARY

NET OPERATING INCOME	\$111,000
YEAR BUILT	2001
GROSS LEASABLE AREA	3,639 SF
LAND AREA	8.21 ACRES
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	MAY 2016*
LEASE EXPIRATION	APRIL 2026
REMAINING TERM	7.5 YEARS
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
INCREASES	MARKET
OPTIONS	1 X 5 REMAINING
GUARANTOR	CORPORATE



Offering Price:
\$1,480,000



Cap Rate:
7.50%

YEARS	COMMENCEMENT	ANNUAL RENT	INCREASES
1-10	MAY 2016	\$111,000	-
OPTION 1 (1-5)	MAY 2026	TBD	10%
NET OPERATING INCOME		\$111,000	

**Tenant exercised option period in advance of expiration*

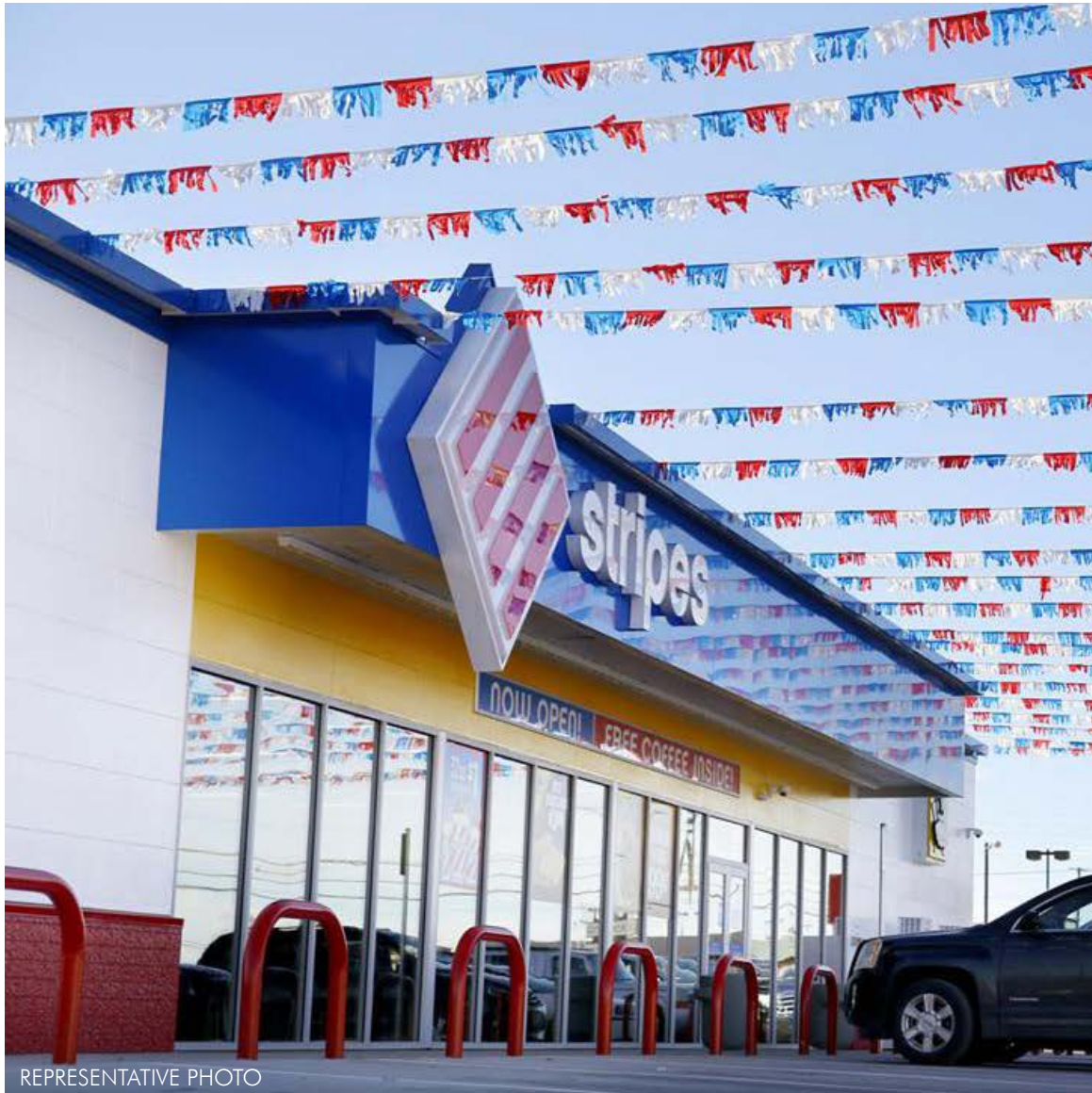
EXCLUSIVE MARKETING ADVISORS:

JARED AUBREY
SENIOR VICE PRESIDENT
+1 214 252 1031
jared.aubrey@cbre.com

MICHAEL AUSTRY
VICE PRESIDENT
+1 214 252 1115
michael.austry@cbre.com

AUSTIN DIAMOND
ASSOCIATE
+1 214 252 1119
austin.diamond@cbre.com

INVESTMENT HIGHLIGHTS



REPRESENTATIVE PHOTO

- + **Strong Corporate, Absolute NNN Lease** – Zero Landlord Responsibilities, Allowing Truly Passive Investment Opportunity
- + **Early Exercise of Option Period** – Tenant Shows Commitment to the Site by Exercising their Option Period, More Than 2 Years in Advance of Expiration
- + **Massive 8 Acre Parcel** – High-Quality Convenience Store Situated on Oversized Piece of Land
- + **Potential for Accelerated Depreciation** – Potential for 15-Year Accelerated Depreciation, Offering Exceptional After-Tax Returns
- + **Main Thoroughway Location** – Located on Fort McKavitt Street, the Main Thoroughway Connecting Mason to Surrounding Towns
- + **Small Price Point** – Bite Size Transaction and Great 1031 Exchange Opportunity
- + **Internet and Recession Resistant Tenant** – Limited Competition in Texas Market
- + **Texas Has No State Income Tax**

TENANT INFORMATION



REPRESENTATIVE PHOTO



TYPE:	Convenience Store
YEARS IN BUSINESS:	80
NO. OF LOCATIONS:	700+
HEADQUARTERS:	Irving, TX
WEBSITE:	www.stripesstores.com
SQUARE FOOTAGE:	3,639 SF
% OF CENTER	100%

Stripes is a chain of convenience stores in Texas, Louisiana, New Mexico, and Oklahoma aimed to offer the largest variety of drinks and snacks for on the go. Stripes offers over 2.1 billion fountain beverage flavor combinations, Café de la Casa coffee bar, specialty drinks including sweet tea, unsweetend tea, and fruity blends, and a variety of Slurpee drinks. Stripes offers a wide variety of hunger-busting snack options from Smokin' Barrel, Dough Brothers Bakery, and Monkey Loco to give guests just what they need.

MASON, TEXAS IS KNOWN AS THE **"GEM OF THE HILL COUNTRY"** AND IS LOCATED ABOUT **TWO HOURS NORTHWEST OF AUSTIN, TEXAS**. MASON OFFERS A BEAUTIFUL COMBINATION OF RUGGED TEXAS LANDSCAPE, AS WELL AS HISTORIC, RECREATIONAL AND CULTURAL OPPORTUNITIES FOR ANY VISITOR OR RESIDENT.



MASON HAS ONE OF THE FIVE MOST BEAUTIFUL TOWN SQUARES IN TEXAS



THE ODEON THEATER IN MASON'S TOWN SQUARE IS THE LONGEST CONTINUALLY OPERATING THEATER IN WEST TEXAS



CALLED "GEM OF THE HILL COUNTRY" BECAUSE THE LARGEST TOPAZ STONE UNCOVERED IN NORTH AMERICA WAS FOUND IN MASON



MASON HAS SEVERAL WINERIES FEATURING LARGE SELECTIONS OF TEXAS' FINEST WINE



THE LLANO RIVER RUNS THROUGH MASON AND IS ONE OF THE TOP FLY FISHING DESTINATIONS IN TEXAS



FORT MASON WAS ROBERT E. LEE'S LAST COMMAND WITH THE US ARMY AND WAS RECOGNIZED AS A TEXAS HISTORIC LANDMARK

DISCLAIMERS

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not

purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary.

The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EXCLUSIVE
MARKETING ADVISORS

JARED AUBREY
SENIOR VICE PRESIDENT
+1 214 252 1031
jared.aubrey@cbre.com

MICHAEL AUSTRY
VICE PRESIDENT
+1 214 252 1115
michael.austry@cbre.com

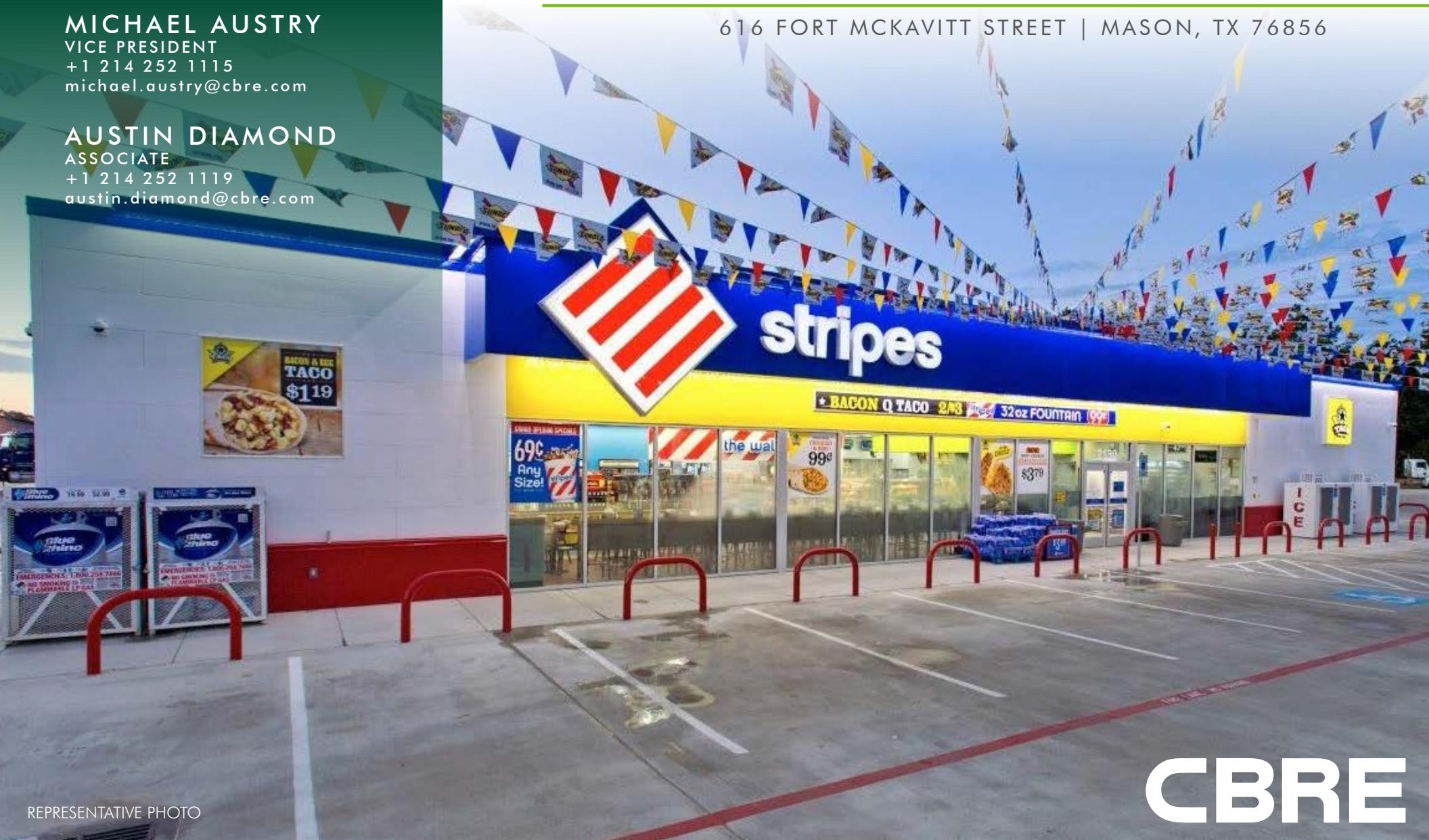
AUSTIN DIAMOND
ASSOCIATE
+1 214 252 1119
austin.diamond@cbre.com

OFFERING MEMORANDUM

CBRE CAPITAL MARKETS

STRIPES

616 FORT MCKAVITT STREET | MASON, TX 76856



REPRESENTATIVE PHOTO

CBRE