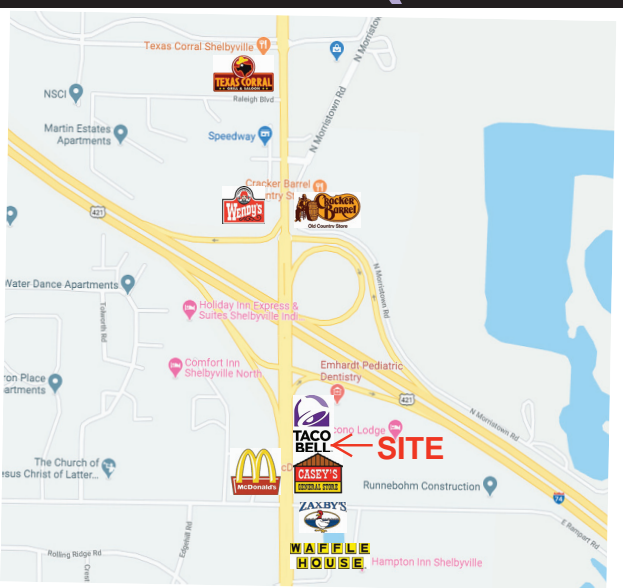
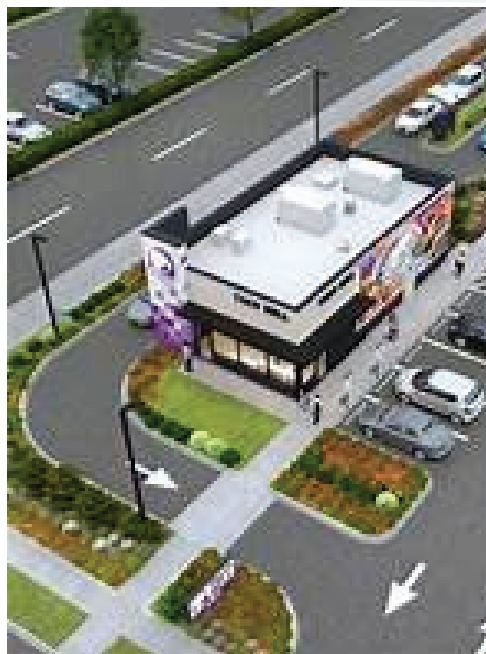




BRAND NEW 4.65%CAP (GO MOBILE PROTO-TYPE)



- 1810 N. RILEY HWY SHELBYVILLE, IN(I-74/EX.113)
- BRAND NEW GROUND UP CONSTRUCTION
- 15YR NNN GROUND LEASE@ONLY 4.65%CAP
- (3) (5YR RENEWAL OPTIONS)
- 10% INCREASE@EACH OPTION/DURING LEASE
- STRONG "FLYNN GROUP" FRANCHISEE
- ZERO LANDLORD RESPONSIBILITIES
- NEXT TO BRAND NEW CASEY'S & ZAXBY'S



\$860K

RENT ROLL

(a)	(b)	(c)
Lease Year	Annual Base Rent	Monthly Base Rent
1 - 5	\$40,000.00	\$3,333.33
6 - 10	\$44,000.00	\$3,666.67
11 - 15	\$48,400.00	\$4,033.33
*16 - 20	\$53,240.00	\$4,436.67
* 21 - 25	\$58,564.00	\$4,880.33
* 26 - 30	\$64,420.40	\$5,368.37

[an asterisk (*) indicates an Extension Period]

