



2301 JOE BATTLE BLVD

EL PASO, TEXAS

INVESTMENT GRADE CREDIT: S&P BBB+



BRAND NEW 20-YEAR ABSOLUTE NNN LEASE TO CIRCLE K INC.

MASSIVE 3+ ACRE PARCEL FEATURING DIESEL FUEL CANOPY

EL PASO, TEXAS - \$80+ BILLION IN ANNUAL TRADE (11<sup>TH</sup> LARGEST TRADE METRO IN U.S.)

STRATEGICALLY LOCATED AT SIGNALIZED CORNER OFF TEXAS HIGHWAY 375



WATCH THE VIDEO

*Actual Subject Property*

Marketed In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



## ADVISORY TEAM

### DAYLIN ACKERMAN

*Managing Director*

dackerman@pegasusinvestments.com  
(310) 691-1350 ext. 114  
LIC # 02011508 (CA)

### DAVID B. CHASIN

*Chief Executive Officer*

dchasin@pegasusinvestments.com  
(310) 691-1350 ext. 101  
LIC # 01513027 (CA)

### COREY ALLEN

*Vice President of Transactions*

callen@pegasusinvestments.com  
(310) 691-1350 ext. 135  
LIC # 02181089 (CA)

### ANDREW LEON

*Analyst*

aleon@pegasusinvestments.com  
(310) 691-1350 ext. 116  
LIC # 02229801 (CA)

### SCOTT REID

*Broker of Record - ParaSell, Inc.*

scott@parasellinc.com  
(949) 942-6578  
LIC # 739436 (TX)

## DEBT CONTACTS

### TYLER SIMPSON

*Executive Vice President*

tsimpson@pegasuscre.com  
(310) 691-1350 ext. 100  
LIC # 02230737 (CA)

### JASON BLAU

*Associate*

jblau@pegasuscre.com  
(310) 691-1350 ext. 117  
LIC # 02116621 (CA)



### PEGASUS INVESTMENTS REAL ESTATE ADVISORY INC.

1901 Avenue of the Stars, Suite 630  
Los Angeles, CA 90067  
(310) 691-1350  
LIC # 01961545 (CA)  
www.pegasusinvestments.com

**EMAIL THE ADVISORY TEAM**

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



## EXECUTIVE SUMMARY

Pegasus Investments Real Estate Advisory Inc., and ParaSell, Inc., as exclusive advisors to the Seller, are pleased to present the opportunity to acquire a brand new 20-year absolute triple net (“NNN”) corporate ground lease with Circle K Stores Inc. (“Circle K”), situated strategically along Texas Highway 375 in El Paso, Texas (the “Property”). Positioned on a massive 3.14-acre parcel, the Property will feature a 5,200 SF convenience store, 8-pump fuel canopy and 4-pump diesel canopy strategically designed to service the heavy ground logistics and distribution infrastructure in El Paso, which sees approximately 1 million trucks crossing north at the El Paso-Ciudad Juarez border annually. The Property is situated amidst a densely populated and rapidly growing residential area with a population of over 142,000, with 42,000 households within a three-mile radius. Its proximity to major retail corridors, schools, and healthcare facilities within a 5-minute drive amplifies its accessibility and commercial potential.

Circle K is an investment-grade-rated international chain of convenience stores, owned by the Canadian multinational conglomerate, Alimentation Couche-Tard. It is the second-largest convenience store operator in the United States. Founded in 1951 in El Paso, Texas, Circle K has become one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. As of December 2023, Circle K has 6,617 stores in the United States and 7,500 stores in 25 countries worldwide. Moreover, Texas ranks second in the nation with 735 stores, making up 11% of Circle K's domestic unit count. Circle K owns and operates stores in 46 states and is second only to 7-Eleven in number of convenience stores in operation in the U.S. The Property will feature the 70th location for Circle K in the El Paso region.

\$4,760,000

## PRICE

5.25%

## CAP RATE

\$250,000

**NOI**





The Property sits adjacent to major retail corridors, thus benefiting from auxiliary traffic in and out of the immediately surrounding area. Just south of the Property, the Super Target anchored El Paseo Marketplace boasts ±400,000 square feet of retail space, with a nationally acclaimed tenant lineup featuring the likes of Best Buy, PetSmart, Ross, Marshalls, Ulta Beauty, Party City and Old Navy, as well as seven pad sites that include leases with Chase, Olive Garden, Red Lobster and Panda Express. The Walmart and Hobby Lobby anchored Zaragosa Marketplace, the JC Penny and Conn's anchored El Mercado Plaza, and the Home Depot, Sprout's and Burlington anchored Zaragoza Depot, combine for an additional ±500,000 square feet of retail space along Joe Battle Blvd. In total, there is over 1 million square feet of destination retail space within a 1-mile radius of the Property.

El Paso's diverse market landscape, fueled by its geographical location along the U.S.-Mexico border, fosters a robust economy centered on commerce, manufacturing, and cross-border trade. The city's strategic industries include aerospace, healthcare, education, and logistics, further supported by the Fort Bliss US Army base, strengthening its regional and international market influence. The Property occupies a prime site strategically located along Texas Highway 375, a major thoroughfare with gross traffic volumes including the intersection exceeding 130,000 vehicles per day. Its proximity to inbound and outbound exit ramps, combined with its signalized corner placement at Joe Battle and Pebble Hills Boulevards, ensures exceptional visibility and accessibility. Moreover, its location on a major highway for shipping, cargo, and travel bodes extremely well for the long-term success and use of a fuel station and convenience store.

## WATCH THE VIDEO



## THE BOTTOM LINE



*Actual Subject Property*



### **LONG-TERM INVESTMENT SECURITY (S&P: “BBB+”)**

New 20-year lease with investment-grade credit tenant, Circle K Stores, Inc.

### **MASSIVE 3.14-ACRE PARCEL**

Unique parcel size featuring 5,200 SF C-store and additional diesel fuel canopy

### **PRIME HIGHWAY-EXIT LOCATION**

Situated along Texas Highway 375, featuring high traffic volume of approximately 130,000 vehicles per day, with exceptional freeway access and visibility

### **CIRCLE K**

Second-largest US convenience store operator, with 6,600+ domestic locations, founded in El Paso, Texas

### **DENSELY POPULATED AREA**

142,000 people within 3-mile radius, 42,000 households

### **EL PASO MARKET**

Diverse economy, strategic industries, Fort Bliss presence, critical U.S. - Mexico border location

### **TOP-RANKED TRADE MARKET**

El Paso Ranked 11<sup>th</sup>-Largest Metropolitan Exporter in US; Over 5 million commercial motor vehicle crossings at El Paso-Juarez border annually





**EL PASEO MARKETPLACE**

Target, Old Navy, Ross, Best Buy, Marshalls, Chase, PetSmart, Ulta, Red Lobster, Olive Garden, AT&T

The Home Depot, Walgreens, Petco, Sprouts Farmers Market, AT&T, Burlington, Jack in the Box

**ZARAGOSA MARKET PLACE**

Sally Beauty Supply, GameStop, Bank of America, Anytime Fitness, Cold Stone Creamery, Chick-fil-A, Charleys, Freddy's, McDonald's, Starbucks, Wendy's, Arby's

Walmart Supercenter, Hobby Lobby

Dollar Tree, Popeyes, Whataburger, Sonic, Church's, 7-Eleven

IHOP, Cane's, DQ, Whataburger, Chipotle

Lowe's, Walgreens, Michaels, Five Below, GNC, Ulta, Ross, DSW, Five Guys, Dunkin', Krispy Kreme, AT&T, Starbucks, McDonald's, IHOP, Outback, Cheddar's, West Texas Roadhouse, Logan's Roadhouse

The Home Depot, Sam's Club, Restaurant Depot, Discount Tire, Goodyear, Auto Zone, Golden Corral, TACO BELL, Jack in the Box

Walmart, El Super, Burlington, JOANN, Ross, Cold Stone Creamery

Target

Ross, Dollar Tree

**MONTWOOD HIGH SCHOOL**  
2,569 Students Enrolled

Circle K

Walgreens

**SUBJECT**

Las Torres Apartment Homes  
336 Units

**MONTWOOD SQUARE**

Albertsons, Planet Fitness, T-Mobile, Circle K, Papa John's, Wing Kings, Starbucks, Pizza Hut, KFC

**FUTURE DEVELOPMENTS**

**CANTERA FAMILY PRACTICE**

**ENDEAVORS EL PASO VETERAN WELLNESS CENTER**  
42,000 SF Wellness Center  
2024 Completion

**FUTURE COMMERCIAL DEVELOPMENT SITE**  
Land Owned by Seller

**FORT BLISS**  
5-MINUTE DRIVE TIME

**FUTURE GROCERY-ANCHOR DEVELOPMENT**  
Land Owned by Seller

**CIRCLE K**  
SOLD FOR A 4.29% CAP BY PEGASUS  
To a Leading Public REIT

Mister Car Wash  
**ALSO BEING MARKETING BY PEGASUS**  
Inquire with Broker for Details

ExtraSpace Storage  
**COMING SOON!**

El Paso Rehabilitation Hospital

Far East Animal Care Center

ExtraSpace Storage

FARMERS INSURANCE



**FORT BLISS**  
5 MINUTE DRIVE TIME

EL PASO INTERNATIONAL AIRPORT

BIGGS ARMY AIRFIELD

William Beaumont  
Army Medical Center

# SUBJECT

**PEBBLE VILLAGE CENTER**

**HARBOR FREIGHT**  
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

**O'Reilly AUTO PARTS** **FAMILY DOLLAR**  
my family, my family dollar

**CIRCLE K**

**DOLLAR GENERAL**

**Auto Zone**

**Walmart**  
Save money. Live better.

**McDonald's** **CIRCLE K**

**JANE A. HAMBRIC SCHOOL**  
937 Students



**FAMILY DOLLAR**  
my family, my family dollar

**MONTWOOD SQUARE**

**Target**

**ELFIDA R. CHAVEZ ELEMENTARY**  
739 Students

**DOLLAR GENERAL**

**ENDEAVORS EL PASO  
VETERAN WELLNESS CENTER**  
42,000 SF Wellness Center  
2024 Completion

**FUTURE COMMERCIAL  
DEVELOPMENT SITE**  
Land Owned by Seller

**CANTERA  
FAMILY PRACTICE**

**FUTURE  
DEVELOPMENTS**

**SOLD**

**JOE BATTLE BLVD | 15,000 VPD**

**130,000 VPD**

**CIRCLE K**

**Mister  
CAR WASH**

**El Paso  
Rehabilitation Hospital**

**ExtraSpace  
Storage**

**FARMERS  
INSURANCE**

**planet  
fitness**

**TEXAS  
SUNSHINE**

**The Hospitals of  
PROVIDENCE**  
218+ Beds

**Walgreens**  
**SHERWIN WILLIAMS** **FARMERS INSURANCE**

**EPLA  
EAST**

**LAS TORRES  
APARTMENT HOMES**  
336 Units

**LOOP  
375**  
80,000 VPD

**MATHNASIUM**  
The Math Learning Center

**Ekimo**

**Davita**

**LUBE X PRESS**  
OIL CHANGERS

**ExtraSpace  
Storage**  
**COMING SOON!**

**PEBBLE HILLS BLVD | 35,000 VPD**

**FUTURE GROCERY-ANCHOR  
DEVELOPMENT**  
Land Owned by Seller

**JCPenney**

**THE MARKET AT  
PEBBLE HILLS**

**N ZARAGOZA RD**



## INVESTMENT HIGHLIGHTS



### **ABSOLUTE NNN GROUND LEASE NO LANDLORD OBLIGATIONS**

Signifying its commitment and success in the immediate trade area, Circle K recently signed a 20-year lease at this site, making the Property the brand's second location at the in-bound and out-bound exit ramps of Highway 375 on Joe Battle Boulevard. The long-term lease features 8% rent increases every five (5) years starting in year 11 and in each of ten (10) five (5) year extension options, allowing the potential to extend the term through 2094. As an absolute triple net ground lease, the landlord will maintain no responsibilities, providing an exceptional steady and increasing stream of passive income over the long remaining term of the lease.



## INVESTMENT HIGHLIGHTS

### **CIRCKLE K STORES, INC.** **2<sup>ND</sup> LARGEST CONVENIENCE STORE OPERATOR IN THE US**

Circle K Stores, Inc. is an investment grade rated international chain of convenience stores, owned by the Canadian multinational conglomerate, Alimentation Couche-Tard. Founded in 1951 in El Paso, Texas, Circle K has become one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. As of December 2023, Circle K has 6,617 stores in the United States and 7,500 stores in 25 additional countries worldwide. Moreover, Texas ranks second in the nation with 735 total stores, which is 11% of Circle K's domestic unit count. Circle K owns and operates stores in 46 states and is second only to 7-Eleven in number of convenience stores under operation in the United States.



*Actual Subject Property*



*Actual Subject Property*



*Representative Interior*



## INVESTMENT HIGHLIGHTS



### MASSIVE 3.14-ACRE LOCATION ALONG TEXAS HIGHWAY 375

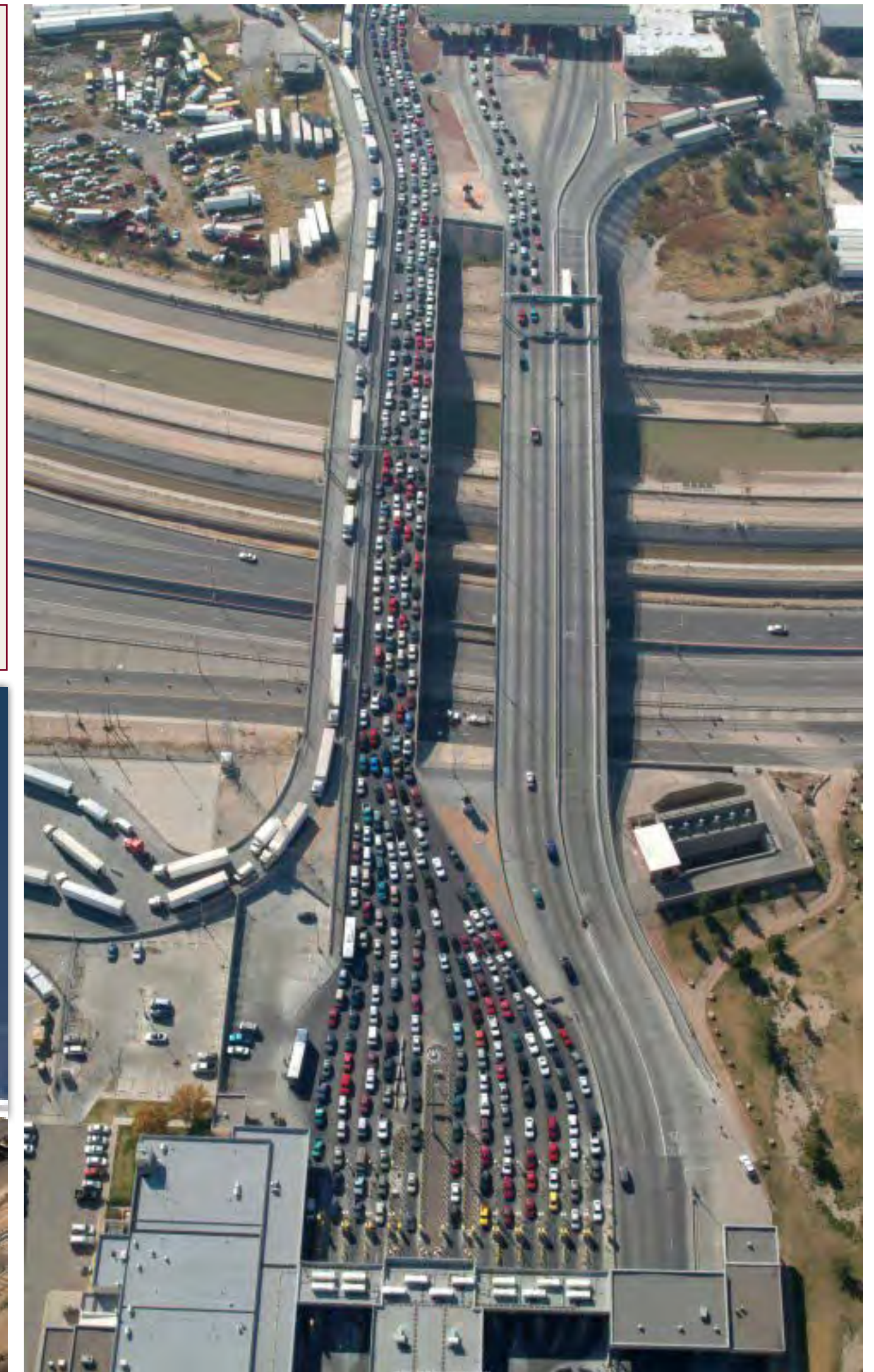
The large 3.14-acre site is strategically located along Texas Highway 375, a major thoroughfare providing access around the El Paso Metropolitan area. The Property is conveniently located near inbound and outbound exit ramps and is directly situated on the signalized corner of Joe Battle and Pebble Hills Boulevards, providing exceptional accessibility and visibility. Further, the site is complimented by ingress and egress access from both major thoroughfares. Boosted by an average daily traffic volume of 80,000 along Highway 375, an additional 35,000 VPD along Pebble Hills Blvd and 15,000 VPD along Joe Battle Rd, as well as by the strong performing Circle K location on the other side of the highway, this location will benefit from an already established brand presence in the immediate area.



## INVESTMENT HIGHLIGHTS

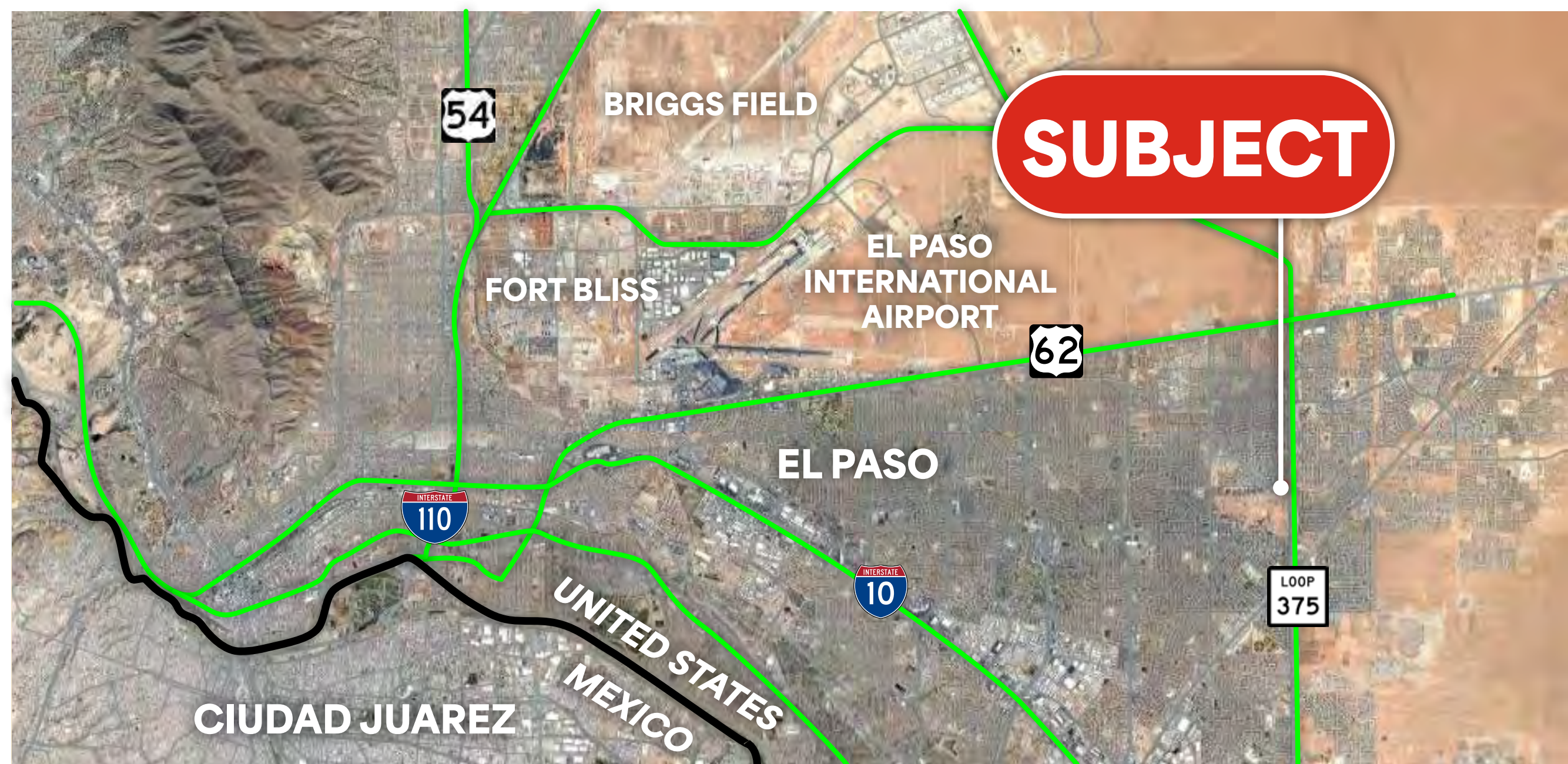
### EL PASO RANKED 11<sup>TH</sup> LARGEST METROPOLITAN EXPORTER IN US

According to the US Department of Commerce's International Trade Administration, El Paso was ranked as the 11<sup>th</sup> largest metropolitan exporter last year with over \$35 billion in total goods exported, a 12.6% increase year-over-year. With over \$80 Billion of goods transported across the El Paso-Ciudad Juarez border crossing each year, the El Paso-Juarez trade route saw approximately 5.1 million commercial motor vehicle crossings (~1 million of which were northbound trucks) according to the Texas Department of Transportation's Border District Trade Transaction Report. The Property's strategic location along Texas Highway 375, coupled with its dedicated diesel fuel station, makes the Property well-positioned for sustained success as it serves the heavy flow of auto and truck traffic in-and-out of El Paso.





# INVESTMENT HIGHLIGHTS



## **FORT BLISS: MAJOR ECONOMIC DRIVER FOR EL PASO**

According to a recent study conducted by the Texas Controller's Office, Fort Bliss, one of the largest military bases in the nation, generated an impressive \$23 million in economic activity for El Paso last year. The Army base played a pivotal role in sustaining the local economy by directly supporting nearly 50,000 on-site jobs and indirectly supporting an additional 75,000 local jobs. The study, conducted every other year to assess the economic impact of the U.S. military in Texas, revealed that among the 14 bases maintained by the Defense Department in the state, Fort Bliss ranked second only to Fort Hood in terms of economic impact. Notably, as part of the Base Realignment and Closure (BRAC) program, the Defense Department invested over \$5 billion to expand Fort Bliss, solidifying its position as a key contributor to both national defense and regional economic prosperity.



**U.S. ARMY**

**Fort Bliss**



## INVESTMENT HIGHLIGHTS

**CLOSE PROXIMITY TO QUALITY  
RETAIL, HEALTHCARE & SCHOOLS**

The Property is in close proximity to several major corridors containing an abundance of retail, schools and healthcare facilities all within a 5-minute drive. Directly adjacent to the Property, Endeavors' new 42,000 SF Veteran Wellness Center ("VWC") is expected to complete construction in 2024. The VWC will be the second of its kind in the nation and will service the 50,000 veterans currently residing in the region. Within a short distance to the east on Pebble Hills Road, River Oak Properties recently developed The Market at Pebble Hills, an 11-tenant shopping center, which is anchored by a 63,000 SF Albertsons grocery store, one of the largest in El Paso. To the south, the Montwood Drive retail corridor features major retailers such as JCPenney, Sprouts, Home Depot, Target, Raising Canes, Best Buy and Ross. To the North on Highway 375, The Hospitals of Providence East Campus and El Dorado High school boost overall daytime population and traffic in the surrounding area.





# PHYSICAL DESCRIPTION

**ADDRESS** 2301 Joe Battle Blvd., El Paso, Texas

**GLA** ± 5,187 SF

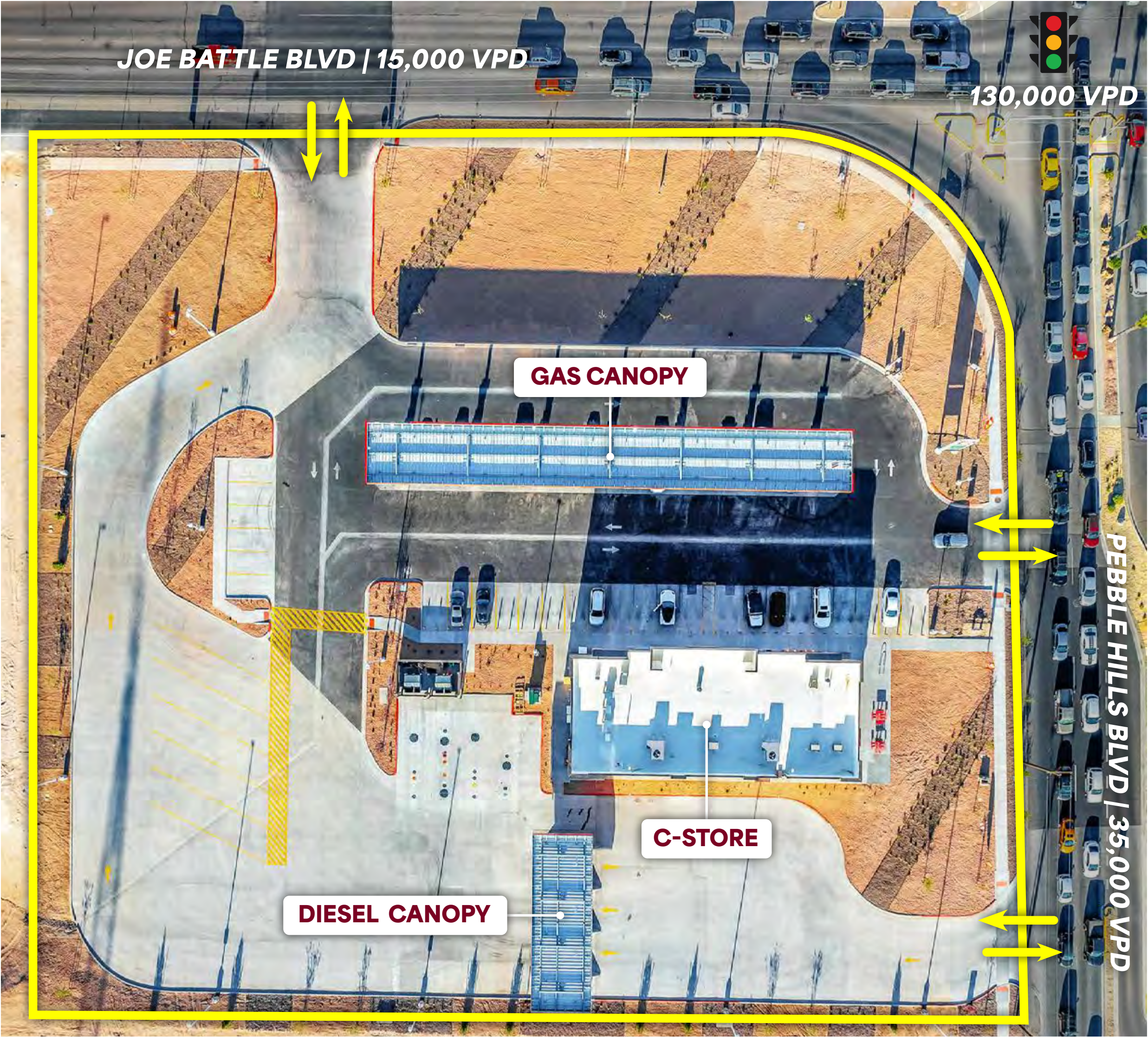
**LOT SIZE** ± 3.14 AC

**YEAR BUILT** 2024

**NO. OF BUILDINGS** 1 C-Store  
1 Gas Canopy  
1 Diesel Canopy

**PARKING SPACES** ± 27 Surface Spaces

**PARKING RATIO** 5.21 : 1,000 SF





# LEASE SUMMARY



**LESSEE NAME** Circle K Stores Inc., a Texas Corporation

**OWNERSHIP** Fee Simple

**LESSEE ENTITY TYPE** Corporate

**LEASE TYPE** Ground Lease

**ROOF & STRUCTURE** Tenant

**TERM REMAINING** ± 20 Years

**LEASE COMMENCEMENT** 2/19/2024

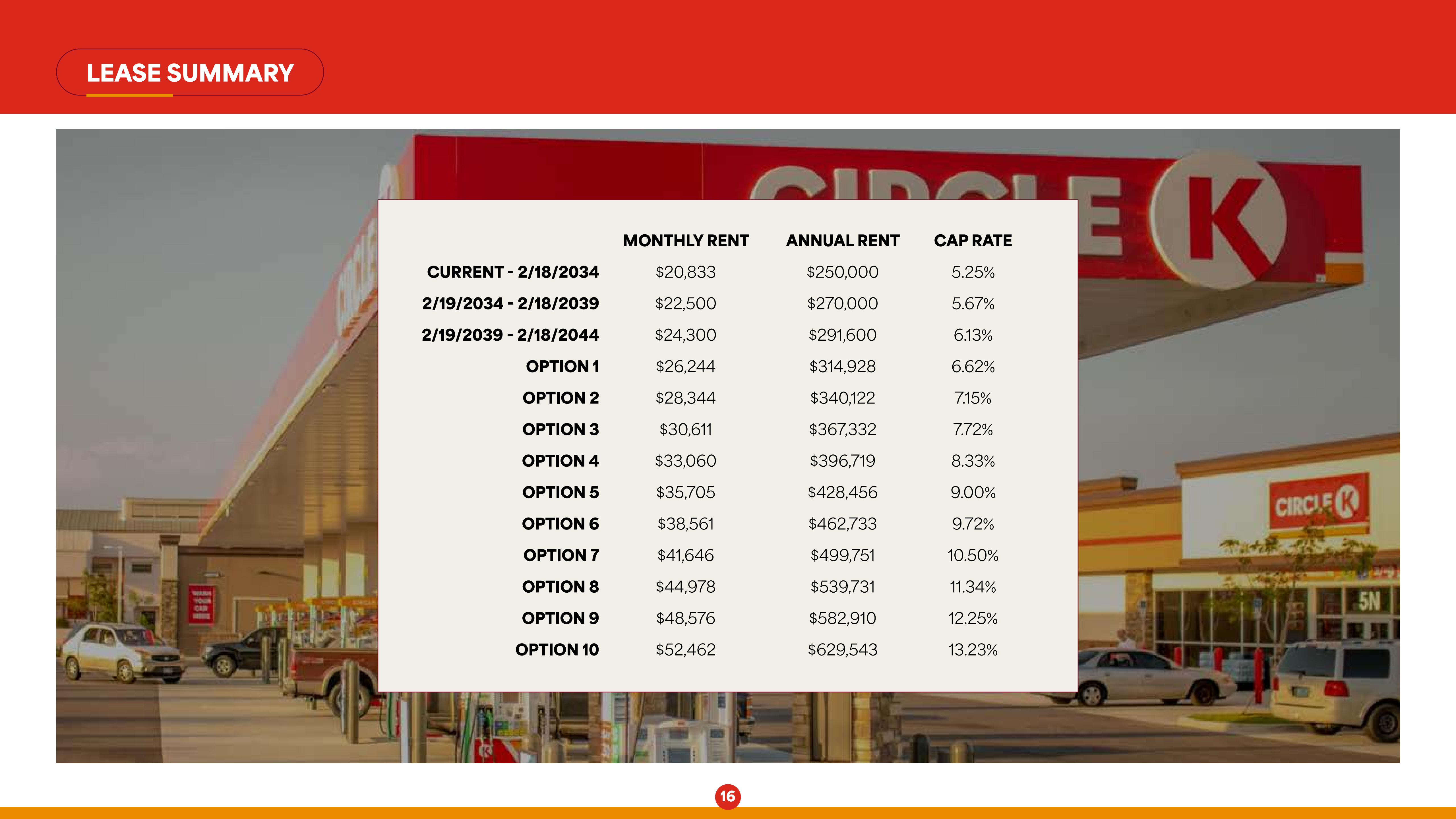
**LEASE EXPIRATION** 2/18/2044

**INCREASES** Flat for 10 Years  
Then 8% Every 5 Years

**OPTIONS** Ten (10), 5-Year



# LEASE SUMMARY



	MONTHLY RENT	ANNUAL RENT	CAP RATE
<b>CURRENT - 2/18/2034</b>	\$20,833	\$250,000	5.25%
<b>2/19/2034 - 2/18/2039</b>	\$22,500	\$270,000	5.67%
<b>2/19/2039 - 2/18/2044</b>	\$24,300	\$291,600	6.13%
<b>OPTION 1</b>	\$26,244	\$314,928	6.62%
<b>OPTION 2</b>	\$28,344	\$340,122	7.15%
<b>OPTION 3</b>	\$30,611	\$367,332	7.72%
<b>OPTION 4</b>	\$33,060	\$396,719	8.33%
<b>OPTION 5</b>	\$35,705	\$428,456	9.00%
<b>OPTION 6</b>	\$38,561	\$462,733	9.72%
<b>OPTION 7</b>	\$41,646	\$499,751	10.50%
<b>OPTION 8</b>	\$44,978	\$539,731	11.34%
<b>OPTION 9</b>	\$48,576	\$582,910	12.25%
<b>OPTION 10</b>	\$52,462	\$629,543	13.23%





Representative Photo

**YEAR FOUNDED:** 1951, El Paso, Texas

**HEADQUARTERS:** Tempe, Arizona

**NO. OF LOCATIONS:** 6,617+

**PUBLIC VS. PRIVATE:** Public

## TENANT PROFILE

### CIRCLE K, BORN IN EL PASO



Circle K, a prominent convenience store chain, has a storied history that dates to its inception in 1951 when Fred Hervey opened the first store in El Paso, Texas. Initially named “Kay’s Food Stores,” the brand eventually rebranded to Circle K in the 1970s. The company’s expansion began in the southwestern United States, with Texas serving as a pivotal location for its growth. Through strategic acquisitions and a focus on providing convenient shopping experiences, Circle K rapidly expanded its presence across the Lone Star State. Over the years, Circle K has become synonymous with convenience, offering a diverse range of products, including snacks, beverages, fuel, and household items, catering to the needs of Texans and becoming an integral part of their daily routines.

The success of Circle K in Texas can be attributed to its commitment to innovation, adaptability, and a deep understanding of consumer preferences. The company’s expansion strategy included both organic growth and acquisitions, allowing it to establish a strong foothold in various cities and towns throughout the state. Circle K’s emphasis on convenience, coupled with its customer-centric approach, has resonated well with Texans, earning the trust and loyalty of consumers seeking hassle-free shopping experiences. Additionally, the chain’s ability to evolve with changing market trends, integrating technology for seamless transactions and embracing sustainability initiatives, has contributed to its enduring success in Texas and solidified its position as a leading convenience store brand in the region.

**VISIT THEIR WEBSITE**



# MARKET OVERVIEW

## EL PASO, TEXAS

El Paso, Texas, boasts a diverse and thriving market landscape that reflects its unique geographical location and cultural heritage. Positioned along the U.S.-Mexico border, this city serves as a pivotal point for international trade, fostering a robust economy centered on commerce, manufacturing, and cross-border business opportunities. Its strategic location contributes significantly to a bustling retail market, where a blend of American and Mexican consumer preferences creates a dynamic demand for goods and services. The city's economy is bolstered by a variety of industries, including aerospace, healthcare, education, and logistics, which contribute to a multifaceted market environment. The presence of the Fort Bliss military base also influences the local economy and market dynamics. Furthermore, El Paso serves as a crucial logistics and transportation hub, owing to its extensive network of highways, railways, and the nearby Port of Entry. This strategic infrastructure not only facilitates trade between the United States and Mexico but also fosters growth in warehousing, distribution, and logistics industries, reinforcing El Paso's status as a key player in regional and international markets.

	3-MILE	5-MILE	10-MILE
2023 POPULATION	128,675	208,261	457,902
2010-2023 POPULATION GROWTH	11.1%	10.2%	8.5%
NO. OF HOUSEHOLDS	39,954	68,403	149,607
AVERAGE HOUSEHOLD INCOME	\$80,137	\$79,829	\$68,143





## ABOUT PEGASUS

Pegasus Investments Real Estate Advisory Inc. (“Pegasus Investments”) represents a broad range of clients, from institutional investment firms to developers, high net worth individuals, family trusts and partnerships in connection with the purchase & sale and leasing of high-quality investment properties nationwide. Pegasus Investments is one of the foremost leading advisory firms within the single-tenant and multi-tenant triple net leased retail property category, having completed billions of dollars in volume since 2014.

Pegasus Investments offers a highly differentiated advisory platform given its ability to collaborate within a vertically integrated environment with Pegasus Capital Markets and Pegasus Asset Management to ensure a seamless transaction for all parties involved. The result is highly customized, creative, and streamlined execution.

## ADVISORY TEAM

### DAYLIN ACKERMAN

#### *Managing Director*

dackerman@pegasusinvestments.com  
(310) 691-1350 ext. 114  
LIC # 02011508 (CA)

### COREY ALLEN

#### *Vice President of Transactions*

callen@pegasusinvestments.com  
(310) 691-1350 ext. 135  
LIC # 02181089 (CA)

### SCOTT REID

#### *Broker of Record - ParaSell, Inc.*

scott@parasellinc.com  
(949) 942-6578  
LIC # 739436 (TX)

### DAVID B. CHASIN

#### *Chief Executive Officer*

dchasin@pegasusinvestments.com  
(310) 691-1350 ext. 101  
LIC # 01513027 (CA)

### ANDREW LEON

#### *Analyst*

aleon@pegasusinvestments.com  
(310) 691-1350 ext. 116  
LIC # 02229801 (CA)

## DEBT CONTACTS

### TYLER SIMPSON

#### *Executive Vice President*

tsimpson@pegasuscre.com  
(310) 691-1350 ext. 100  
LIC # 02230737 (CA)

### JASON BLAU

#### *Associate*

jblau@pegasuscre.com  
(310) 691-1350 ext. 117  
LIC # 02116621 (CA)

**EMAIL THE ADVISORY TEAM**

**In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637**

## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Investments and ParaSell, Inc. and should not be made available to any other person or entity without the written consent of Pegasus Investments and ParaSell, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Investments and ParaSell, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Pegasus Investments and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Pegasus Investments and ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.



### PEGASUS INVESTMENTS REAL ESTATE ADVISORY INC.

1901 Avenue of the Stars, Suite 630  
Los Angeles, CA 90067  
(310) 691-1350  
LIC # 01961545 (CA)  
www.pegasusinvestments.com