

Investment Summary

Location:	Along the Interstate 79 high tech corridor in north central WV about 90 miles south of Pittsburgh, PA			
Land Size:	+/- .863 Acres			
Building Size:	+/- 3,731 Square Feet			
Building Age:	Developed in 1996 and remodeled in 2011			
Purchase Price:	\$2,752,000			
Cap Rate:	6.50%			
Annual Base Rent:	\$178,897.55 (years 1-5)			
Store Sales:	\$1,749,022 in 2013 (Contact broker for more historical sales data)			
Tenant:	GPS Hospitality, LLC (see Tenant Profile for more info)			
Guarantor:	GPS Hospitality Acquisition Company, LLC and a personal guaranty from operator			
Lease Type:	Absolute Triple Net			
Lease Commencement:	December 30, 2013			
Base Lease Term:	20 Years			
Option Terms:	4 at 5 Years			
Landlord Responsibility:	None			
Tenant Responsibility:	CAM, Taxes, Insurance, Roof, Structure, Parking Lot, etc.			
Parking:	64 spaces including 3 handicap			
Zoning:	Main Corridor Commercial			
Traffic Counts:	Fairmont Avenue/US Hwy 250 - 14,535 ADT (2011 WV DOT est.)			
	Interstate 79 - 46,596 ADT (2011 WV DOT est.)			
Demographics:	<u>2014</u>	<u>5-Mile</u>	<u>10-Mile</u>	<u>15-Mile</u>
	Population	39,684	63,804	126,652
	Households	17,059	26,910	52,946
	Average HH Income	\$52,396	\$54,637	\$56,975
	Median HH Income	\$38,510	\$40,880	\$42,802