

# Investment Summary

|                                 |  |               |                |                |
|---------------------------------|--|---------------|----------------|----------------|
| <b>Location:</b>                | Along the I-79 High Tech Corridor in north central WV about 70 miles south of Pittsburgh, PA |               |                |                |
| <b>Land Size:</b>               | +/- .903 Acres   |               |                |                |
| <b>Building Size:</b>           | +/- 3,569 Square Feet  |               |                |                |
| <b>Building Age:</b>            | Developed in 1993 and remodeled in 2011  |               |                |                |
| <b>Purchase Price:</b>          | \$2,055,000  |               |                |                |
| <b>Cap Rate:</b>                | 6.50%  |               |                |                |
| <b>Annual Base Rent:</b>        | \$133,495.04 (years 1-5)   |               |                |                |
| <b>Rental Increases:</b>        | 7.5% every 5 years including each option term  |               |                |                |
| <b>Store Sales:</b>             | <u>2013</u>  | <u>2012</u>   | <u>2011</u>    | <u>2010</u>    |
|                                 | \$1,235,996  | \$1,241,736   | \$1,055,528    | \$1,187,255    |
| <b>Tenant:</b>                  | GPS Hospitality, LLC (see Tenant Profile for more info)                                      |               |                |                |
| <b>Guarantor:</b>               | GPS Hospitality Acquisition Company, LLC and a personal guaranty (contact broker for CA)     |               |                |                |
| <b>Lease Type:</b>              | Absolute Triple Net  |               |                |                |
| <b>Lease Commencement:</b>      | December 30, 2013  |               |                |                |
| <b>Base Lease Term:</b>         | 20 Years   |               |                |                |
| <b>Option Terms:</b>            | 4 at 5 Years   |               |                |                |
| <b>Landlord Responsibility:</b> | None   |               |                |                |
| <b>Tenant Responsibility:</b>   | CAM, Taxes, Insurance, Roof, Structure, Parking Lot, etc.                                    |               |                |                |
| <b>Parking:</b>                 | 70 spaces including 2 handicap   |               |                |                |
| <b>Zoning:</b>                  | C-1, Commercial 1  |               |                |                |
| <b>Traffic Counts:</b>          | Fairmont Road/US Hwy 19 - 14,745 ADT (2011 WV DOT est.)                                      |               |                |                |
|                                 | Interstate 79 - 42,570 (2011 WV DOT est.)  |               |                |                |
| <b>Demographics:</b>            | <u>2013</u>  | <u>5-Mile</u> | <u>10-Mile</u> | <u>15-Mile</u> |
|                                 | Population   | 67,770        | 104,459        | 155,731        |
|                                 | Households   | 28,931        | 43,717         | 65,145         |
|                                 | Average HH Income  | \$53,358      | \$61,865       | \$59,153       |
|                                 | Median HH Income   | \$31,519      | \$40,629       | \$40,296       |