

EXCLUSIVE RETAIL OFFERING

Marcus & Millichap
Real Estate Investment Services

SHOPPING STRIP
BEAUMONT FOUNTAIN PLAZA
3050 Dowlen Road
Beaumont , TX 77706

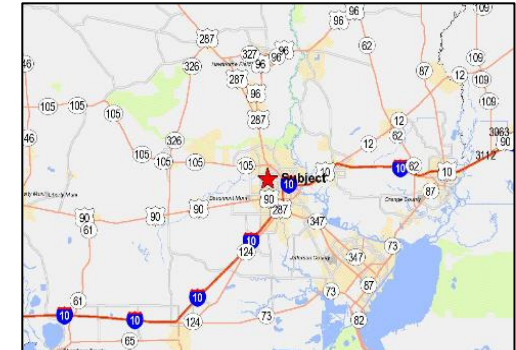


INVESTMENT HIGHLIGHTS

- ◆ Anchored by Pei Wei (PF Chang's Concept)
- ◆ New 2007 Construction Attractive Architecture
- ◆ 100% Leased - Predominantly National Tenants
- ◆ Long Term NNN Leases with Increases
- ◆ Located Within the Major Retail Corridor of Beaumont
- ◆ Excellent Traffic Count (46,680 CPD)
- ◆ Strong Demographics - Population of 53,000 Within Three-Mile Radius

OFFERING SUMMARY

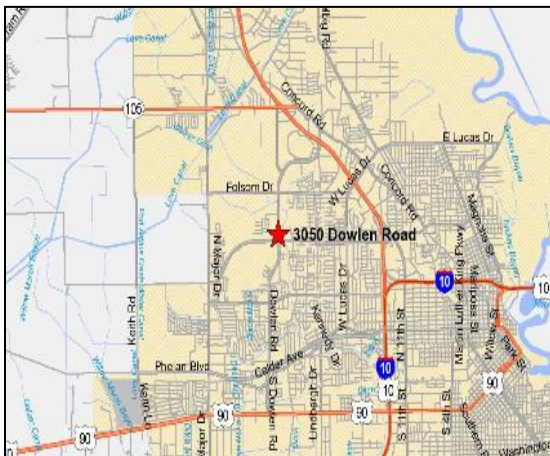
Price	\$5,250,000
Down Payment	(100%) \$5,250,000
Gross Leasable Area (GLA)	23,524
Price per Square Foot (GLA)	\$223.18
Year Built	2007
Lot Size	3.26 Acres
Cap Rate - Current	8.28%
Total Return - Current	8.28%



Offices Nationwide

9255 Towne Centre Drive, Suite 700
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www.marcusmillichap.com



INVESTMENT OVERVIEW

Beaumont Fountain Plaza is a brand new, 23,524 square foot retail center located in Beaumont, Texas. At 100% occupancy, there is a highly desirable mix of national and regional tenants occupying the center; Pei Wei (PF Chang's), Stewart Title and Cricket Communications are all publicly traded companies. Other tenants include McAlister's Deli, James Avery, Turnkey Mortgage, Bath Junkie and Computer Dimension.

Beaumont Fountain Plaza is located within the major retail corridor of Beaumont, Texas along Dowlen Road, which benefits from a high traffic count of 46,680 cars per day. Directly across the street is a new H.E.B. grocery store while an anchored center including a number of big box retailers is within the immediate vicinity including Wal-Mart, Target, Lowe's, Kohl's, Marshall's, Bed Bath and Beyond, Circuit City, PETCO, U.S. Postal Service, Kroger, Steinmart, World Market, Walgreens, McDonald's and more (see aerial).

OPERATING DATA

INCOME	Current
Base Rent	
Occupied Space	\$467,862
Gross Potential Rent	\$467,862
Expense Reimbursements	134,066
Gross Potential Income	\$601,928
Vacancy/Collection Allowance	5% 30,096
Effective Gross Income	\$571,832
Total Expenses	137,172
Net Operating Income	\$434,660
Total Return	8.28% \$434,660

MAJOR TENANTS

- ◆ McAlister's Deli
- ◆ Stewart Title
- ◆ Bath Junkie
- ◆ Cricket Communications
- ◆ Pei Wei
- ◆ Computer Dimensions
- ◆ James Avery



EXPENSES

Real Estate Taxes	60,000
Insurance	25,000
Management Fee	16,643
Reserves / Replacements	3,529
Utilities	15,600
Contract Services	16,400
Total CAM	\$32,000
Total Expenses	\$137,172
Expenses per SF	\$5.83

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