

FOR SALE

Lease Investment Opportunity

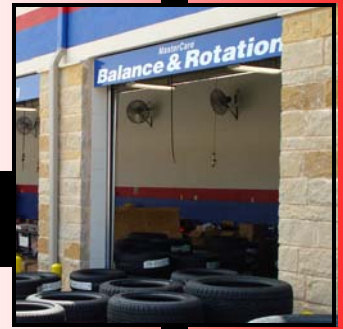
FIRESTONE AUTO CARE CENTER
I-282 & North Road 68 • Pasco, WA



All photos are representative of project currently under construction



The experience you want.™



- Price: \$ 3,060,250
- Cap Rate: 7.25%
- Building: 7,786 sf
- Lot Size: 1.83 acres
- Lease Term: Fifteen (15) Years
- Occupancy: December 2009

For more information, please contact:
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Embree Asset Group, Inc.
4747 Williams Drive

Since 1926, drivers have trusted Firestone Complete Auto Care to keep their vehicles running well. As America's auto care needs have grown, so have they. Bridgestone/Firestone is the leading provider of maintenance, repairs and tires for one reason: because we believe in offering a total auto care experience that perfectly meets their customers' needs.

Firestone's auto care advisors and service technicians take pride in understanding their customer's vehicle from bumper to bumper and back their services and repairs with a nationwide warranty good at over 1,500 convenient locations, including this Complete Auto Care store in Pasco, Washington.

With approximately 220,000 residents, the City of Pasco has experienced exponential growth and has been ranked on of the fastest growing municipalities in the nation. Pasco is well positioned for retail business, located near Interstate I-82 west of Richland to US 12 in Pasco. It serves the Tri Cities and the whole length of I-182 is concurrent with US 12, which extends westwards to Yakima, Naches, and Aberdeen and extends eastwards to Walla Walla, and Lewiston, ID.

This proposed site is next to the strong retail clients which include such tenants as Wal-Mart, Lowe's, Sonic, McDonalds, IHOP, as well as other national tenants. The adjacent property to the north is Tuscany Plaza, a retail development with Starbucks, EB Games, WaMu, Hair Masters, Fiesta Restaurant, and Dental West. The property to the west is Lowe's, and to the east is one of Pasco's largest Sporting facilities.

Lease Summary

Tenant:	Bridgestone Retail Operations, LLC
Property Address:	I-282 & North Road 68 • Pasco, WA
Lease Term:	Fifteen (15) years
Schedule of Rents:	Years 1 - 5: \$ 221,868 Years 6 - 10: \$ 235,735 Years 11 - 15: \$ 250,468
Options:	Four (4) - 5 Year
Increases:	6.25% Every Five (5) Years
Taxes & Insurance:	By Tenant
Repairs:	Landlord responsible for Roof & Structure. Tenant responsible for all other repairs and maintenance.

