



EMBREE GROUP

NATIONAL DEVELOPERS

Tires Plus Store Investment Opportunity

1781 Blanding Blvd • Middleburg, Florida



Located on the East side of Blanding Blvd

- Price: \$ 3,012,500.00
- Cap Rate: 7.25% of Adjusted Rent Amount
- Building: 8,143 sf
- Lot Size: +/- 45,564 sf
- Lease Term: Fifteen (15) Years to commence upon completion of improvements
- Occupancy: Estimated July 2009

- Part of Lifestyle Center Including Tenant Anchors: Home Depot, Mattress Firm, Hair Cuttery, Bank Atlantic, Advance America and Quizno's.
- Zoned CO Commercial
- Great Interstate Visibility
- All Utilities Available

For More Information, Contact:

ROCKY HARDIN

512.819.4709

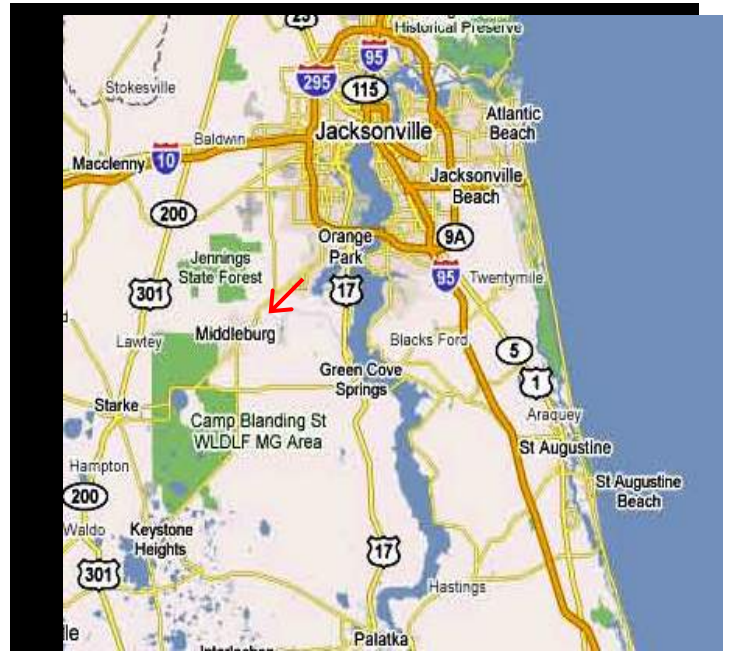
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About Middleburg:

Middleburg is part of the Greater Jacksonville Metropolitan Statistical Area, the fourth largest metropolitan area in Florida, and the fortieth largest in the United States, with a population totaling over 1.2 million people. Middleburg is located within the fastest growing county in the Jacksonville, Clay County. Middleburg is located approximately 40 miles from the Atlantic Coast and just 15 minutes south of Jacksonville.

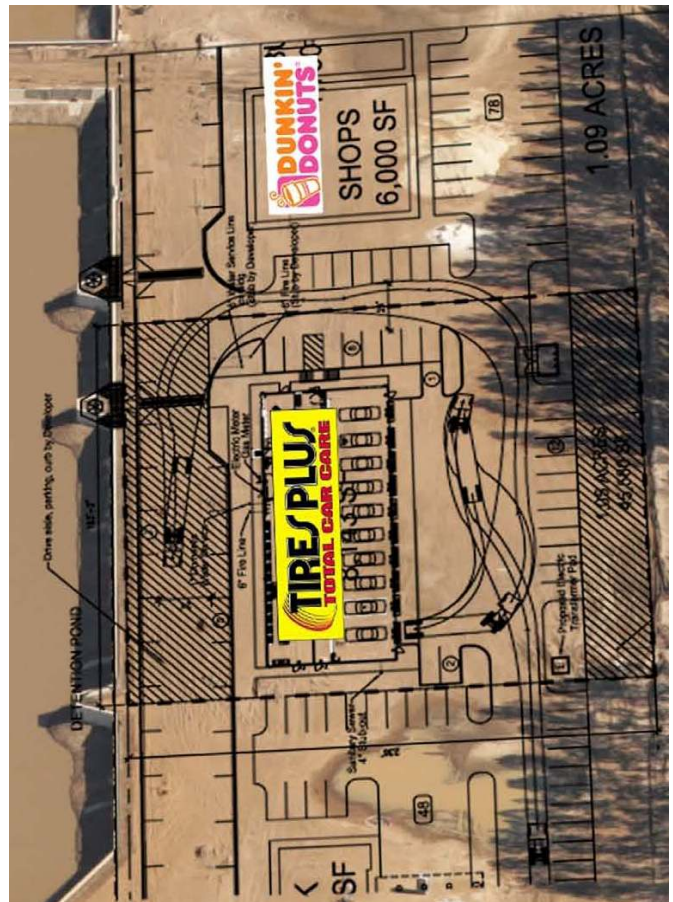
Substantial residential growth is projected within a five-mile radius of the proposed site. Both Blanding Boulevard and Brannan Field Road provide direct access to the area's interstate system, leading to I-295 and I-10, respectively. This interstate access has enabled much of the growth in the Middleburg area.

Additional tenants at this project include Mattress Firm, Hair Cuttery, Advance America, Bank Atlantic, Walmart, Lowes and Quiznos.



Lease Summary

Tenant:	BFS Retail & Commercial Operations, LLC
Property Address:	1781 Blanding Blvd Middleburg, FL 32068
Lease Term:	Fifteen (15) years
Schedule of Rents:	Years 1 - 5: \$ 233,463.33 Years 6 - 10: \$ 256,809.66 Years 11 - 15: \$ 282,490.63
Options:	Four (4) - 5 Year
Increases:	10% Every Five (5) Years
Taxes & Insurance:	By Tenant
Repairs:	Landlord responsible for Roof & Structure, Parking Lot and Utility Lines Located Outside & Serving the Building. Tenant responsible for all repairs and maintenance.



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