

TradeCor, LLC FOR SALE

Offering Memorandum
RESTAURANT GROUND LEASE



For further information, please contact:

BRETT ANZ
 (972) 378-6800



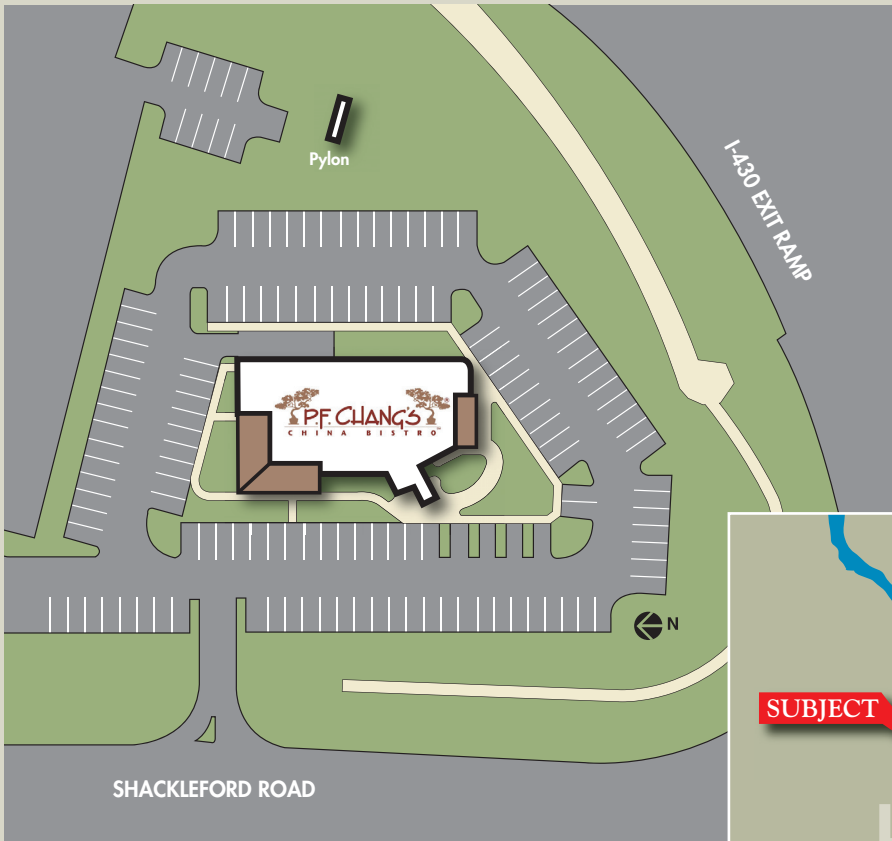
South of the Southeast Corner
S. Shackelford Road & W. Markham Street
 Little Rock, Arkansas

- 6,838 square foot existing building
- Approx. 2.062-acre lot
- Traffic Counts:
 Interstate 430: 73,000 cars per day
 Markham Street: 24,000 cars per day
- Demographics: (Sites USA)

	1 MILE	3 MILES	5 MILES
Population (2010 Estimate)	7,660	71,500	129,021
Population (2015 Projection)	7,754	73,186	132,855
Average HH Income (2010 Estimate)	\$57,786	\$73,379	\$75,351



TradeCor, LLC



FINANCIAL OVERVIEW

LOCATION

312 South Shackleford Road
Little Rock, Arkansas 72211

PriceUnpriced
 Rentable Square Feet6,838
 Year Built.....2005
 Lot Size2.062 Acres
 Type of OwnershipFee Simple

TENANT SUMMARY

TenantPF Chang's China Bistro
 Lease TypeAbsolute NNN Ground Lease
 Roof and StructureTenant Responsible
 Lease Term15 Years
 Rent Commencement DateJuly, 2005
 Increases10% every five years
 OptionsFour, Five-Year Options

RENT SCHEDULE

	Monthly	Annually
Lease Year 6-10	\$8,203.85	\$98,446.20
Lease Year 11-15	\$9,024.24	\$108,290.88

RENEWAL OPTIONS

Lease Year 16-20	\$9,926.66	\$119,119.92
Lease Year 21-25	\$10,919.33	\$131,031.96
Lease Year 26-30	\$12,011.26	\$144,135.12
Lease Year 31-35	\$13,212.39	\$158,548.68

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.