

TradeCor, LLC FOR SALE

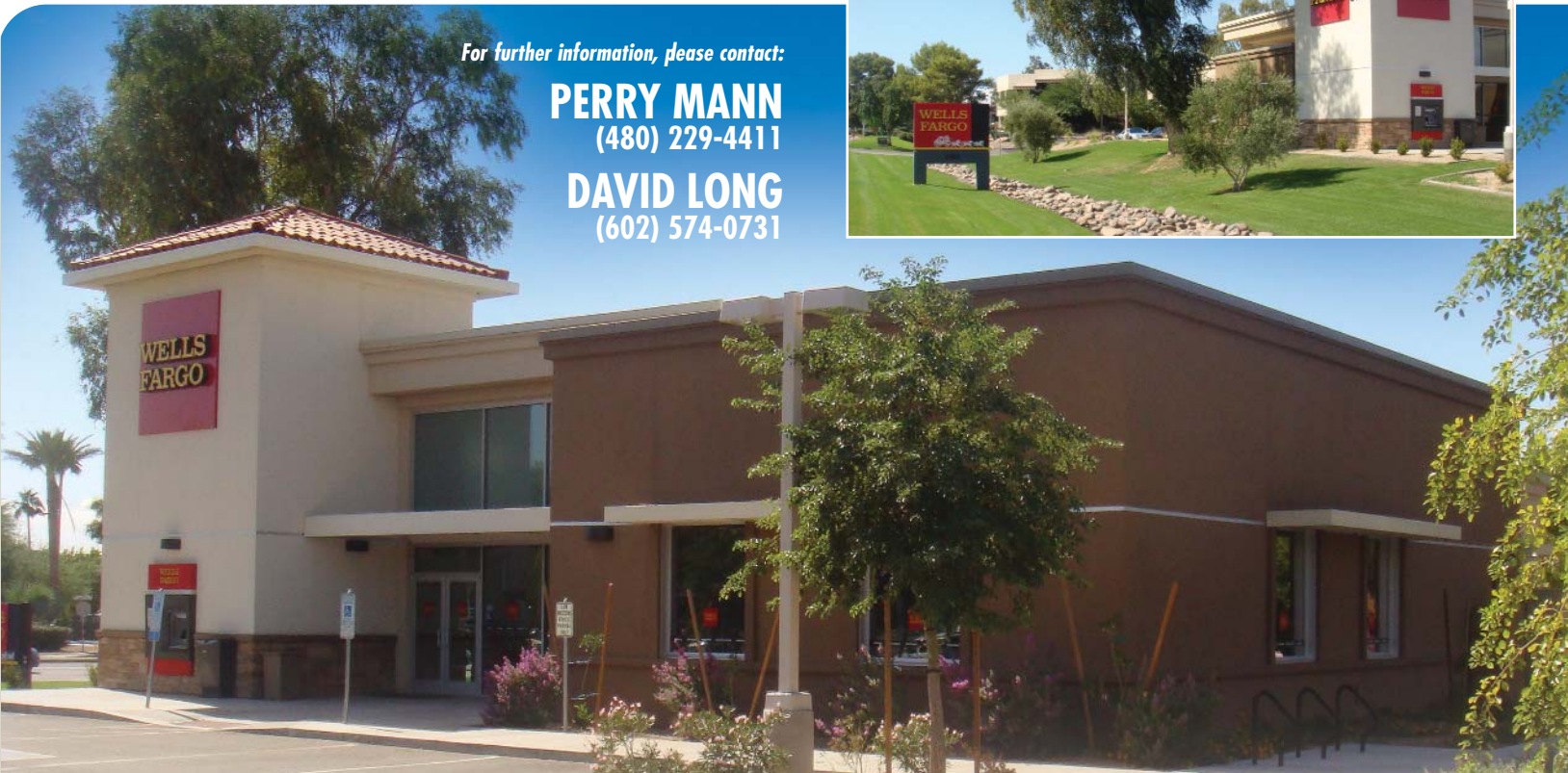
OFFERING MEMORANDUM

WELLS FARGO BANK GROUND LEASE

For further information, please contact:

PERRY MANN
(480) 229-4411

DAVID LONG
(602) 574-0731



Prime Camelback Corridor Location

West of the Northwest Corner of

32nd Street and Camelback Road

Phoenix, Arizona

- Irreplaceable infill location
- 1 acre lot
- ±4,100 square foot building
- Parking - cross parking with entire shopping center
- Traffic Counts (Sites USA • 03/07)

Camelback Road49,000 cars per day
32nd Street21,000 cars per day

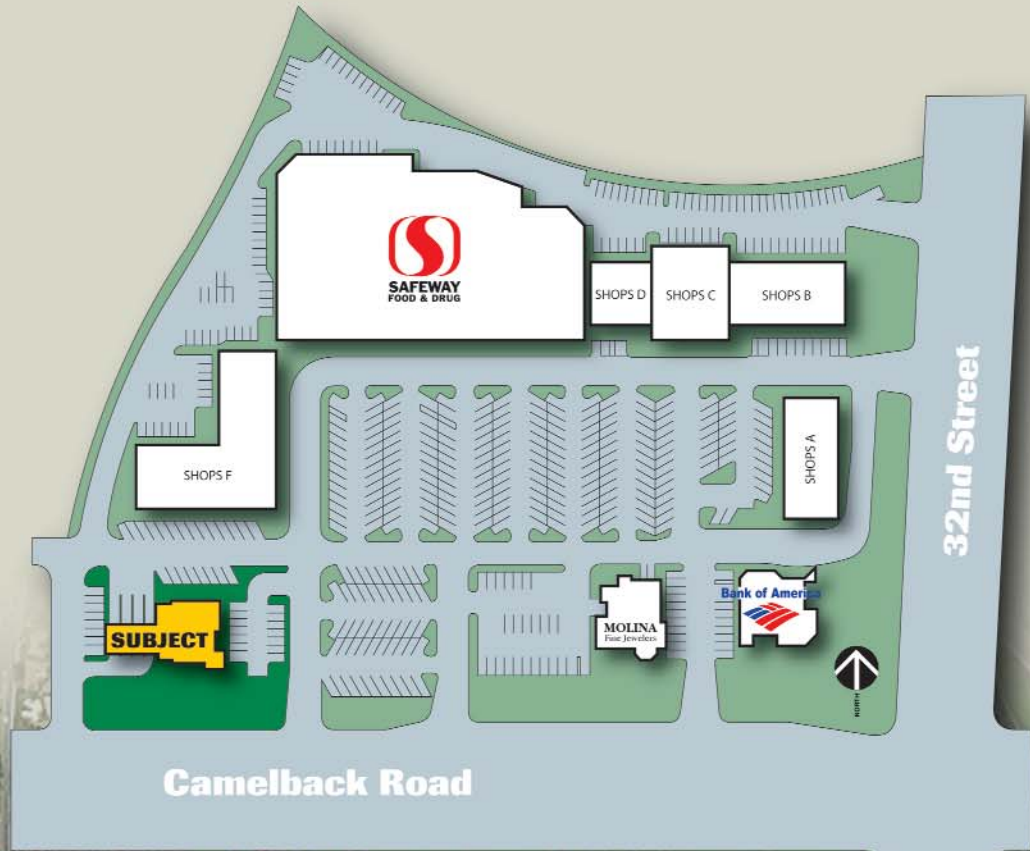
■ Demographics (Sites USA • 03/07)

	1 MILE	3 MILES	5 MILES
Population (2006 est)	10,549	125,298	322,459
Average HH Income (2006 est)	\$ 98,008	\$ 74,752	\$ 73,667



TradeCor, LLC

4455 EAST CAMELBACK ROAD, SUITE E-180 • PHOENIX, ARIZONA 85018 • (602) 759-5250 • FAX (602) 759-5251 • WWW.TRADECORLLC.COM



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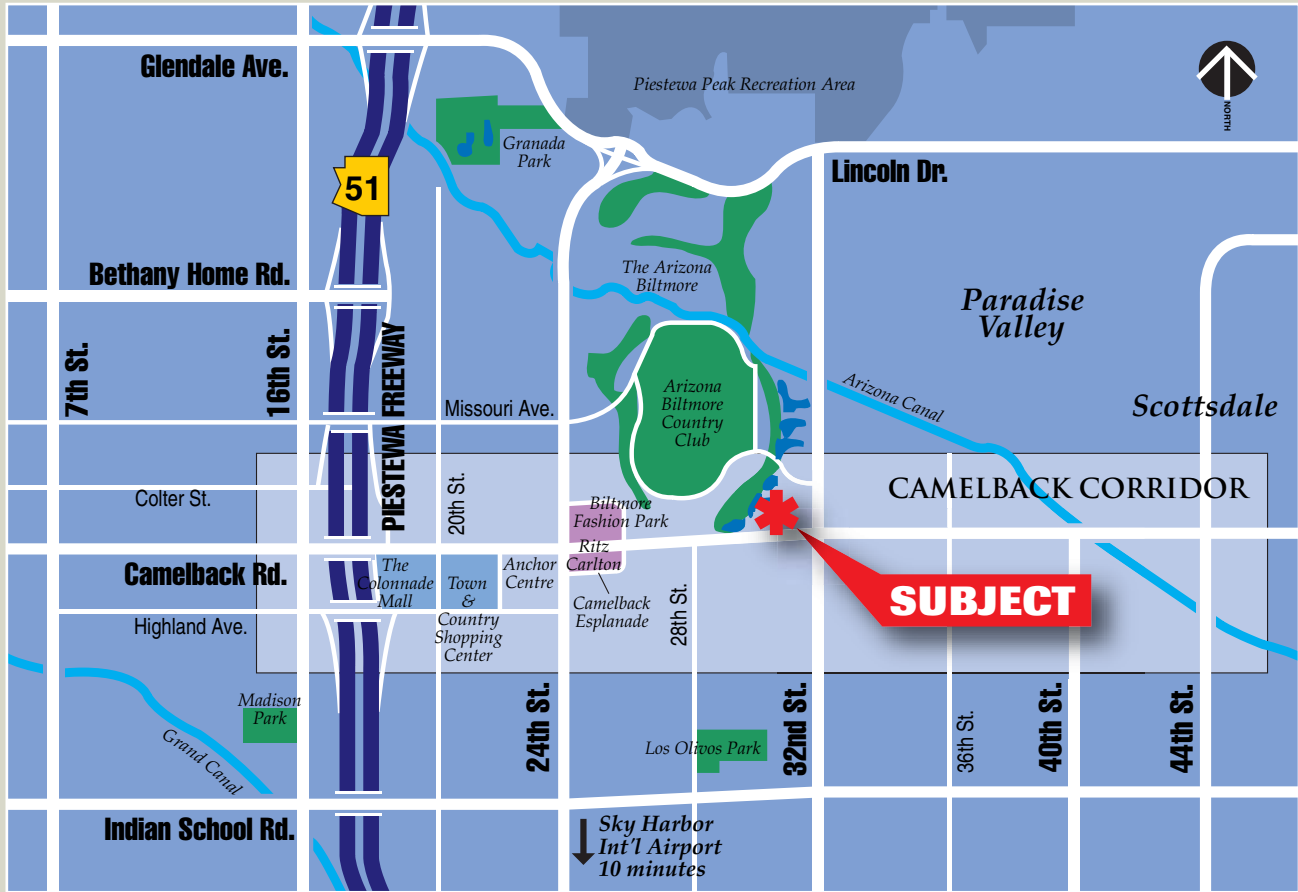
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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



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FINANCIAL OVERVIEW

LOCATION

3102 East Camelback Road
Phoenix, Arizona 85016

PriceUnpriced
Current 2011 Rent.....\$371,315
Building Size.....±4,100 SF
Year Built.....2008
Lot Size1.00 Acre
Type of OwnershipFee Simple

TENANT SUMMARY

TenantWells Fargo Bank NA
Lease TypeAbsolute NNN Ground Lease
Landlord ResponsibilitiesNONE
Lease Term20 Years
Rent Commencement DateDecember 2008
Increases3% annually (every December)
OptionsFour, Five-Year Options

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