




**MULTI-TENANT RETAIL CENTER INVESTMENT
NET LEASE INVESTMENT**

1638 Western Boulevard
Jacksonville, NC 28546


JOE GRAHAM, CCIM
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INVESTMENT SUMMARY

Location	1 638 Western Boulevard, Jacksonville, NC
GLA	9,500 SF
Purchase Price	\$4,389,462
Cap Rate	6.5%
Lease Types	NNN

Tenant	
Lease Terms	10 Years
GLA	6,000 SF
Lease Expiration	November 30, 2024
Lease Schedule	Years 1-10: \$171,240 (\$28.54/sf)
Options	Option 1: \$188,340 (\$31.39/sf)
	Option 2: \$207,180 (\$34.53/sf)



Tenant	
Lease Terms	10 Years
GLA	3,500 SF
Lease Expiration	October 31, 2024
Lease Schedule	Years 1-5: \$115,500 (\$33/sf)
	Years 6-10: \$127,050 (\$36.30/sf)
Options	Option 1: \$139,755 (\$39.93/sf)
	Option 2: \$207,180 (\$43.92/sf)



RENT ROLL (INCOME)



INCOME	
Base Rent	\$286,740
CAM	\$14,670**
Insurance	\$5,560*
Real Estate Taxes	\$22,610
TOTAL INCOME	\$329,670
EXPENSES	
Reserves	\$1,425 (@ 0.15 psf)
CAM/Tax/Insurance	\$42,930
TOTAL EXPENSES	\$44,355
NET OPERATING INCOME	\$285,315

* Reconciled annually.

** Reconciled annually; includes 15% admin fee for management of Mission BBQ, and 10% admin fee for management of Sleepy's, on a pro-rata basis.

LOCATION OVERVIEW



DEMOGRAPHICS / AREA INFORMATION



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2014)	8,219	42,599	75,918
Population Growth (2010-2014)	19.41%	11.51%	9.26%
Projected (2019)	9,319	46,383	82,026
HOUSEHOLDS			
Estimated Households (2014)	3,379	16,800	27,927
Household Growth (2010-2014)	21.85%	13.44%	11.29%
Projected Households (2019)	3,874	18,437	30,384
INCOME			
Median Household Income (2014)	\$48,218	\$44,642	\$43,421
Average Household Income (2014)	\$56,749	\$55,289	\$53,599
Households > \$75,000	793	3,744	5,696

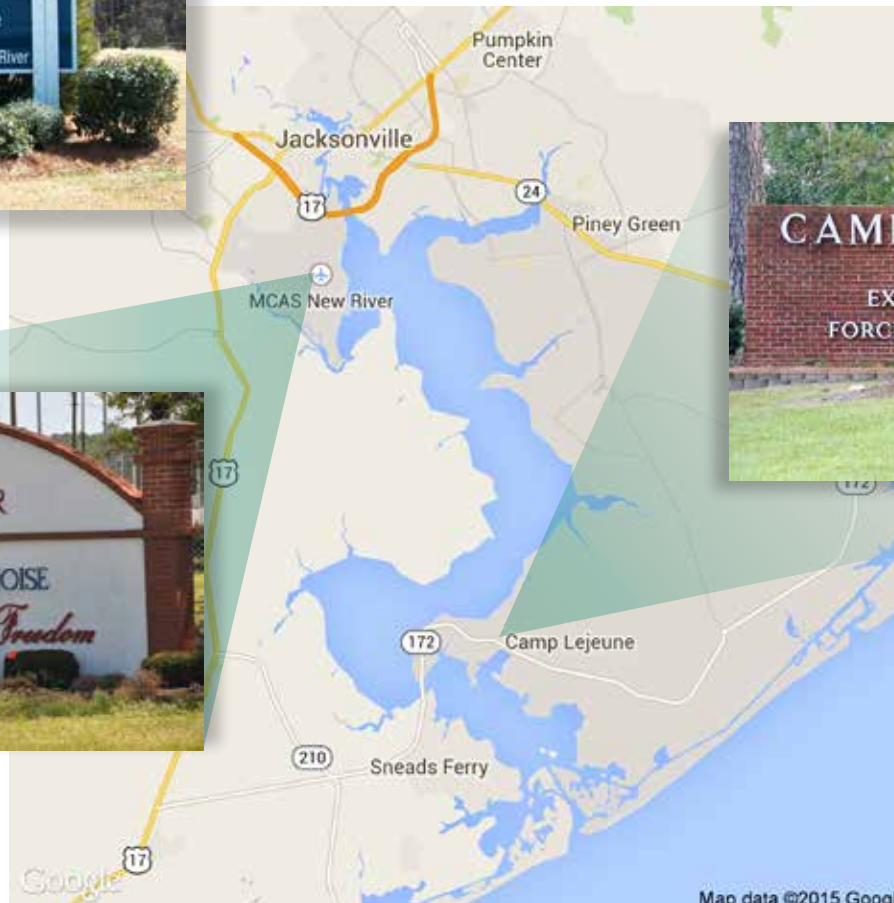


DEMOGRAPHICS / AREA INFORMATION

Jacksonville, North Carolina is known for its two large military bases, Camp Lejeune and New River Air Station, which house over 70,000 Marines. These military bases have traditionally supported the local economy, thus bolstering nearby retail. The city's proximity to the coast also brings in significant visitor spending.

On the whole, Jacksonville's recent market performance has improved, as monthly employment gains have increased. The gains in the job market have in turn boosted the confidence of job seekers, as evidenced in the expanding labor force. The higher employment and income has supported the housing market; prices are near pre-recession levels.*

*Moody's Analytics, 2014



TENANT PROFILES



Today, with four generations of ownership, Sleepy's is the largest privately-owned and operated specialty mattress retailer in America and are currently supplying service from more than 1,000 retail showrooms. Recently, Sleepy's has furthered its stretch west to the Chicago area and south into the Carolinas. Known as "the ONLY mattress professionals," Sleepy's promises 100% satisfaction.



First opening its doors in 2011, Mission BBQ's owners searched the country for the secrets to great BBQ. Promising to deliver authentic BBQ from the freshest, most delectable ingredients, Mission BBQ does all of this while paying tribute to our military heroes. With 13 locations across four states, Mission BBQ is also a supporter of several local and national service-based organizations.



**Representative images of Sleepy's and Mission BBQ locations.*



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For more information, please contact:

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EXCLUSIVE OFFERING MATERIALS REQUEST SHEET
CB RICHARD ELLIS-RALEIGH, LLC

RETURN TO: Joe Graham
CB RICHARD ELLIS-RALEIGH, LLC
4208 Six Forks Rd
Suite 1220
Raleigh, NC 27609
FAX #: (919) 856-2530

PAGES: 2

Name: _____
Company: _____
Address: _____

Phone : _____ Fax : _____ Email: _____

CONFIDENTIALITY AGREEMENT

This will serve to confirm our agreement concerning certain material, data and information (the "Offering Materials") which CB RICHARD ELLIS-RALEIGH, LLC, ("CBRE") and CRP JACKSONVILLE, LLC (the "Owner") may make available to _____ ("Prospective Purchaser") for study in connection with a possible purchase by Prospective Purchaser of 1638 Western Blvd, Jacksonville, NC – Sleepy's and Mission BBQ ("Property").

CBRE is prepared to furnish Prospective Purchaser with the Offering Materials in connection with discussions and negotiations concerning a possible transaction involving the Property only on the condition that Prospective Purchaser treat such Offering Materials confidentially and confirm certain representations to CBRE. Therefore, as a prerequisite to CBRE's furnishing to Prospective Purchaser the Offering Materials, Prospective Purchaser hereby represents and agrees as follows:

1. The Offering Materials furnished to Prospective Purchaser will be used by Prospective Purchaser solely for evaluating a possible transaction exclusively for its own account, as principal in the transaction, and not as broker or agent for any other person. Therefore, Prospective Purchaser agrees to keep all Offering Materials strictly confidential; provided, however, that any such Offering Materials may be disclosed to Prospective Purchaser's directors, officers or employees, as well as its counsel, accounting firms and financial institutions ("Representatives") who need to know such information for the purpose of assisting Prospective Purchaser with a possible purchase of the Property. Such directors, officers, lawyers, financial institutions and accountants shall be informed by Prospective Purchaser of the confidential nature of such information and shall be directed by Prospective Purchaser to treat hold such information in strict confidence. Prospective Purchaser agrees to be responsible for any breach of this Agreement by any of its Representatives. Prospective Purchaser agrees not to disclose that Owner and the Prospective Purchaser may be considering a transaction or have had, are having, or propose to have any discussions with respect thereto. Prospective Purchaser agrees not to copy or duplicate the Offering Materials and to return the Offering Materials to CBRE if Prospective Purchaser decides to discontinue discussions, or if requested by CBRE.
2. Although CBRE has endeavored to include information which CBRE believes to be relevant for the purpose of helping Prospective Purchaser in Prospective Purchaser's evaluation of the Property for possible purchase, Prospective Purchaser understands and acknowledges that neither the Owner of the Property nor CBRE make any representation or warranty to Prospective Purchaser with respect to any of the Offering Materials. Prospective Purchaser agrees that Owner and CBRE shall not have any liability to Prospective Purchaser as a result of its Prospective Purchaser's use of the Offering Materials, and it is understood that Prospective Purchaser is expected to perform and be responsible for such due diligence investigations and inspections of the Property as it deems necessary or desirable and as permitted by agreement with the Owner of the Property.

3. This Agreement shall be inoperative as to particular portions of the Offering Material if such information (i) becomes generally available to the public other than as a result of a disclosure by Prospective Purchase or its Representatives in violation of this Agreement, (ii) was available to Prospective Purchaser on a non-confidential basis prior to its disclosure by Prospective Purchaser or its Representatives or (iii) becomes available to Prospective Purchaser on a non-confidential basis prior to its disclosure by Prospective Purchaser or its Representatives when such source is entitled to make such disclosure.
4. The Prospective Purchaser acknowledges that damages alone may be an inadequate remedy for any breach by it or its representatives, employees, agents or consultants of the terms of this agreement and agrees that, in addition to any other remedies that Owner may have, Owner shall be entitled to injunctive relief in any court of competent jurisdiction against any breach of this Agreement by the Prospective Purchaser.
5. Nothing in this Agreement shall be construed as an agreement or obligation on the part of Owner to sell, or the Prospective Purchaser to purchase, any interest in the Property on any terms.
6. Prospective Purchaser warrants and represents that no broker or agent represents it or will represent it in any transaction involving the Property.

CB RICHARD ELLIS-RALEIGH, LLC
Joe Graham

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2015

_____ (SIGNATURE)

BY: _____ (PRINTED)

TITLE: _____

COMPANY: _____