

407-977-2448

# NET LEASED

INVESTMENT COMPANY  
LICENSED REAL ESTATE BROKER

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## CLOSED DEALS 2004-2008

TENANT	LOCATION	PRICE
7-Eleven	FL	\$2,305,000
7-Eleven	FL	\$2,725,000
7-Eleven	FL	\$3,125,000
7-Eleven	FL	\$2,375,000
7-Eleven	FL	\$3,200,000
7-Eleven Ground Lease	FL	\$850,000
7-Eleven Ground Lease	FL	\$1,125,000
7-Eleven Ground Lease	FL	\$1,310,000
7-Eleven Ground Lease	FL	\$1,025,000
7-Eleven Ground Lease	FL	\$1,463,000
7-Eleven Ground Lease	MD	\$1,358,000
7-Eleven Ground Lease	FL	\$1,324,000
Advance Auto	FL	\$1,250,000
Advance Auto	FL	\$1,775,000
Advance Auto	TN	\$1,850,000
Amscot Financial	FL	\$1,889,455
Amscot Financial	FL	\$1,956,933
Amscot Financial***	FL	\$2,504,267
Amscot Financial Services***	FL	\$2,770,000
Amscot Financial	FL	\$1,884,594
Amscot Financial	FL	\$1,844,631
Amscot Financial	FL	\$1,849,062
Amscot Financial***	FL	\$2,587,152
Amsouth	FL	\$2,150,000
Amsouth	FL	\$2,450,000
Amsouth	FL	\$1,725,000
Arby's	FL	\$633,000
Arby's	FL	\$670,000
Arby's	FL	\$696,000
Arby's	FL	\$750,000
Arby's	FL	\$870,312
Arby's	FL	\$892,000
Arby's	GA	\$1,555,922
Arby's	GA	\$1,011,034
AutoZone	TX	\$825,000
Bakers Square	IL	\$2,915,000
BB&T	FL	\$2,975,000
Big 10 Tires	FL	\$2,180,000

<b>Burger King Ground Lease</b>	<b>FL</b>	<b>\$1,250,000</b>
<b>Burger King Ground Lease</b>	<b>FL</b>	<b>\$1,175,000</b>
<b>Burger King Ground Lease</b>	<b>NC</b>	<b>\$825,000</b>
<b>Burger King Ground Lease</b>	<b>NC</b>	<b>\$350,000</b>
<b>Caterpillar</b>	<b>GA</b>	<b>\$5,750,000</b>
<b>Caterpillar</b>	<b>GA</b>	<b>\$12,500,000</b>
<b>Charlie Brown's Steakhouse</b>	<b>NY</b>	<b>\$1,885,000</b>
<b>Charlie Brown's Steakhouse</b>	<b>PA</b>	<b>\$2,710,000</b>
<b>Checkers</b>	<b>FL</b>	<b>\$1,250,000</b>
<b>Checkers</b>	<b>FL</b>	<b>\$750,000</b>
<b>Checkers</b>	<b>FL</b>	<b>\$1,350,000</b>
<b>Chik-Fil-A Ground Lease</b>	<b>FL</b>	<b>\$1,275,000</b>
<b>Chik-Fil-A Ground Lease</b>	<b>FL</b>	<b>\$1,000,000</b>
<b>Chik-Fil-A Ground Lease</b>	<b>FL</b>	<b>\$1,150,000</b>
<b>CSK Auto Parts</b>	<b>AZ</b>	<b>\$975,000</b>
<b>CSK Auto Parts</b>	<b>AZ</b>	<b>\$1,250,000</b>
<b>CSK Auto Parts</b>	<b>AZ</b>	<b>\$1,575,000</b>
<b>CVS</b>	<b>GA</b>	<b>\$3,575,000</b>
<b>CVS</b>	<b>GA</b>	<b>\$5,625,000</b>
<b>CVS</b>	<b>FL</b>	<b>\$4,500,000</b>
<b>CVS</b>	<b>FL</b>	<b>\$5,562,800</b>
<b>CVS</b>	<b>FL</b>	<b>\$5,507,000</b>
<b>CVS</b>	<b>PA</b>	<b>\$3,972,000</b>
<b>CVS</b>	<b>MD</b>	<b>\$1,675,000</b>
<b>CVS</b>	<b>TX</b>	<b>\$4,850,000</b>
<b>CVS</b>	<b>FL</b>	<b>\$5,290,000</b>
<b>CVS Ground Lease</b>	<b>SC</b>	<b>\$1,087,000</b>
<b>CVS Ground Lease</b>	<b>SC</b>	<b>\$1,212,500</b>
<b>CVS Portfolio (5)</b>	<b>MD</b>	<b>\$7,652,500</b>
<b>CVS Portfolio (4)</b>	<b>MD</b>	<b>\$6,550,000</b>
<b>Del Taco</b>	<b>CA</b>	<b>\$1,450,000</b>
<b>Dunkin Donuts</b>	<b>FL</b>	<b>\$1,320,000</b>
<b>Dunkin Donuts</b>	<b>FL</b>	<b>\$1,250,000</b>
<b>Dunkin Donuts</b>	<b>FL</b>	<b>\$975,000</b>
<b>Dunkin Donuts***</b>	<b>FL</b>	<b>\$1,565,783</b>
<b>Dunkin Donuts</b>	<b>FL</b>	<b>\$1,426,666</b>
<b>Dunkin Donuts</b>	<b>FL</b>	<b>\$1,690,000</b>
<b>Don Olsen Tire</b>	<b>FL</b>	<b>\$1,825,000</b>
<b>Don Olsen Tire</b>	<b>FL</b>	<b>\$1,275,000</b>
<b>Don Olsen Tire</b>	<b>FL</b>	<b>\$990,000</b>
<b>Don Olsen Tire</b>	<b>FL</b>	<b>\$1,350,000</b>
<b>Don Olsen Tire</b>	<b>FL</b>	<b>\$1,400,000</b>
<b>Eckerd</b>	<b>FL</b>	<b>\$2,993,350</b>
<b>Eckerd</b>	<b>FL</b>	<b>\$3,490,000</b>
<b>Eckerd</b>	<b>FL</b>	<b>\$4,277,883</b>
<b>Eckerd</b>	<b>FL</b>	<b>\$4,450,000</b>

Eckerd	GA	\$3,975,000
Eckerd	GA	\$4,850,000
Eckerd	GA	\$3,504,905
Eckerd	MS	\$4,138,958
Eckerd	NC	\$3,950,000
Eckerd	NC	\$5,125,000
Eckerd	NC	\$4,980,000
Eckerd	SC	\$2,300,000
Eckerd	VA	\$4,450,000
Eckerd	VA	\$2,450,000
Eckerd	VA	\$3,250,000
Eckerd	NC	\$4,990,000
Food Max (Bi-Lo)	AL	\$9,119,750
Food World (Bi-Lo)	AL	\$5,712,250
Food World (Bi-Lo)	AL	\$5,901,000
Food World***	FL	\$6,300,000
Georgia Pacific	FL	\$6,900,000
Georgia Pacific	FL	\$2,730,000
Georgia Pacific	FL	\$2,950,000
Home Depot	OH	\$3,125,000
Insignia Bank	FL	\$3,200,000
Iron Mountain	FL	\$1,980,000
Iron Mountain	GA	\$1,985,000
Iron Mountain	NC	\$1,806,425
Iron Mountain	OH	\$1,860,000
Kash n Karry***	FL	\$6,900,000
Kash n Karry***	FL	\$7,800,000
LA Fitness ***	FL	\$16,717,500
LA Fitness ***	FL	\$13,625,000
Linens 'n Things	VA	\$6,300,000
Lowes Ground Lease	SC	\$4,500,000
Lowes Ground Lease	FL	\$5,450,000
Marsh Supermarket	IN	\$4,435,263
Marsh Supermarket	IN	\$2,552,439
Marsh Supermarket	IN	\$3,447,445
Marsh Supermarket	OH	\$4,569,576
McDonald's Ground Lease	FL	\$425,000
McDonald's Ground Lease	FL	\$1,500,000
McDonald's Ground Lease	GA	\$1,100,000
Meineke Car Care	FL	\$1,182,857
Meineke Car Care	MD	\$1,260,000
Outback Steakhouse Ground Lease	TN	\$1,115,000
Panda Express	FL	\$1,083,000
Pool Corporation	FL	\$2,465,000
Provident Bank Ground Lease	VA	\$2,400,000
Republic Bank	FL	\$1,785,000

Repulice Bank	FL	\$1,765,500
Sonic	FL	\$1,225,000
Sonic	FL	\$2,500,000
Starbucks	FL	\$1,715,000
Suntrust	FL	\$3,250,000
Suntrust	FL	\$1,975,000
Tire Kingdom/Donatos***	FL	\$1,925,000
T-Mobile	FL	\$1,125,000
Tire Kingdom	FL	\$1,525,000
Tire Kingdom	FL	\$1,825,000
Tire Kingdom	FL	\$1,422,650
Tire Kingdom	FL	\$1,375,000
Tire Kingdom	FL	\$1,941,000
Tuffy Auto Center	FL	\$877,000
Vacant Out Parcel	FL	\$1,250,000
Walgreens	TX	\$5,725,000
Walgreens	FL	\$4,135,000
Walgreens	FL	\$4,675,000
Walgreens	FL	\$3,825,000
Walgreens	FL	\$5,250,000
Walgreens	FL	\$3,970,000
Walgreens	FL	\$4,064,285
Walgreens	FL	\$5,250,000
Walgreens	GA	\$4,825,000
Washington Mutual Ground Lease	TX	\$1,085,000
Wendy's	FL	\$975,000
Wendy's	FL	\$1,250,000
Wendy's	FL	\$1,400,000
Wendy's	FL	\$1,125,000
Wendy's	FL	\$1,345,000
Wendy's	FL	\$1,125,000
Wendy's Ground Lease	FL	\$1,626,000
Wendy's	FL	\$1,250,000
Wendy's	FL	\$1,155,000
<b>Total Sales</b>		<b>\$464,349,647</b>

**\*\*\*Anchored Shopping Center**

<b>DEALS CURRENTLY UNDER CONTRACT</b>		
Sherwin Williams	IA	\$990,000
Dunkin Donuts***	FL	\$1,575,000
Tuffy Auto Center	FL	\$1,678,000
Charlie Brown's Steakhouse	PA	\$2,300,000
Dunkin Donuts	FL	\$1,010,000
Community First Bank	TN	\$1,300,000
Amscot	FL	\$1,050,000
<b>Total</b>		<b>\$9,903,000</b>