

Executive Summary Tenant In Common Offering #11004



Name:	EXEQ Plaza
Address:	5250 Jefferson Hwy
City, State and Zip:	Harahan, LA 70123 (New Orleans)
Property Type:	Multi-Tenant NN Retail New Construction
Base Rental:	\$189,267
% Percentage Leased:	100%
Tenant Trade Names:	Rally's, Supercuts, Cash Corral and Sonia Fruits
Lease Type:	NNN
Rentable Area:	5,300 s.f.
Lot Size:	43,560 s.f or per survey.
Purchase Price:	\$2,517,445
Equity: \$541,695	Minimum Investment - \$75,000
Cash On Cash Return:	10.034%
Return On Equity:	34.94%

Tenants:

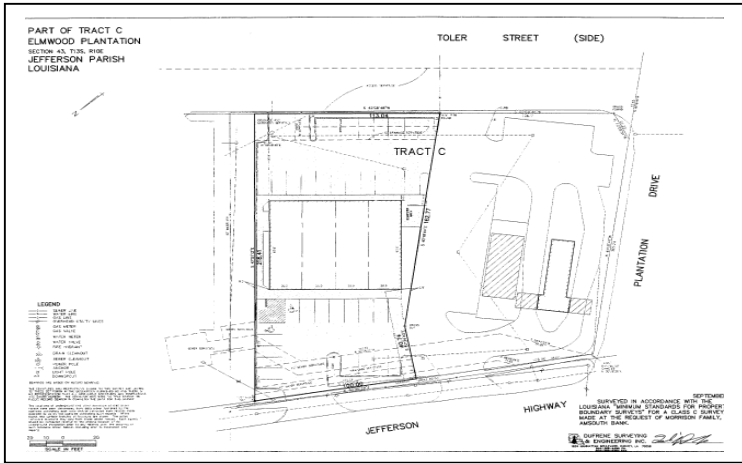
Game Stop
 SF Occupied: 1,340
 Lease Expires: 10/31/2009

Super Cuts
 SF Occupied: 1,340
 Lease Expires: 10/31/2009

Cash Tree
 SF Occupied: 1,340
 Lease Expires: 10/31/2009

Smoothie
 SF Occupied: 1,340
 Lease Expires: 12/31/2009

Rally's
 SF Occupied: 22,000 Ground Lease
 Lease Expires: 9/30/2012



- Benefits:**
- Excellent Retail Location
 - Stable Tenants
 - Corporate Guarantees
 - Quick Closing
 - Eligible for 1031 Exchange

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