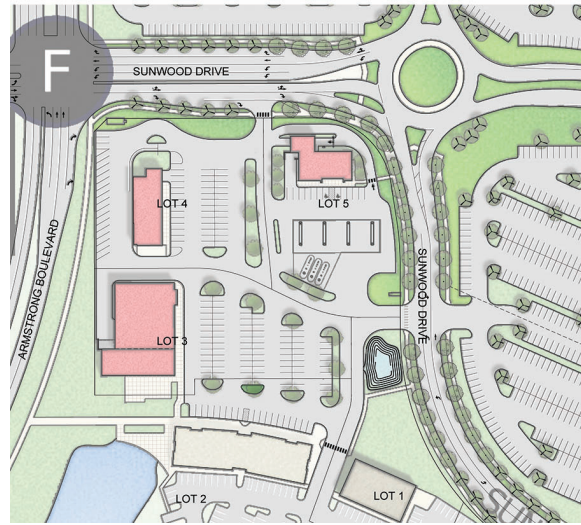


Deal Recap



Project:	McDonalds Restaurant
Buyer:	McDonalds Corporate
Use:	Fast Food Restaurant w/ Drive thru
Site Location:	Lot 4, Block 1, COR TWO
Status:	Purchase Agreement
Acres:	1.36 acres (gross) 1.0 acres (net)
Price:	\$470,000 \$10.79/ft. net (\$8.00 gross)
Broker Fees:	\$30,000 – paid by seller
Dashboard:	\$8-12 per ft average
Earnest Monies:	\$5,000 refundable
Due Diligence:	170 days
Closing Schedule:	Spring 2013
Construction:	Spring 2013
Projected Development Fee:	\$51,441 Phased over time

Discussion Items: Use Restrictions
Pad Prep
Traffic – 1,700 tickets (trips) per day
CUP – Drive Thru (approved)

