



Corporate-Net Leased-Single Tenant Investment

SEC THUNDERBIRD & DYSART ROAD, EL MIRAGE, ARIZONA

INVESTMENT OPPORTUNITY

New Development- Build to Suit Being Completed



Not Actual Photo

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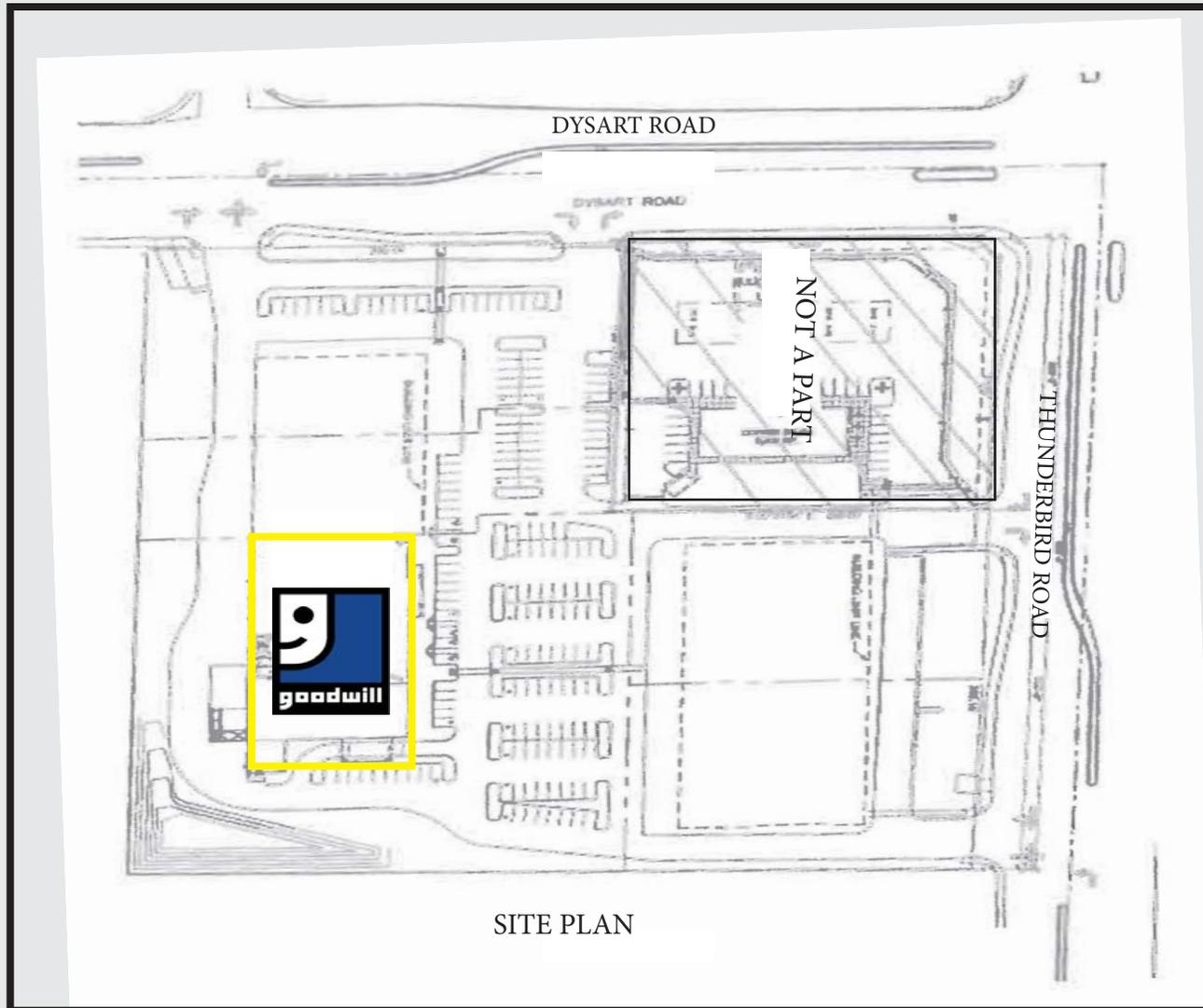
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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

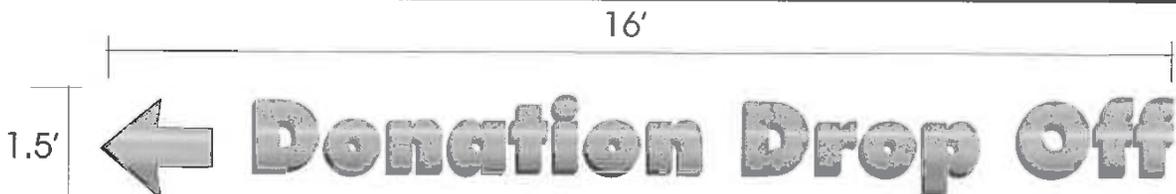
Executive Summary



Property:	Goodwill-Single Tenant
Property Location:	Southeast corner of Thunderbird & Dysart, El Mirage, AZ-Across the street from Super Walmart
Property Type:	Single Tenant Building-Part of a larger to be built shopping center
Building Size:	25,000 SF, Build to Suit Being Constructed
Year Constructed:	2014-2015
Occupancy:	100%
NOI:	\$387,500.00- Estimated Tenant Opening in November 2015
Cap Rate:	6.3%
Price:	\$6,150,793.00
Lease Term:	15 years remaining on a 15 year lease



16'

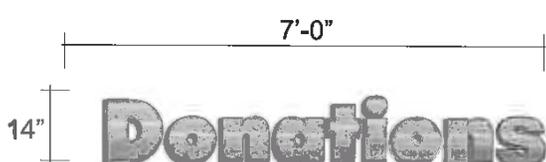


1.5'

24 Sq. Ft.

Fabricate and install one set of halo-lit reverse pan channel letters. Letters to be brushed aluminum. Letters to have 3" returns. Peg off wall 2". All back-lit with white LED's.

7'-0"



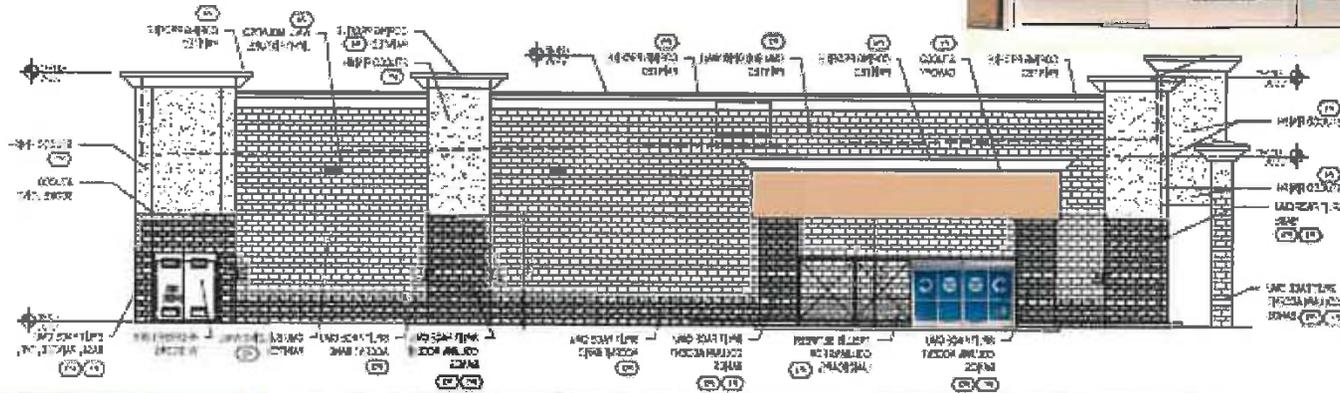
14"

Fabricate and install one set of halo-lit reverse pan channel letters. Letters to be brushed aluminum. Letters to have 3" returns. Peg off wall 2". All back-lit with white LED's.

8.17 Sq. Ft.

EQUITY SIGN GROUP <small>FULL SERVICE DESIGN MANUFACTURE INSTALL</small>	CLIENT <u>Goodwill</u>	SCALE _____	<small>THIS ORIGINAL UNPUBLISHED DRAWING IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY EQUITY SIGN GROUP. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION OF EQUITY SIGN GROUP. COMPUTER PRINTED COLOR GRAPHICS SHOWN ON DRAWING MAY VARY FROM ACTUAL COLOR SELECTIONS DUE TO PRINTING CHARACTERISTICS. PHOTO ILLUSTRATIONS ARE ARTIST'S CONCEPT ONLY AND MAY NOT REPRESENT ACTUAL INSTALLATION.</small>
	ADDRESS <u>Grand Ave & 85th Ave, Peoria, AZ</u>	DESIGNER <u>SS</u> SALESPERSON <u>Rob Frazier</u>	
	CLIENT APPROVAL <u>X</u>	DATE <u>8-19-13</u>	
DRAWING NUMBER <u>Goodwill -8-19-13</u>			

Perforated vinyl, digital prints applied to doors at the donation drop off area. Typical placement shown



East Elev.

EQUITY SIGN GROUP
FULL SERVICE DESIGN, MANUFACTURE, INSTALL

CLIENT Goodwill
 ADDRESS Grand Ave & 85th Ave, Peoria, AZ
 CLIENT APPROVAL
 X

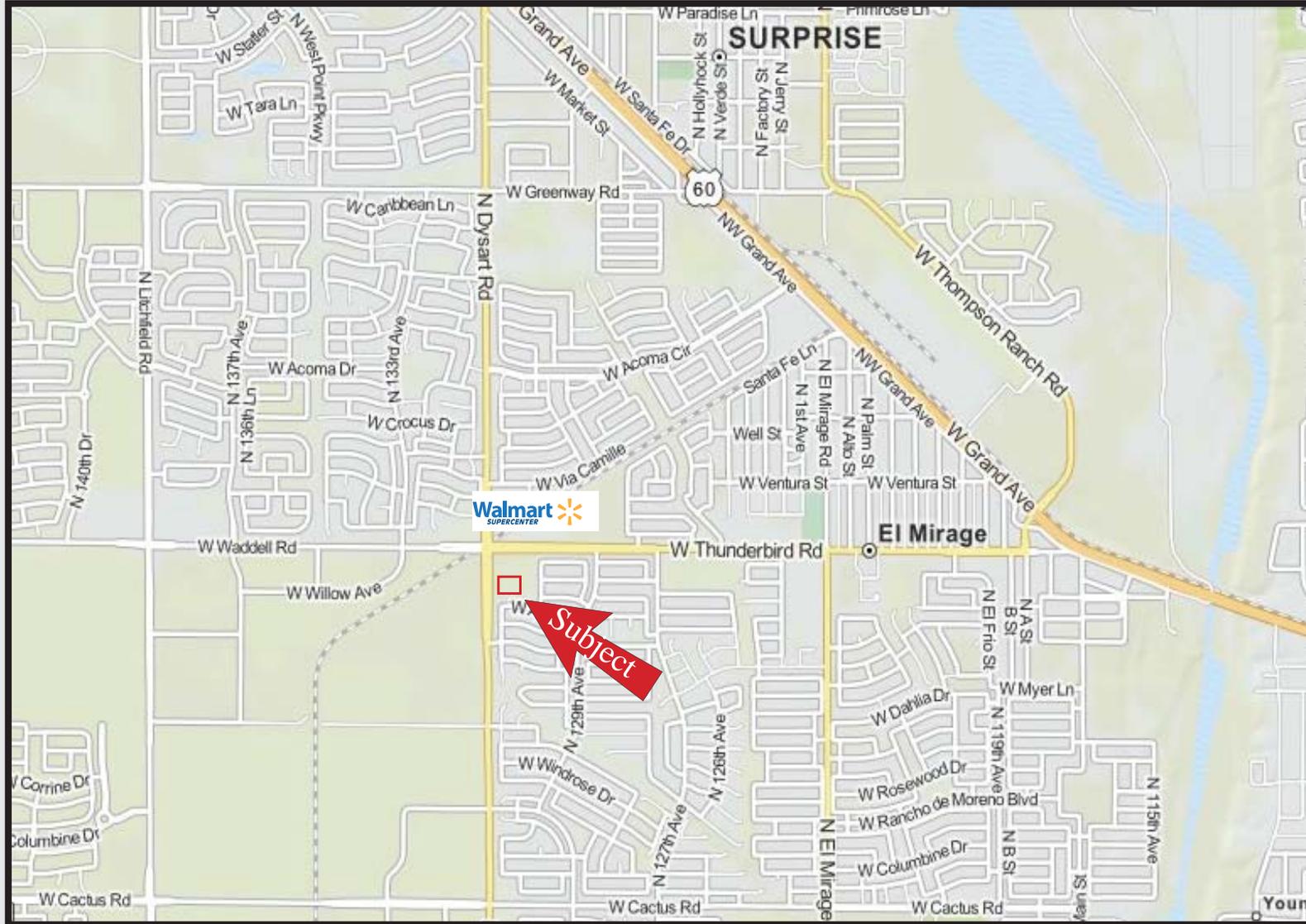
SCALE _____
 DESIGNER SS SALESPERSON ROB
 DATE 8-19-13
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Trade Area Aerial



Proximity Map



Proximity Map

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Metropolitan Phoenix Information



Greater Phoenix Community Profile:

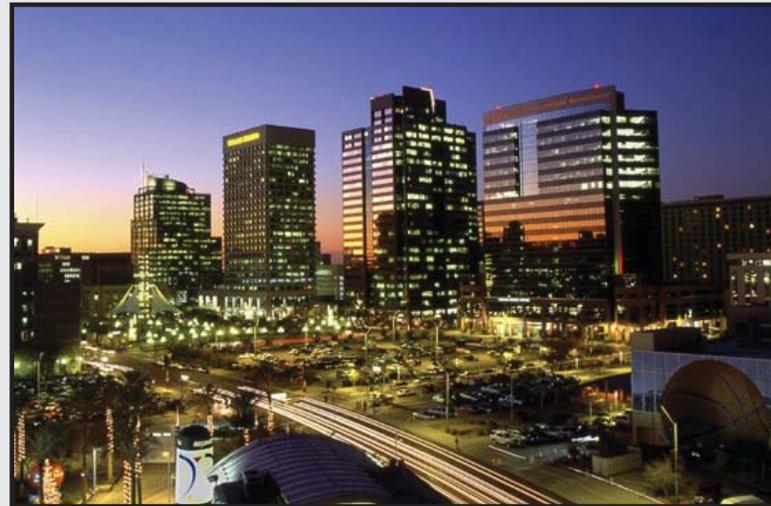
Greater Phoenix has consistently outpaced the U.S. population growth over the last 20 years. With 4.3 million people, Greater Phoenix's population is expected to nearly double in the next two decades which equates to a growth rate four times the national average. The area's past and future growth is largely attributable to the availability of jobs and a low cost of living. The region offers a pro-business and low-cost operating environment and a vast pool of young, diverse and educated talent. Additionally, the area enjoys over 300 days of sunshine a year offering an attractive environment to live and work. Phoenix's strategic and centrally located southwest location has made Greater Phoenix a choice business and innovative hub with international access for aerospace, high-tech, bioscience, advanced business, and sustainable technology companies.

Population and Workforce

From 2002 through 2007 Metropolitan Phoenix created more jobs over that five-year span than any metro area in the United States, expanding its employment base by 23.4%. While the MSA was not immune to the effects of the national recession, during 2012 it experienced a positive gain of more than 41,000 jobs. Over the next two years Moody's Analytics projects a gain of over 40,000 jobs annually, increasing to 66,000 jobs annually between 2014 to 2016. The unemployment rate in Metropolitan Phoenix is consistently below the national average and is currently at 7.2%, which is 40 basis points lower than the national average of 7.8%.

Principal Industries

Metropolitan Phoenix's industry base has evolved and matured from its original base of the "Five C's" (cotton, cattle, copper, climate, and citrus), to where it is today with a well-diversified mix of multiple next generation sustainable industries including high-tech manufacturing, information services, and international trade and tourism. Nearly half of the city's employment base is anchored by financial activities, professional and business services, education and health services and government which fuel absorption of retail, office, and industrial space. Near term employment growth will come from education and healthcare services, profession and business services, leisure and hospitality, and FIRE (finance, insurance, and real estate) sectors. Growth in these sectors will be the catalyst for future commercial space absorption. The recovery in the Metro Phoenix construction industry which currently accounts for only 5% of our 1.7 million employment base has begun and is expected to continue to grow concurrently with housing and commercial starts.



Confidentiality Agreement



This is a Confidential Memorandum intended solely for your use and benefit in determining whether you desire to express further interest in the acquisition of Goodwill Investments of Central AZ, Southeast Corner of Dysart Road and Thunderbird Road, El Mirage, Arizona (“Property”, “Project”). The Memorandum contains selected unverified information pertaining to the Project and does not purport to be a representation of the state of affairs of the Owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Strategic Retail Group, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreage, square footages and other measurements are approximations. Neither the Owner nor Strategic Retail Group, Inc. nor any of their respective directors, officers, broker, affiliates and/or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, nor any warranty or representation, with respect to the future projected financial performance of the property, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject Property, and no legal commitment or obligation shall arise by reason of you receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase this Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Memorandum or any of its contents to any other person/entity without the prior written authorization of the Owner or Strategic Retail Group. You also agree that you will not use contents in any manner detrimental to the interest of the Owner or Strategic Retail Group.