

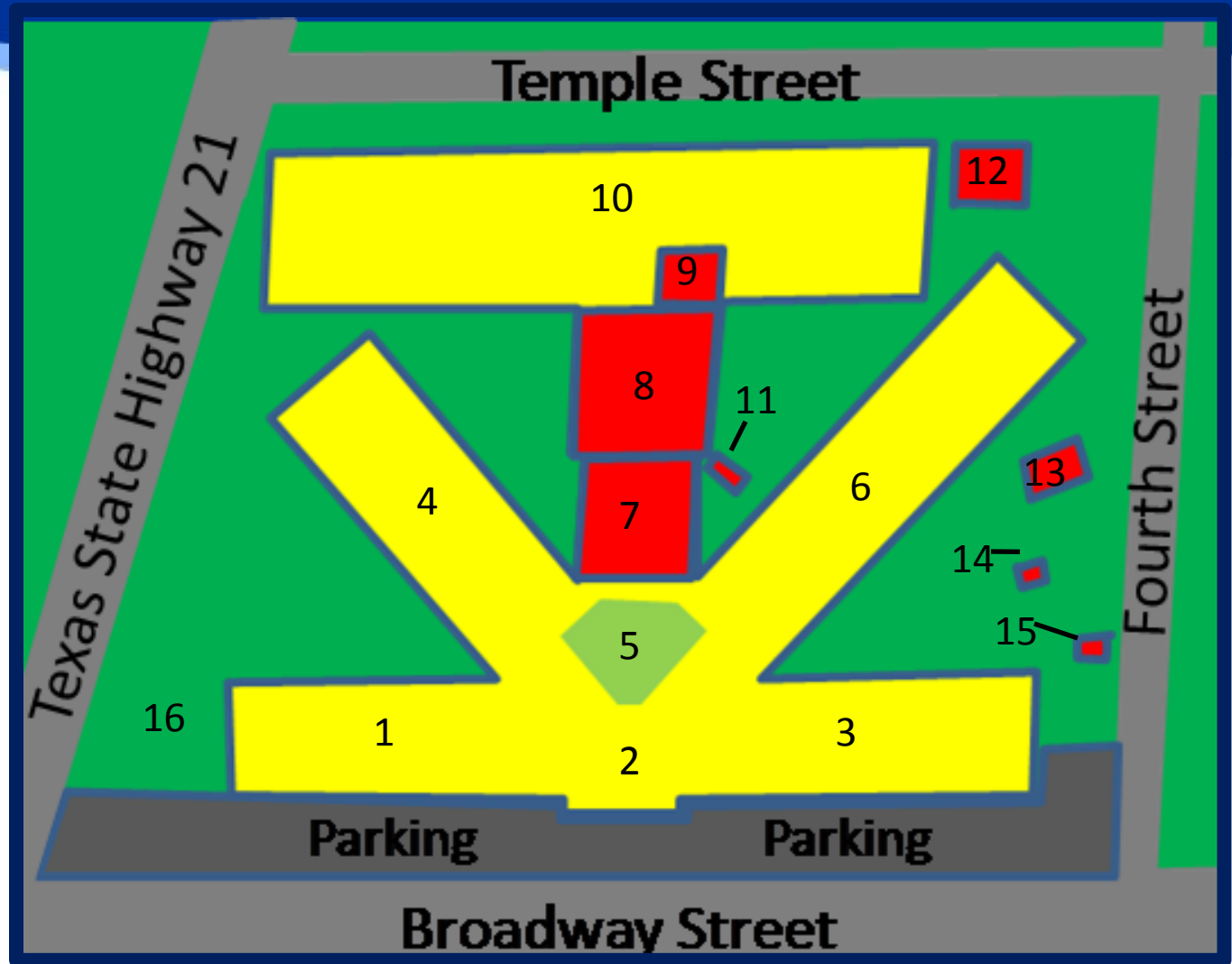
SITE PLAN



SOUTHWEST PARTNERS

Current site plan

1. Wing 1
2. Entrance
3. Wing 2
4. Wing 3
5. Atrium
6. Wing 4
7. Dining
8. Conference
9. Maintenance
10. Wing 5
11. Storage
12. Laundry
13. Classroom
14. Storage
15. Refuse



PROFORMA REAL ESTATE CAP & PROJECTIONS



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Real estate proforma – transaction, performance & income summary

CATEGORY	REFERENCES	DOLLARS
TRANSACTION SUMMARY		
Sale price		\$274,984
Capital improvements	100% of sale price	\$274,984
Total investment		\$549,968
Subordinated owner finance	10%	(\$27,498)
Down payment	20%	<u>(\$82,495)</u>
Balance financed		\$439,974
PROFORMA ANNUAL PERFORMANCE		
Net operating income		\$43,305
Cash flow		\$8,611
Capitalization rate		7.87%
INCOME		
Potential rental income	Model B	\$124,877
Less: Vacany and Credit Losses	25.00%	<u>(\$31,219)</u>
Effective rental income		\$93,658
Gross operating income		\$93,658



Real estate proforma – first and subordinated financing details

CATEGORY	REFERENCES	DOLLARS
FIRST FINANCING AND CLOSING		
Interest rate	7.00%	
Initial loan amortization period	30	
Annual Debt Service		\$35,126
Points	1.00%	\$4,400
Other closing costs	1.00%	<u>\$4,400</u>
SUBORDINATED FINANCING AND CLOSING		
Interest rate	9.00%	
Initial loan amortization period	30	
Annual Debt Service		\$3,392
Points	0.00%	\$0
Other closing costs	0.00%	<u>\$0</u>

Real estate proforma – operating expenses

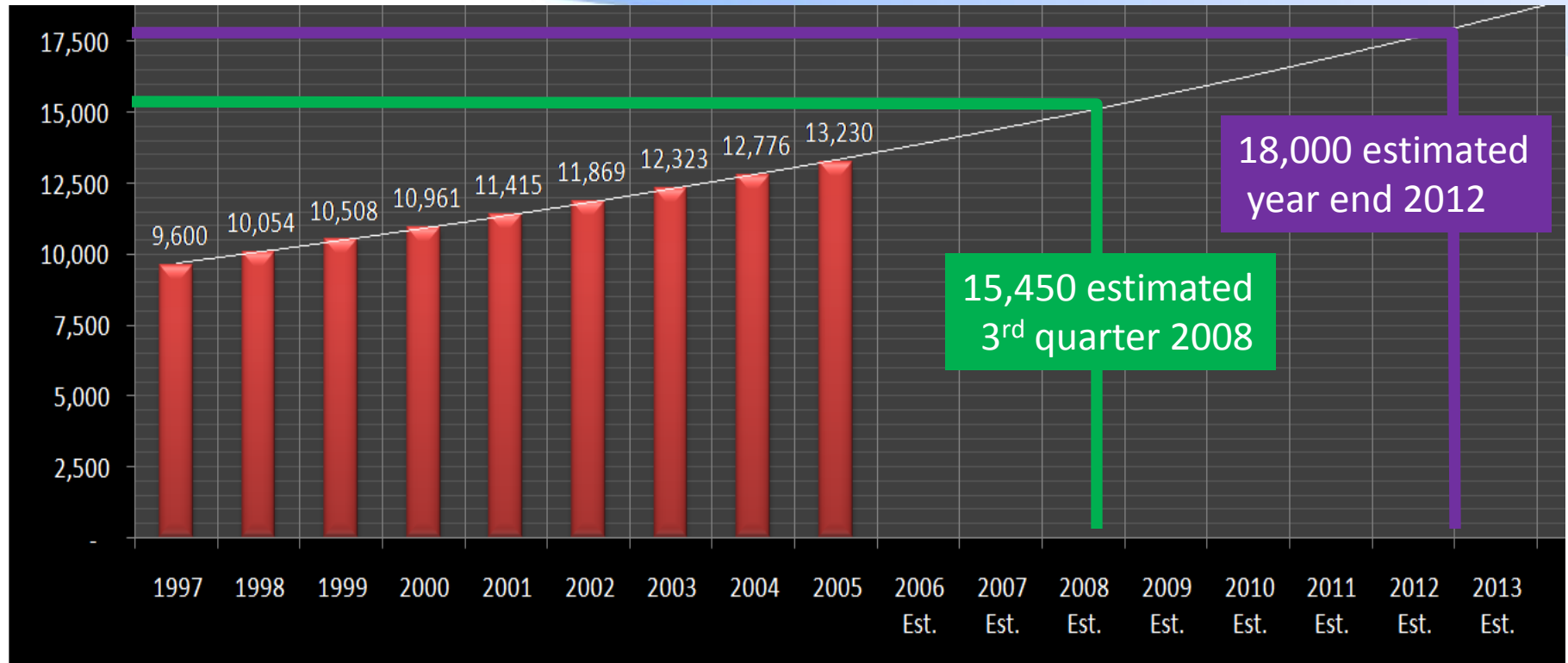
CATEGORY	REFERENCES	DOLLARS
OPERATING EXPENSES		
Real estate taxes	2 * 08 est.	(\$8,552)
Property Insurance	Estimate	(\$5,000)
Management and commissions	6.0%	(\$5,619)
Maintenance	\$ 300	(\$3,600)
Water/sewer	\$ 100	(\$1,200)
Garbage	\$ 50	(\$600)
Electric	\$ 100	(\$1,200)
Yard Maintenance	\$ 300.0	(\$3,600)
Accounting and legal		(\$1,000)
Licenses/Permits		(\$250)
Contracted services	\$ 250	(\$1,000)
Reserve	20%	<u>(\$18,732)</u>
Total operating expenses		(\$50,353)

BUSINESS OPPORTUNITIES



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15,450 average two-daily traffic count projected to grow approximately 4% per year

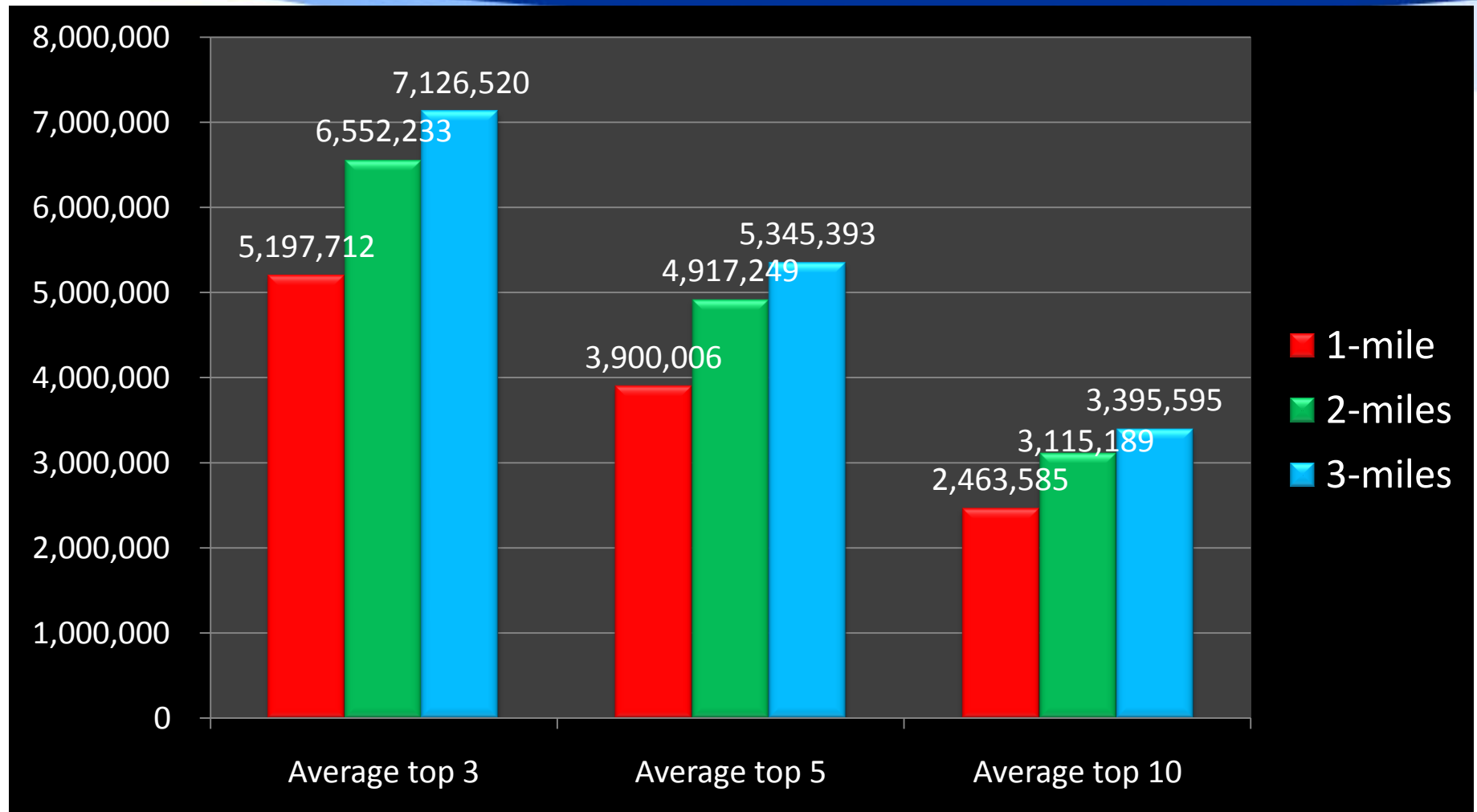


Note: Traffic point adjacent to property. Proprietary regression analysis model under license from Microsoft used for projections.

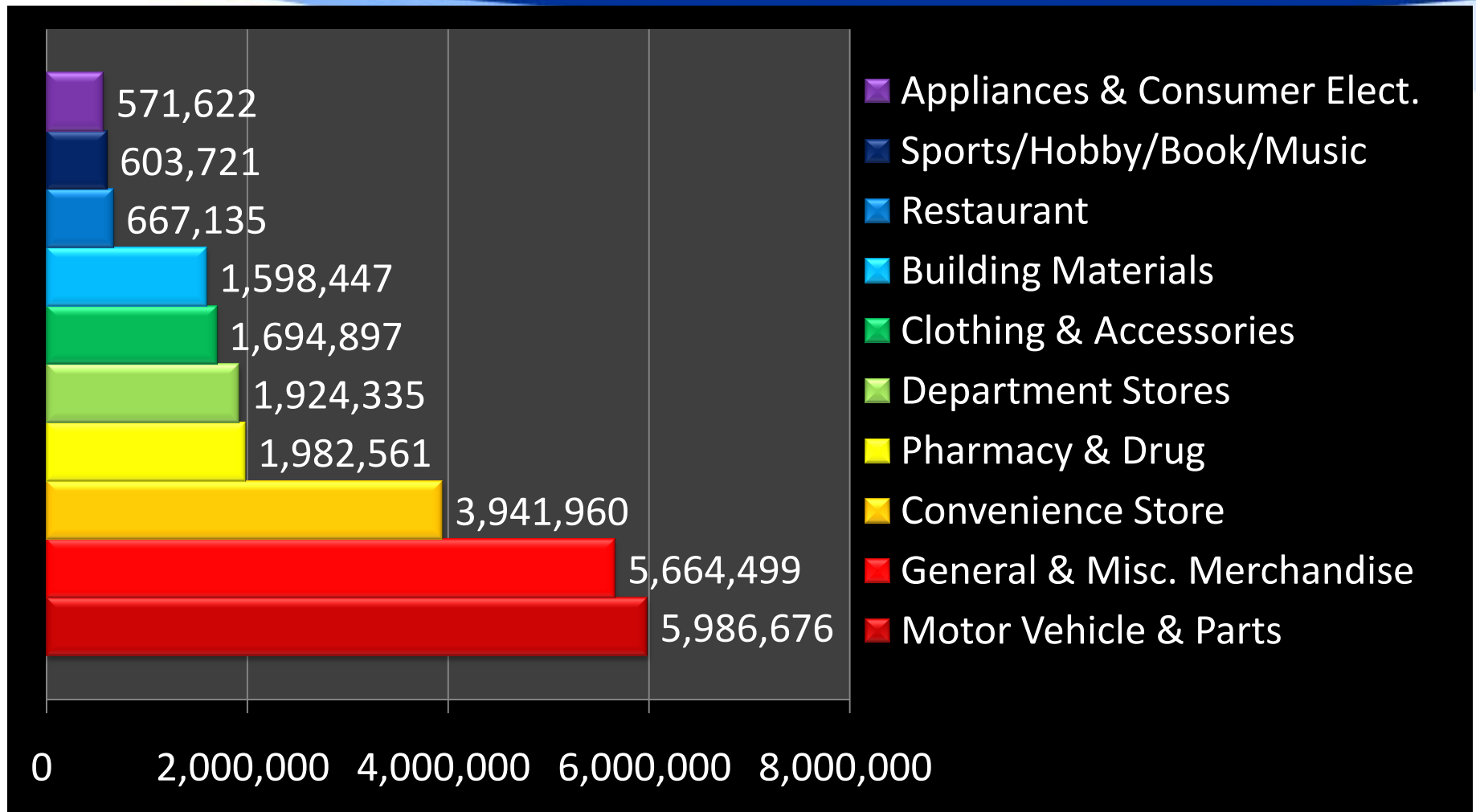
Top 10 categories of unmet local retail demand 2008 summary table

#	Category	Radius		
		1-mile	2-miles	3-miles
1	Motor Vehicle & Parts	5,986,676	7,394,329	8,141,373
2	General & Misc. Merchandise	5,664,499	7,224,776	7,811,578
3	Convenience Store	3,941,960	5,037,593	5,426,610
4	Pharmacy & Drug	1,982,561	2,500,581	2,703,814
5	Department Stores	1,924,335	2,428,966	2,643,590
6	Clothing & Accessories	1,694,897	2,179,765	2,351,246
7	Building Materials	1,598,447	1,966,901	2,190,649
8	Restaurant	667,135	901,744	1,043,864
9	Sporting Goods/ Hobby/Book/Music	603,721	779,569	842,015
10	Appliances & Consumer Electronics	571,622	737,661	801,211
Average top 3		5,197,712	6,552,233	7,126,520
Average top 5		3,900,006	4,917,249	5,345,393
Average top 10		2,463,585	3,115,189	3,395,595

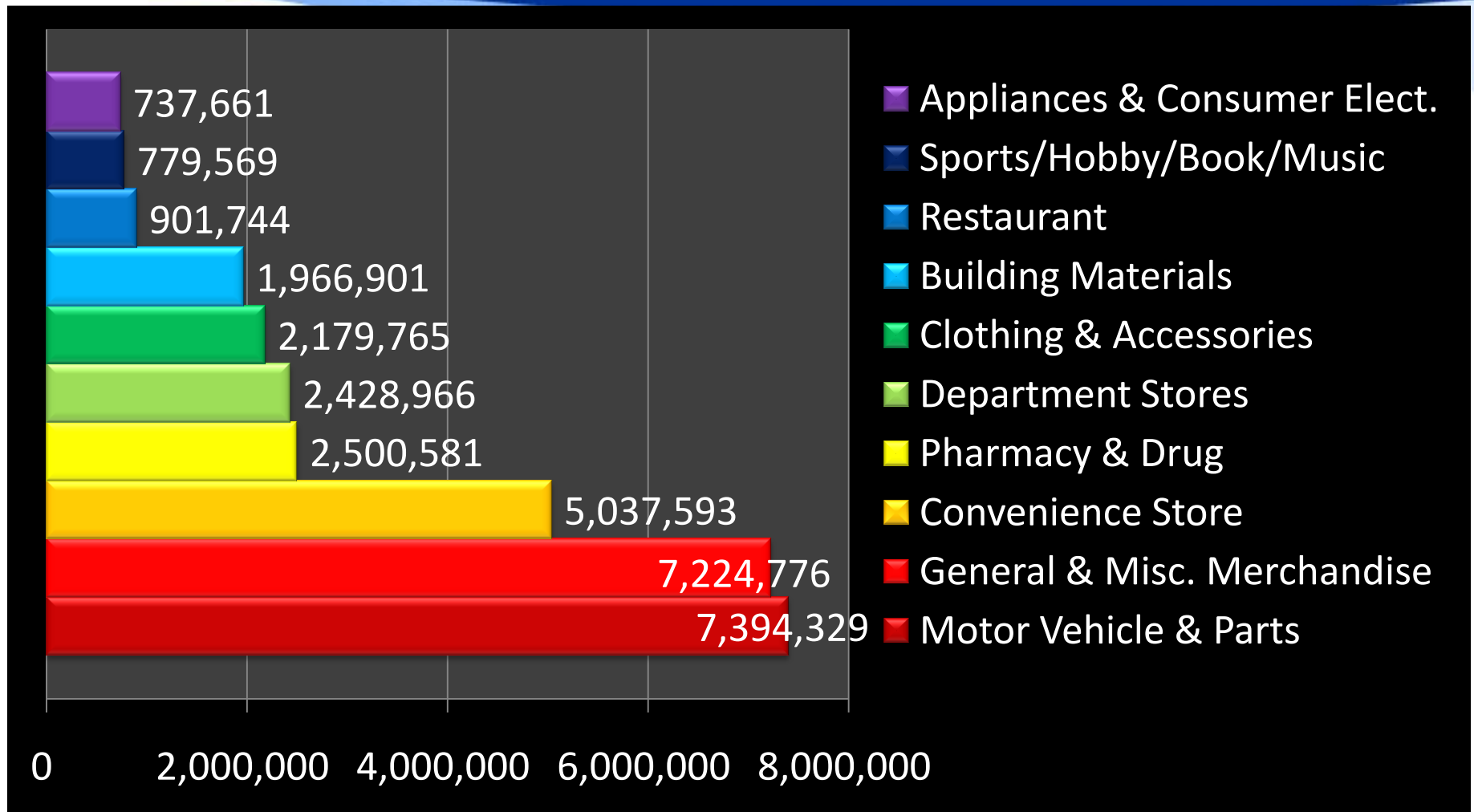
Top 10 categories of unmet local retail demand 2008 average top 3, 5 & 10 at 1, 2 & 3-mile radiuses



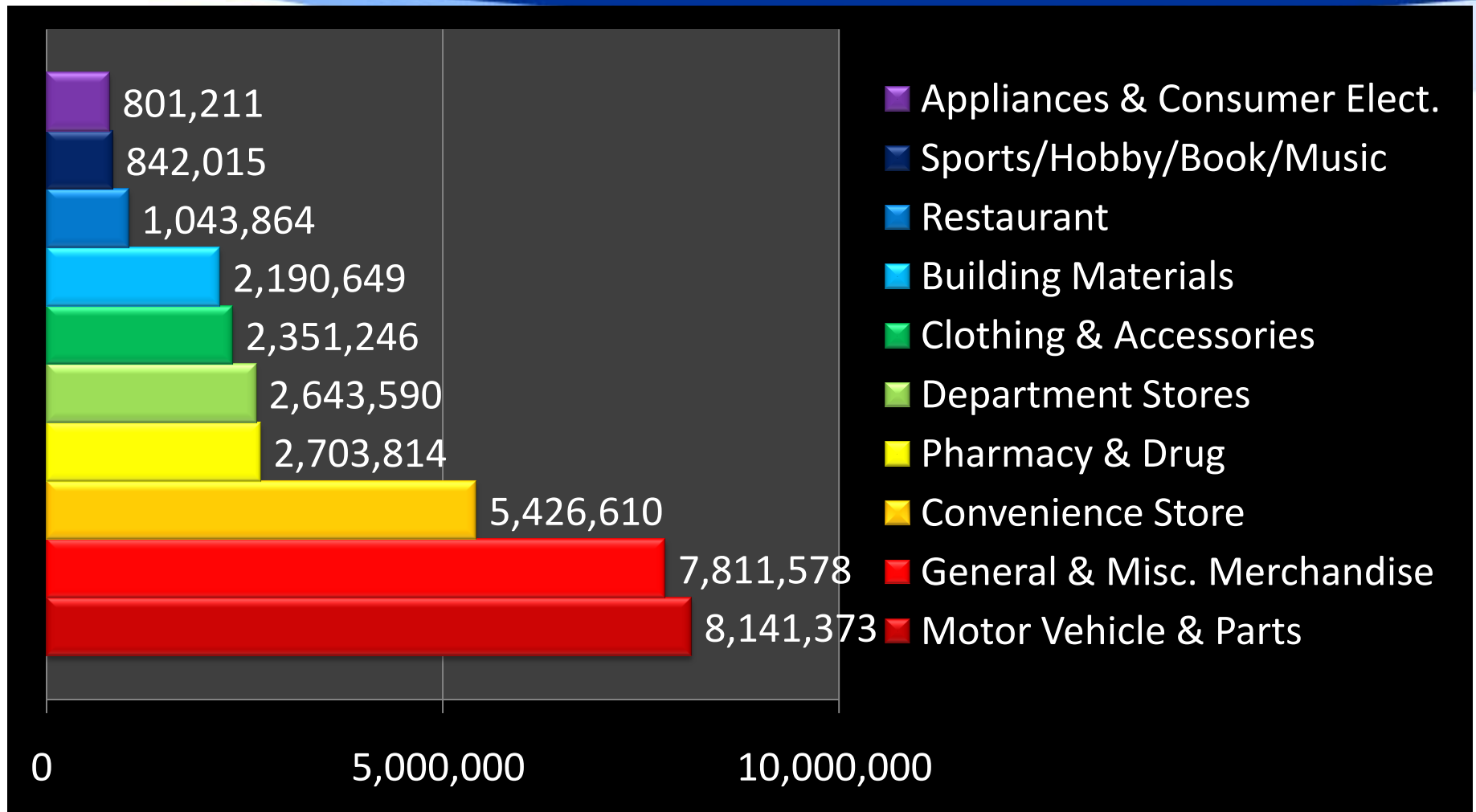
Top 10 categories of unmet local retail demand 2008 at 1-mile radius



Top 10 categories of unmet local retail demand 2008 at 2-mile radius



Top 10 categories of unmet local retail demand 2008 at 3-mile radius



MAPS, DRIVES & DISTANCES



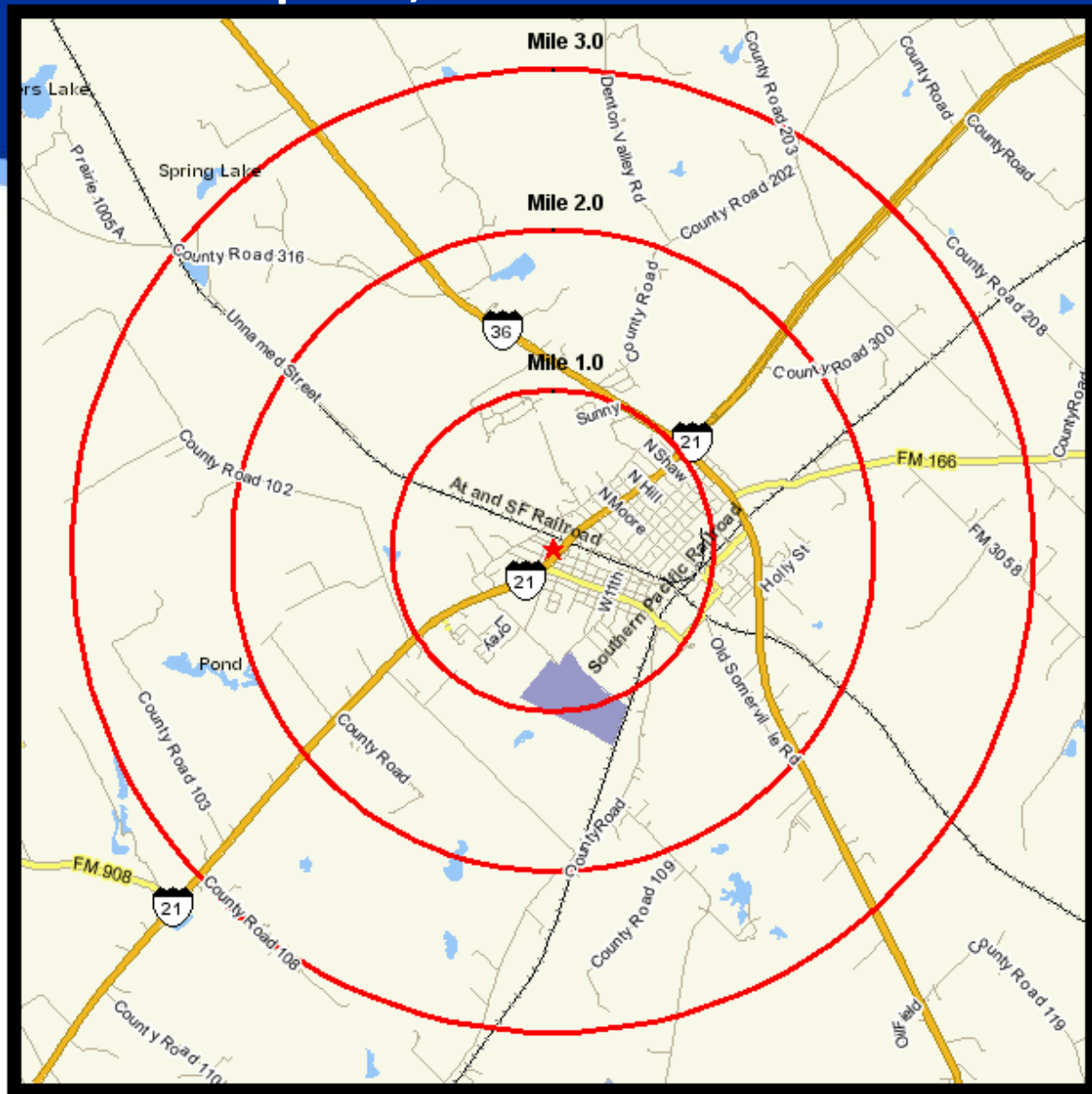
SOUTHWEST PARTNERS



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COMMERCIAL**

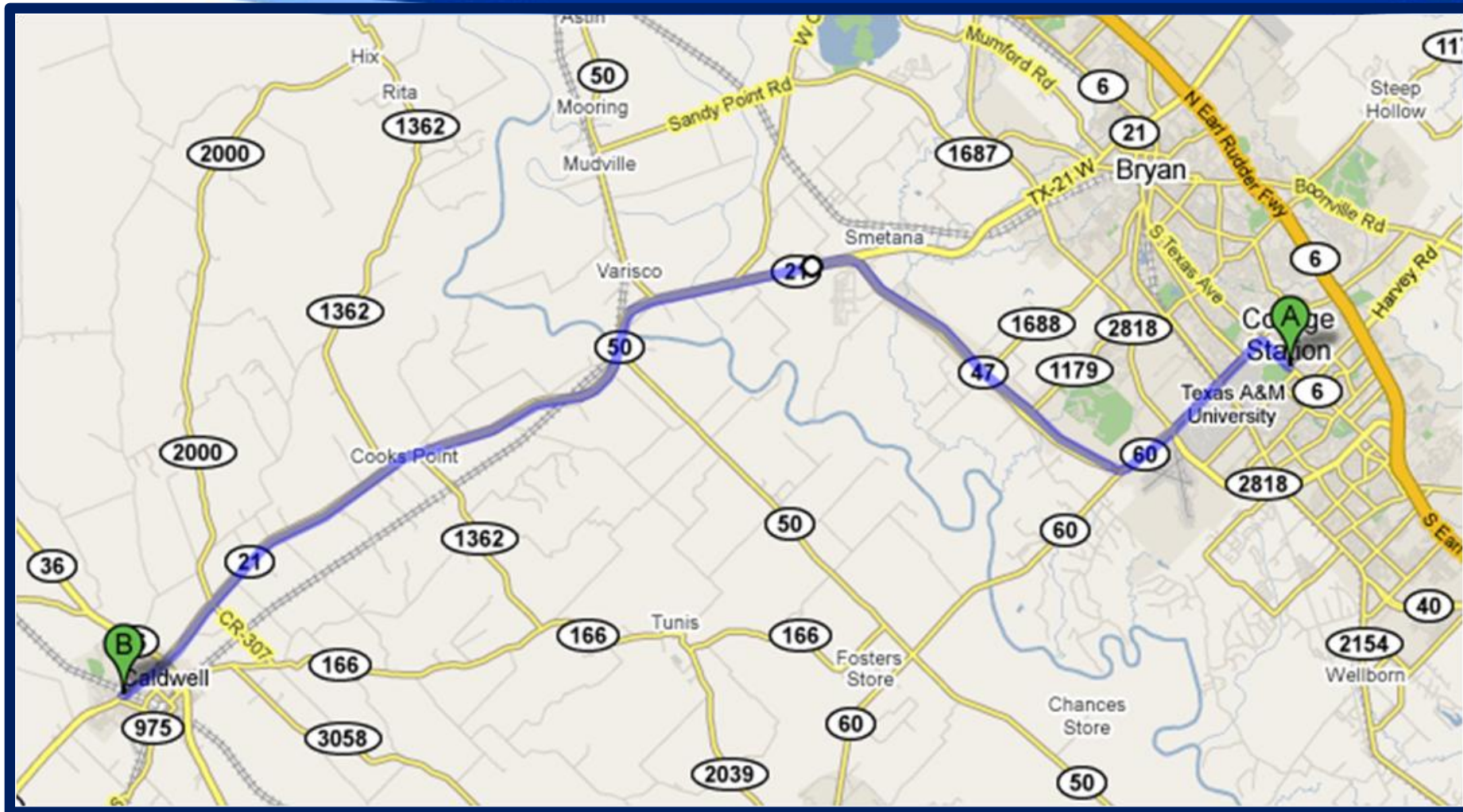
SOUTHWEST PARTNERS

Radial map at 1, 2 and 3 mile radiuses



Google map from College Station/Texas A&M

28.6 miles and about 40 minutes

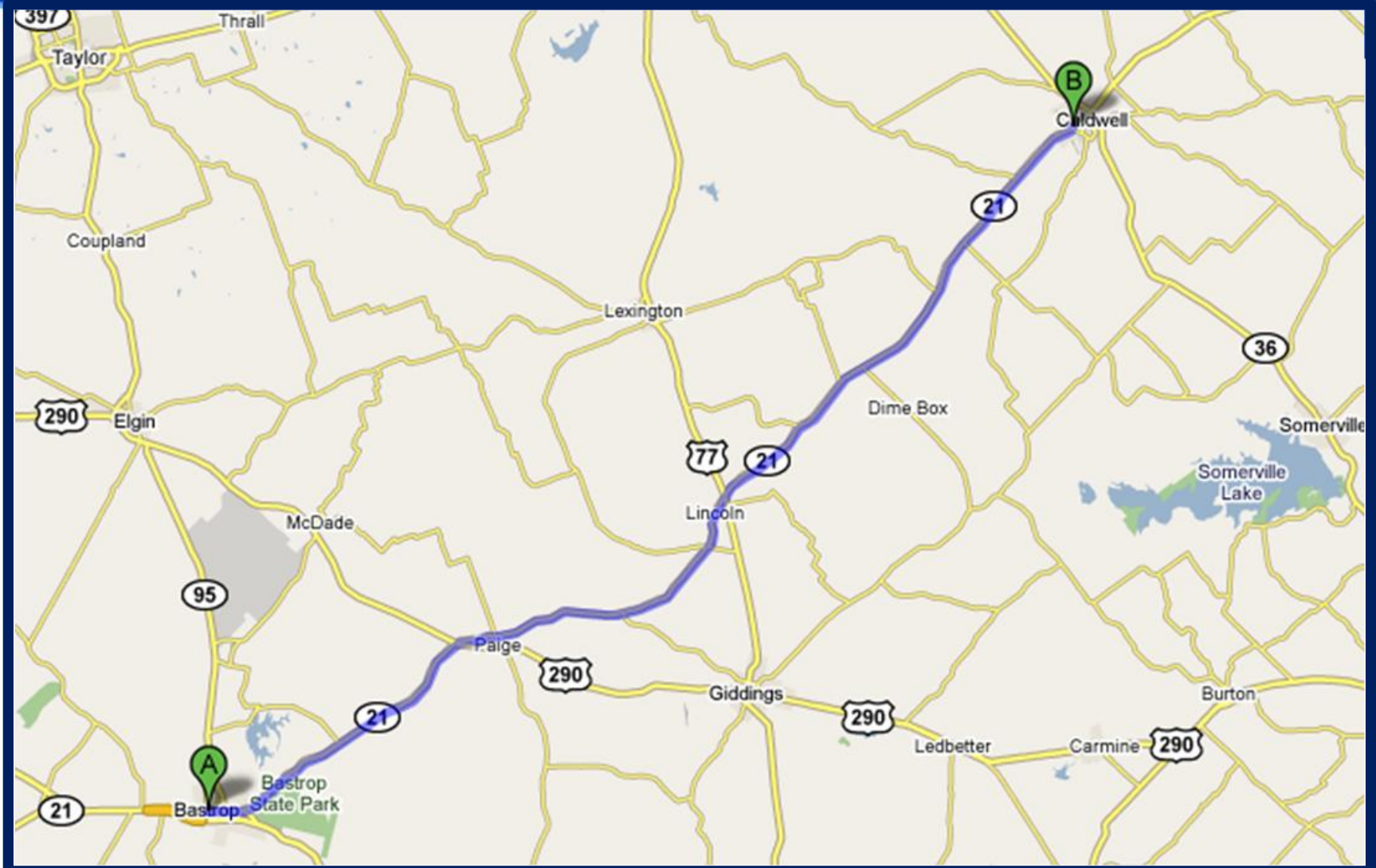




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SOUTHWEST PARTNERS

Google map from Bastrop 49.5 miles and about 57 minutes

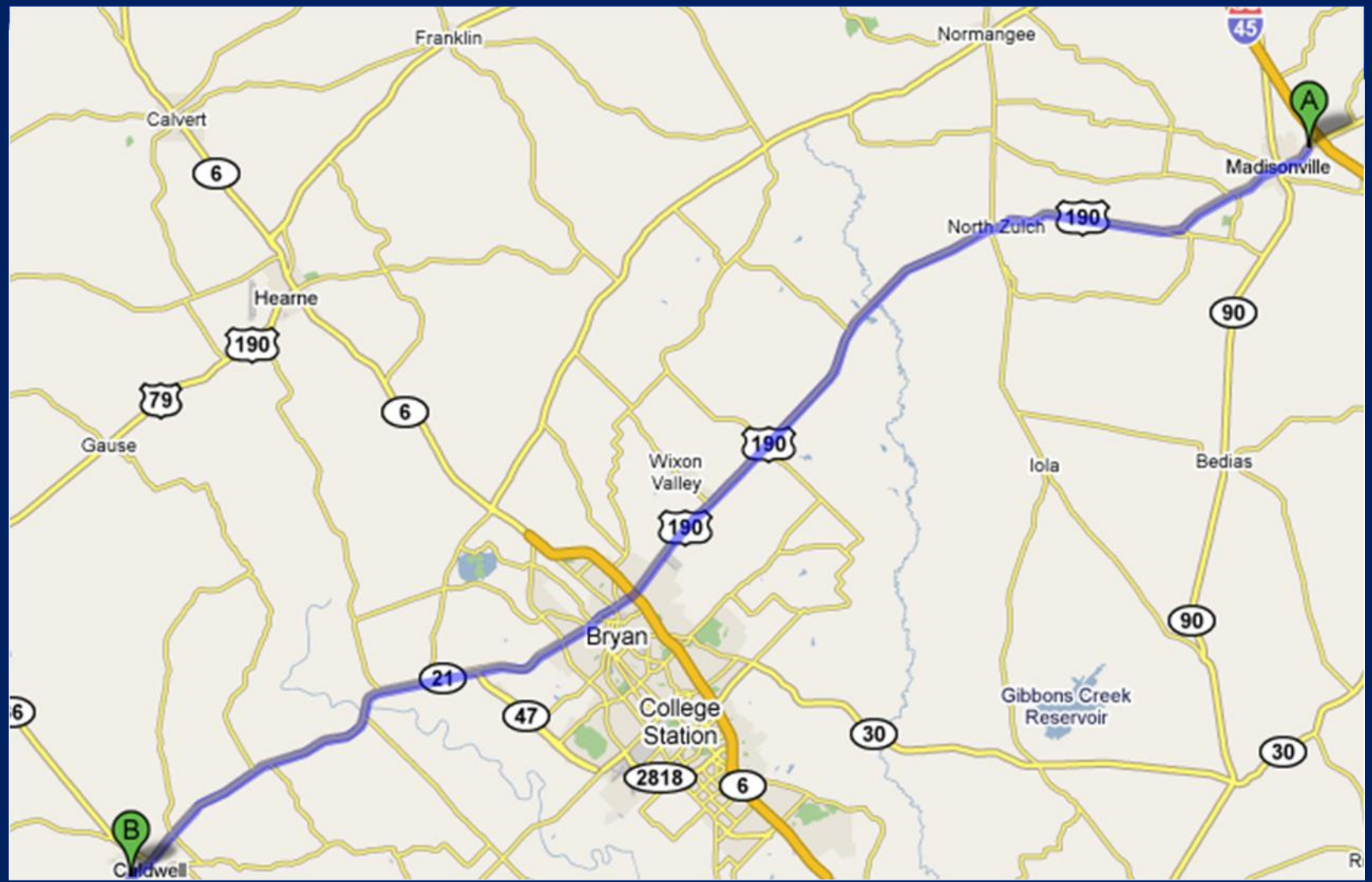




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SOUTHWEST PARTNERS

Google map from Madisonville- I 45 southbound 60.6 miles and about 74 minutes

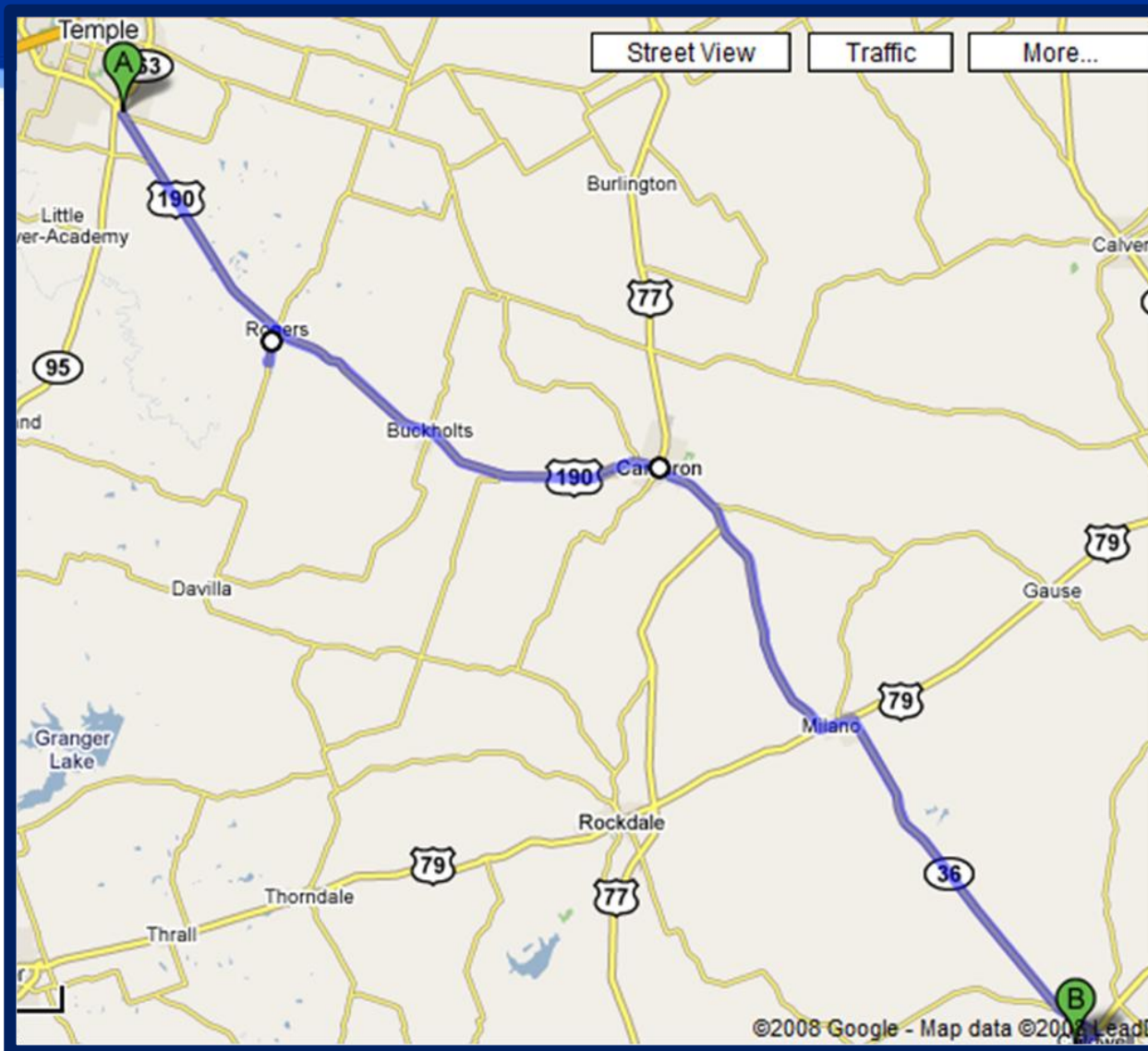




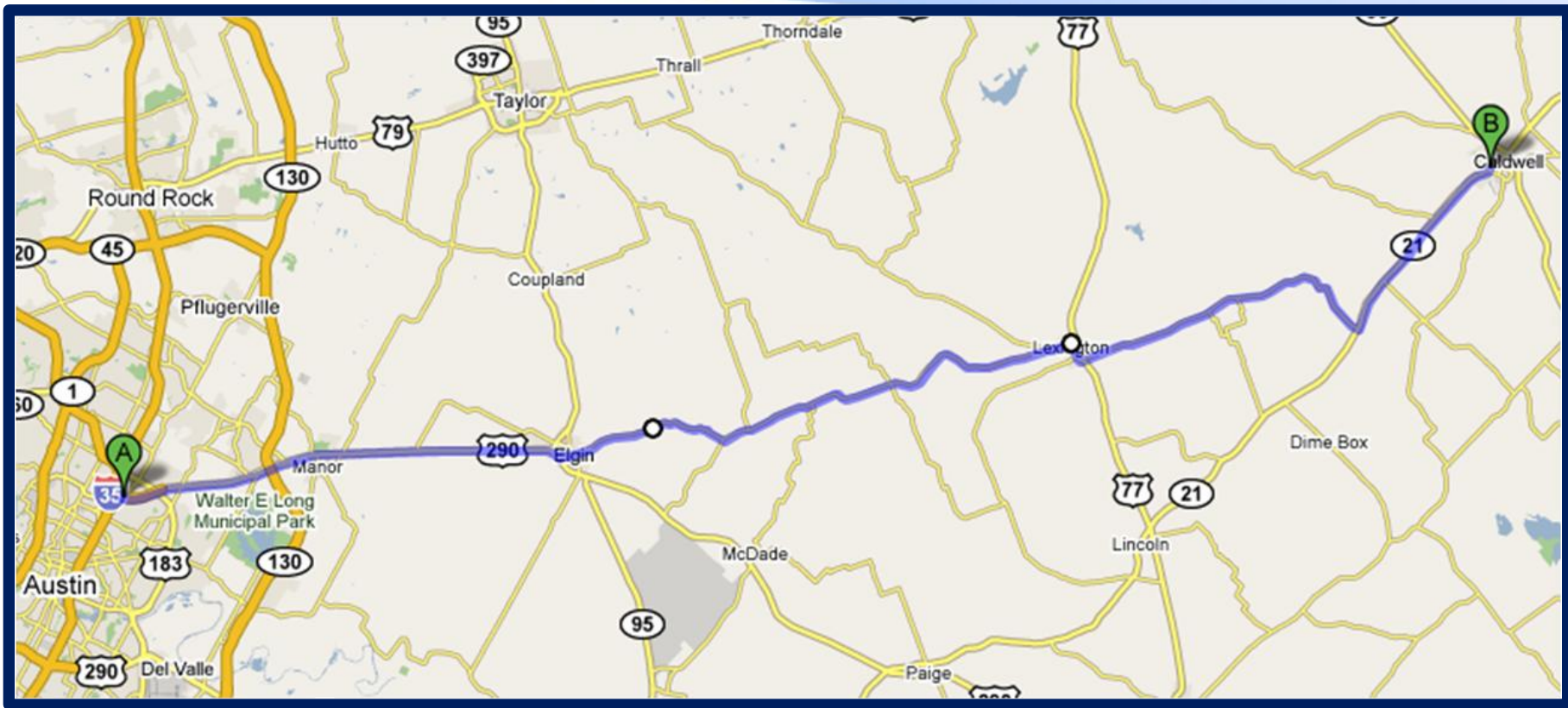
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Google map from Temple 60.7 miles and about 75 minutes



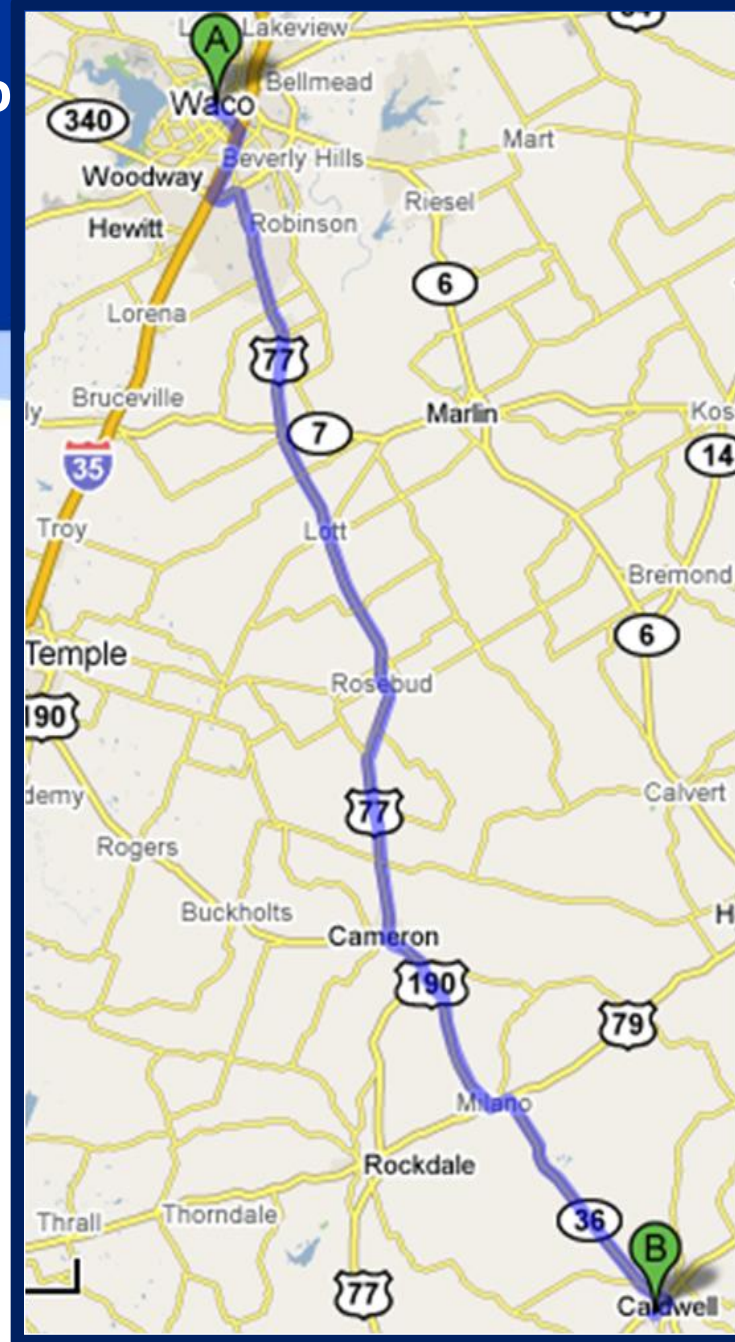
Google map from Austin 68 miles and about 89 minutes



Google map from Round Rock 69 miles and about 85 minutes



**Google map from Waco
84.5 miles and
about 103 minutes**

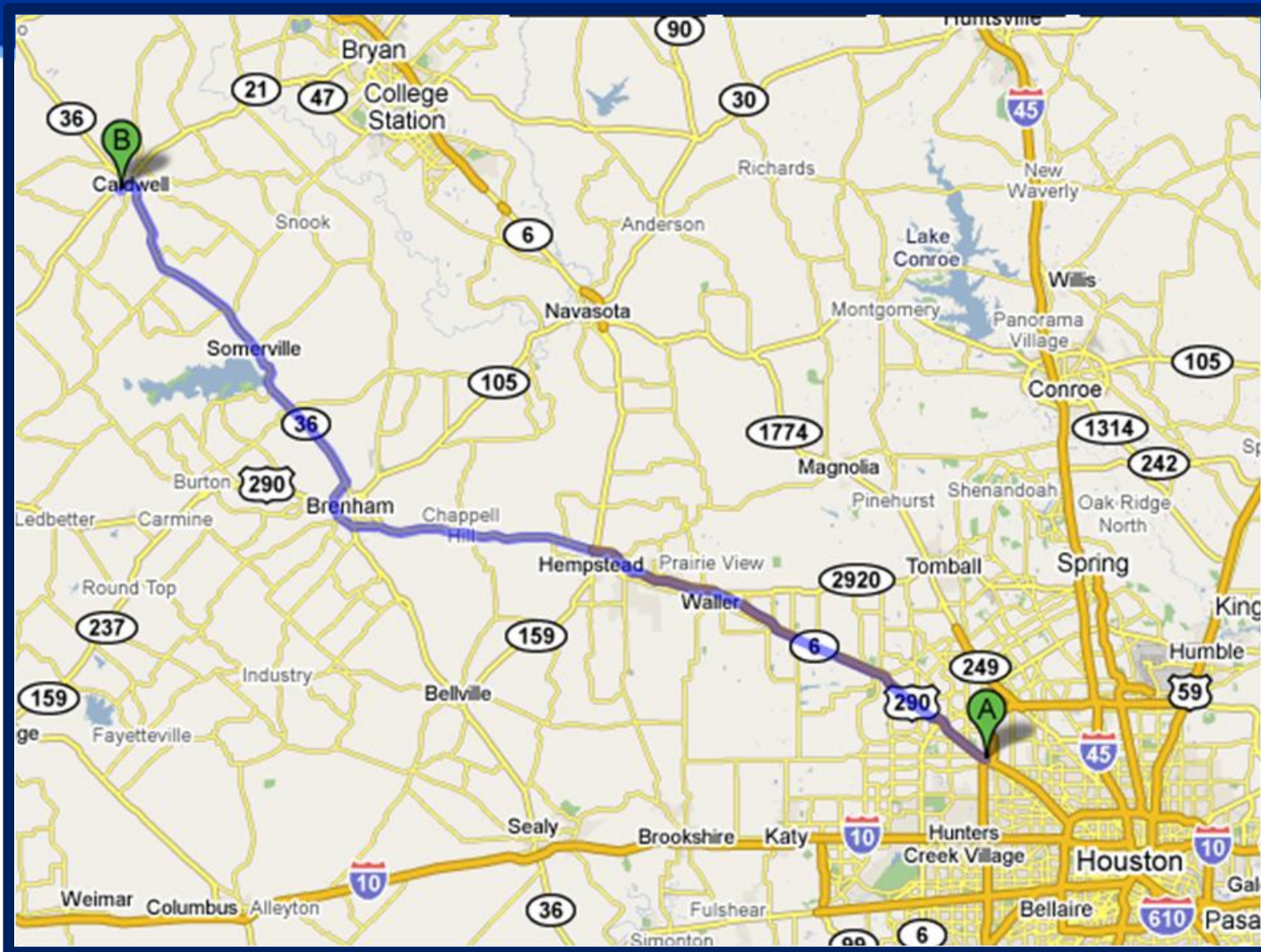




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Google map from northwest Houston 91.7 miles and about 97 minutes

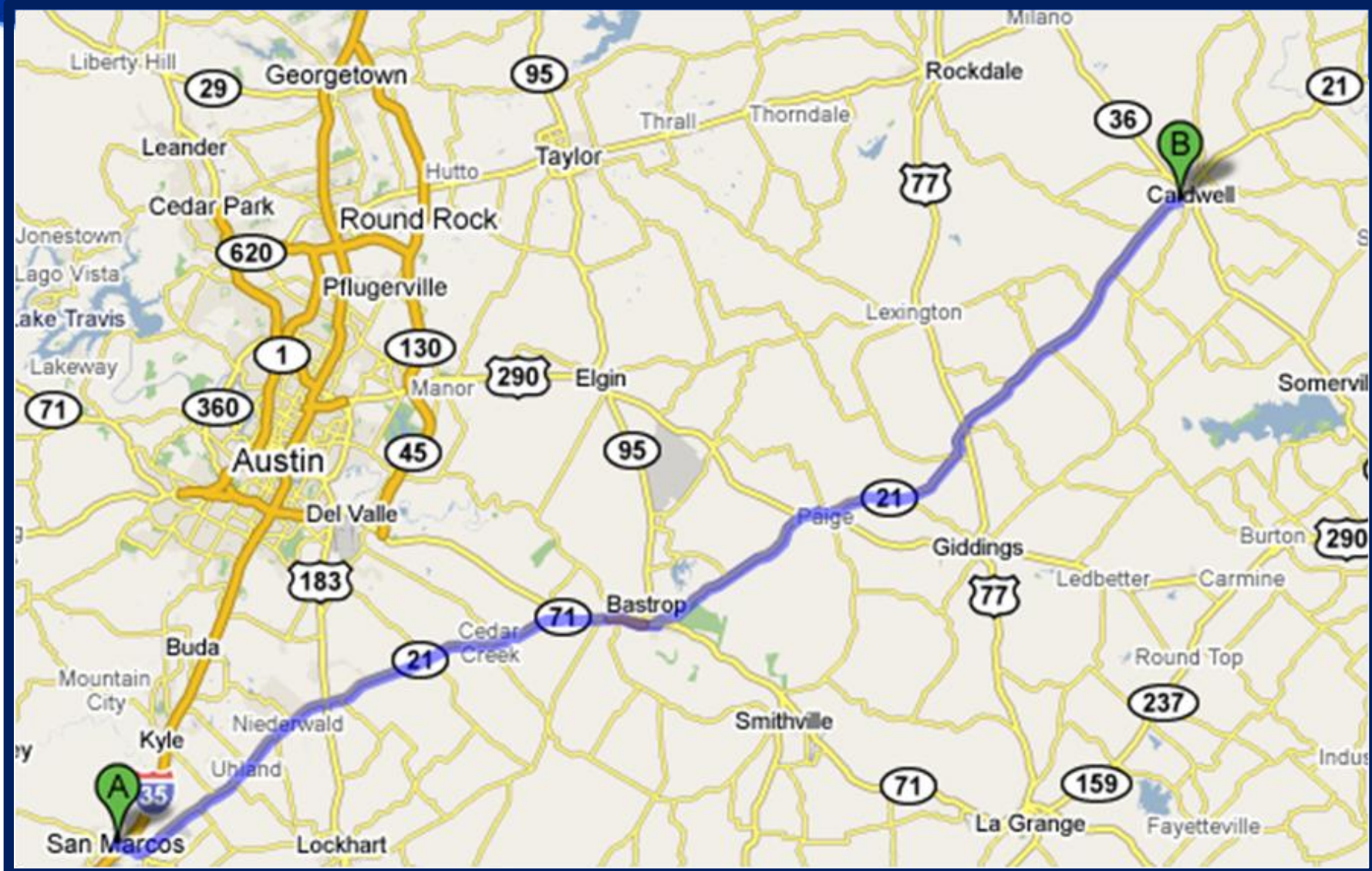




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SOUTHWEST PARTNERS

Google map from San Marcos 92.9 miles and about 109 minutes



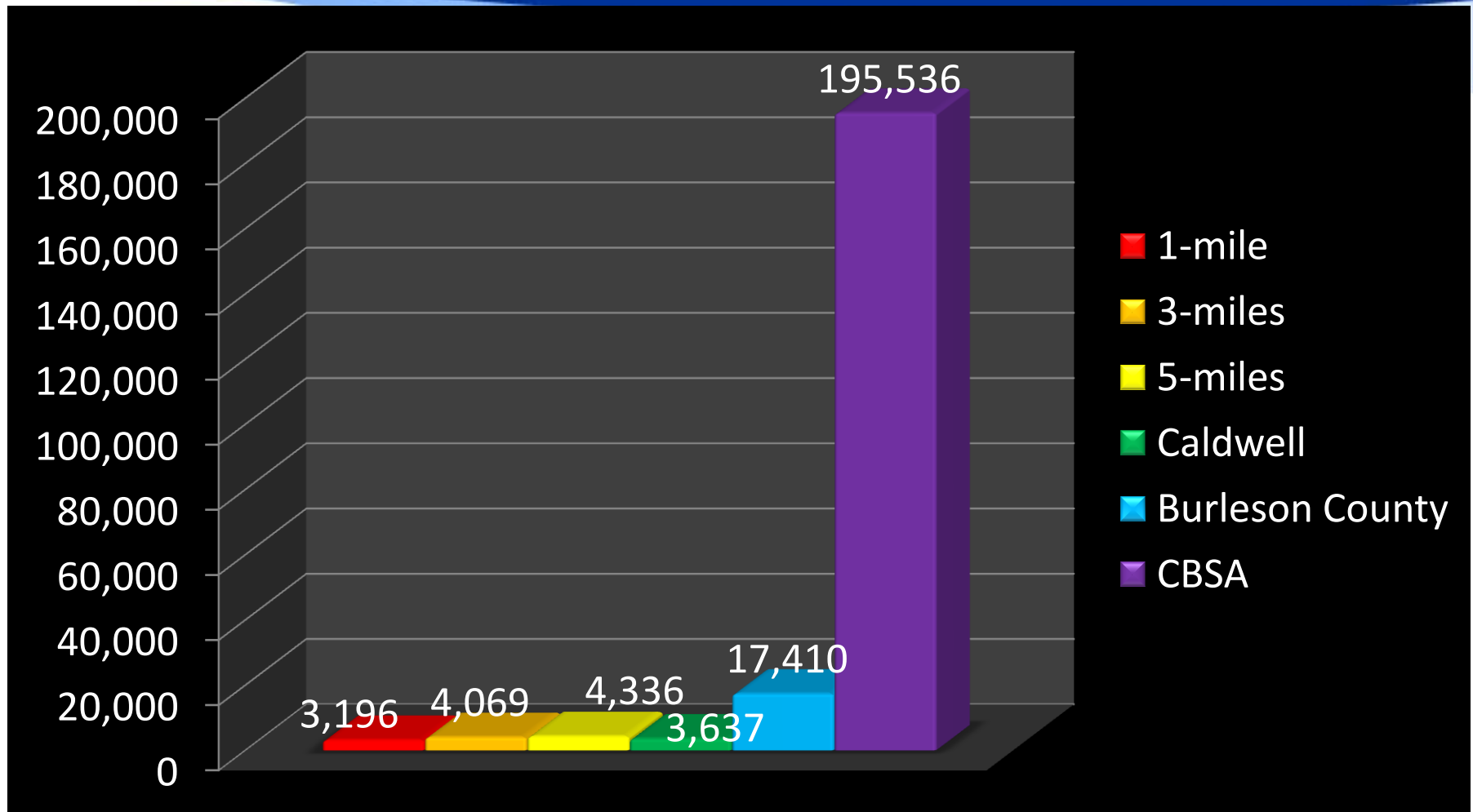
GREATER MARKET ANALYSIS

(RADIUS, CITY, COUNTY &
CBSA COMPARISONS)

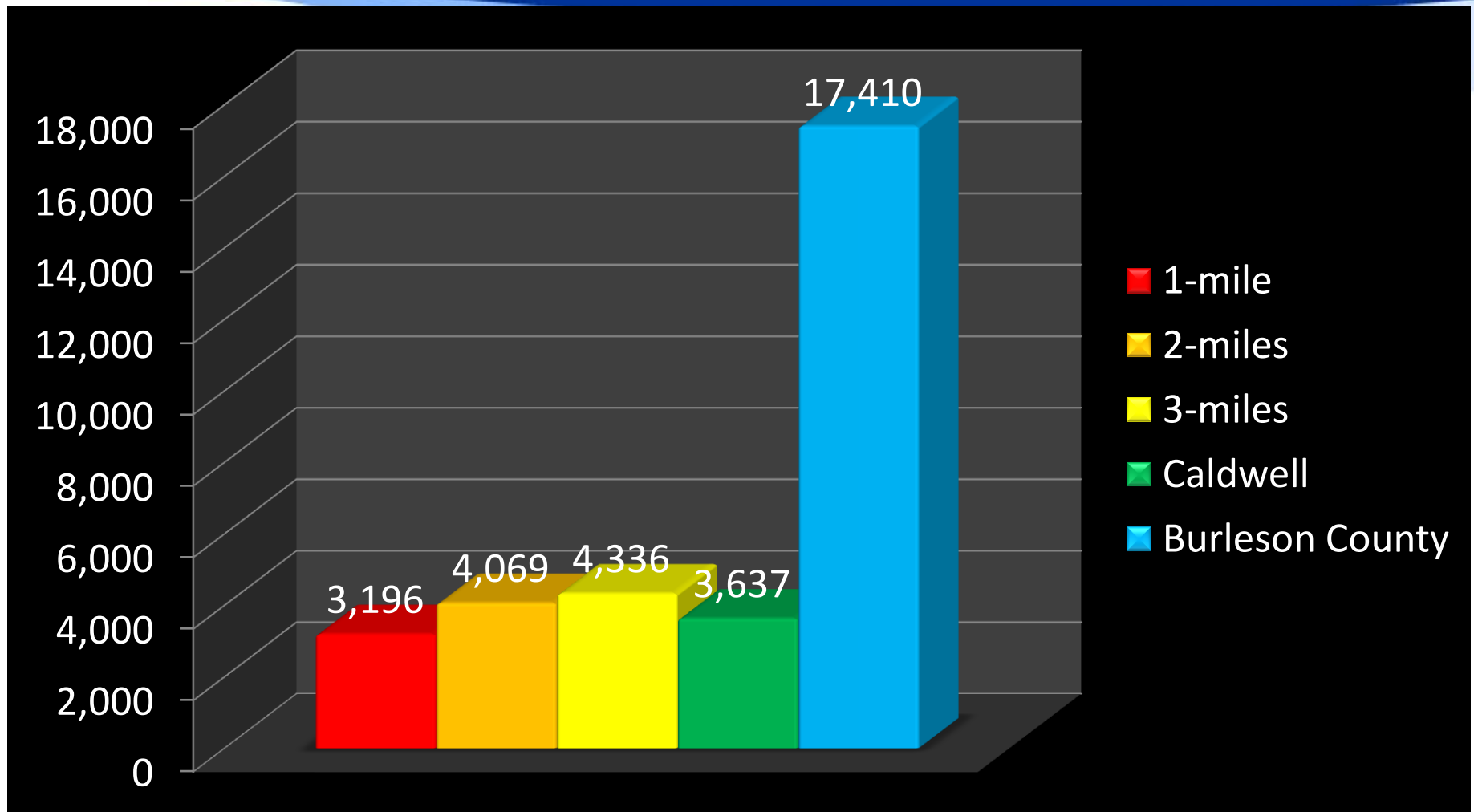


SOUTHWEST PARTNERS

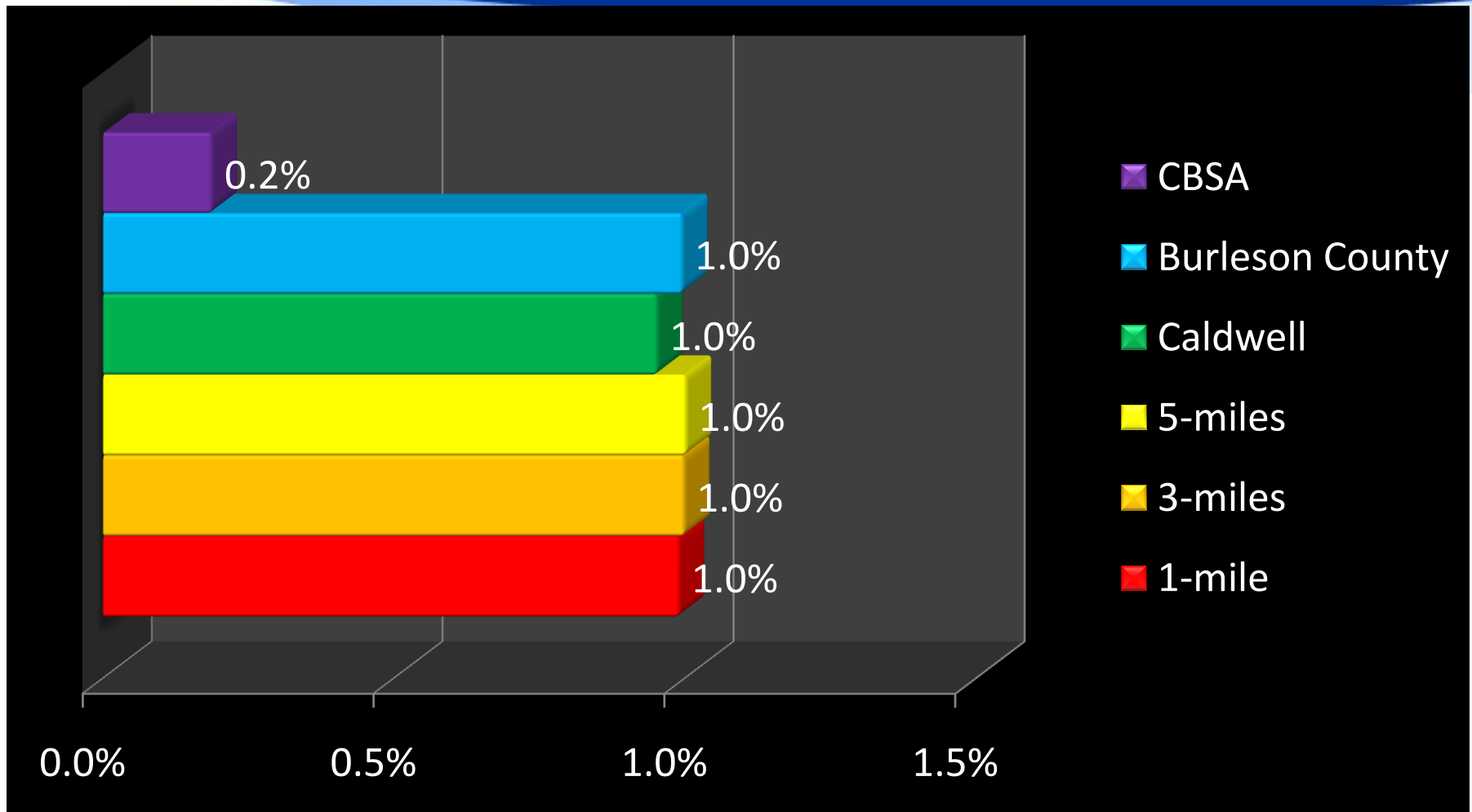
Greater market 2008 estimated population



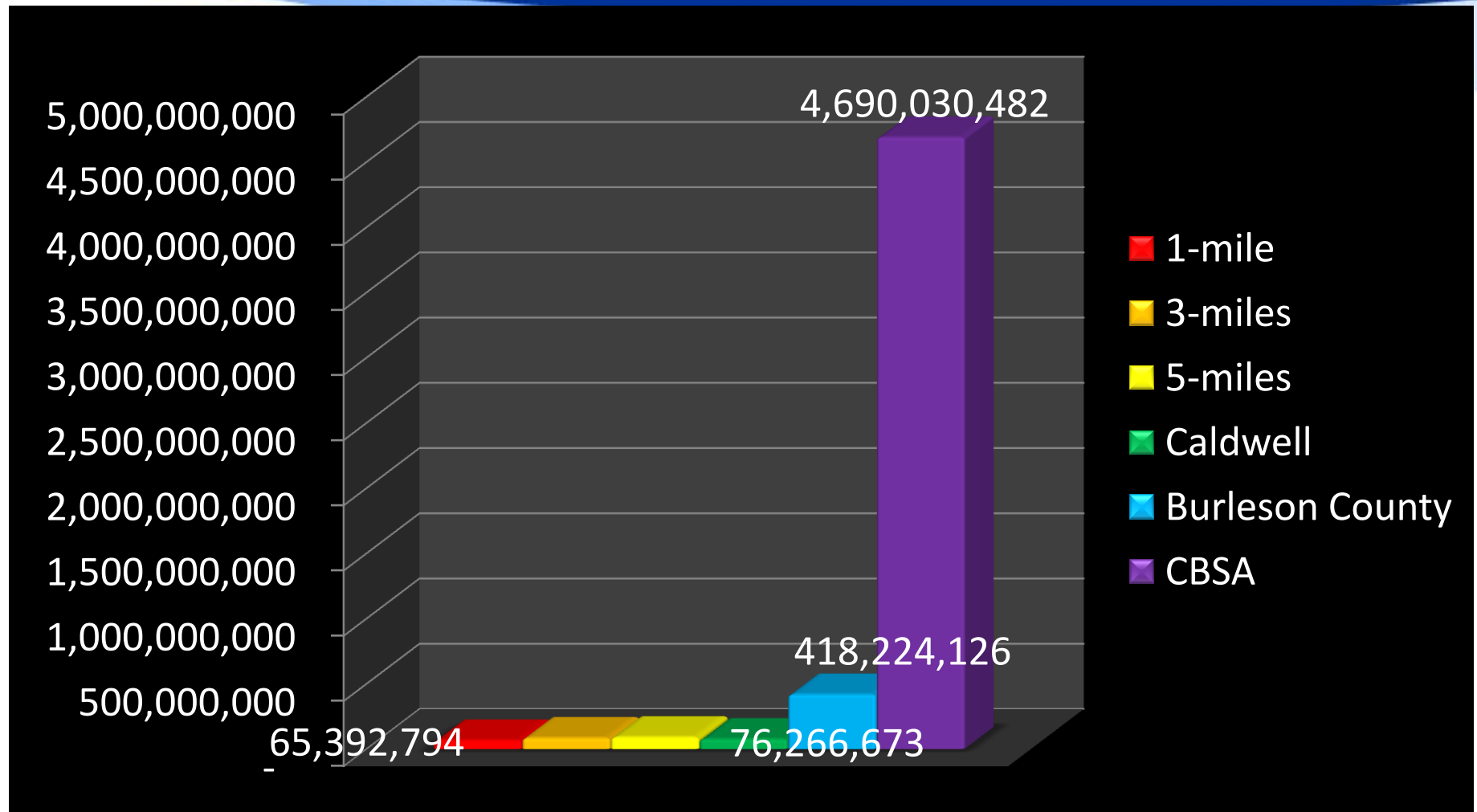
Greater market 2008 estimated population without CBSA



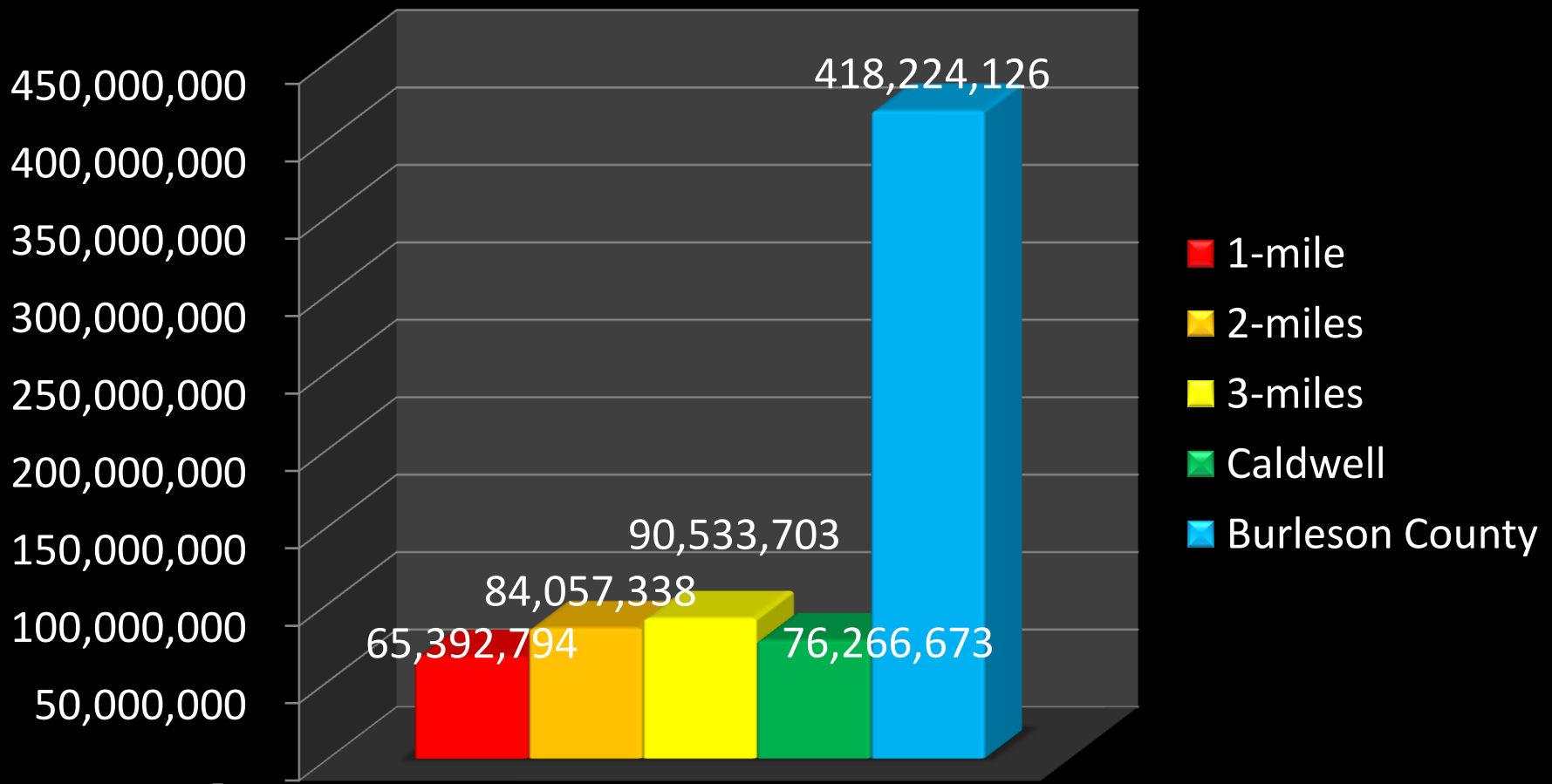
Greater market 2008-2013 annual % population growth



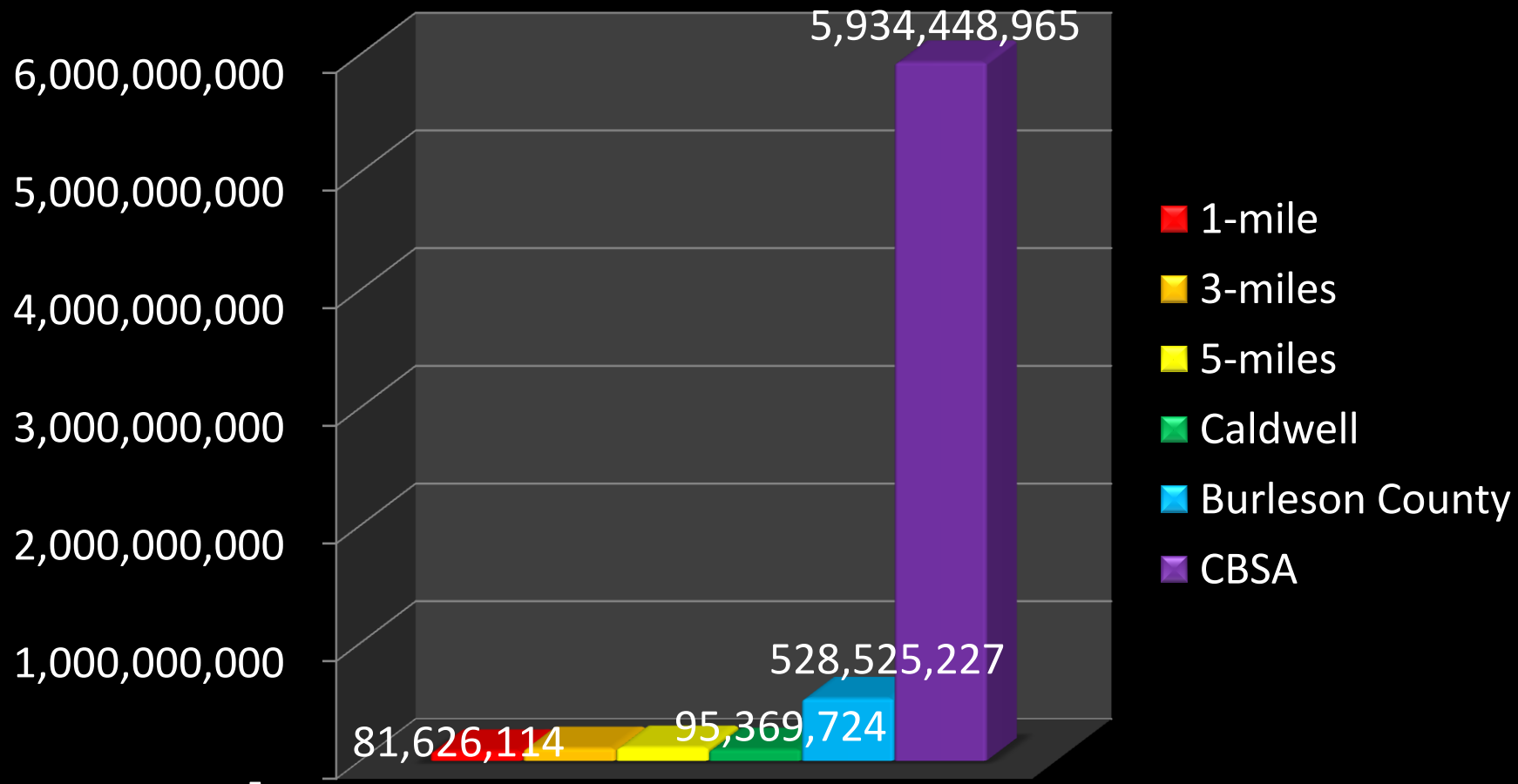
Greater market 2008 total economy



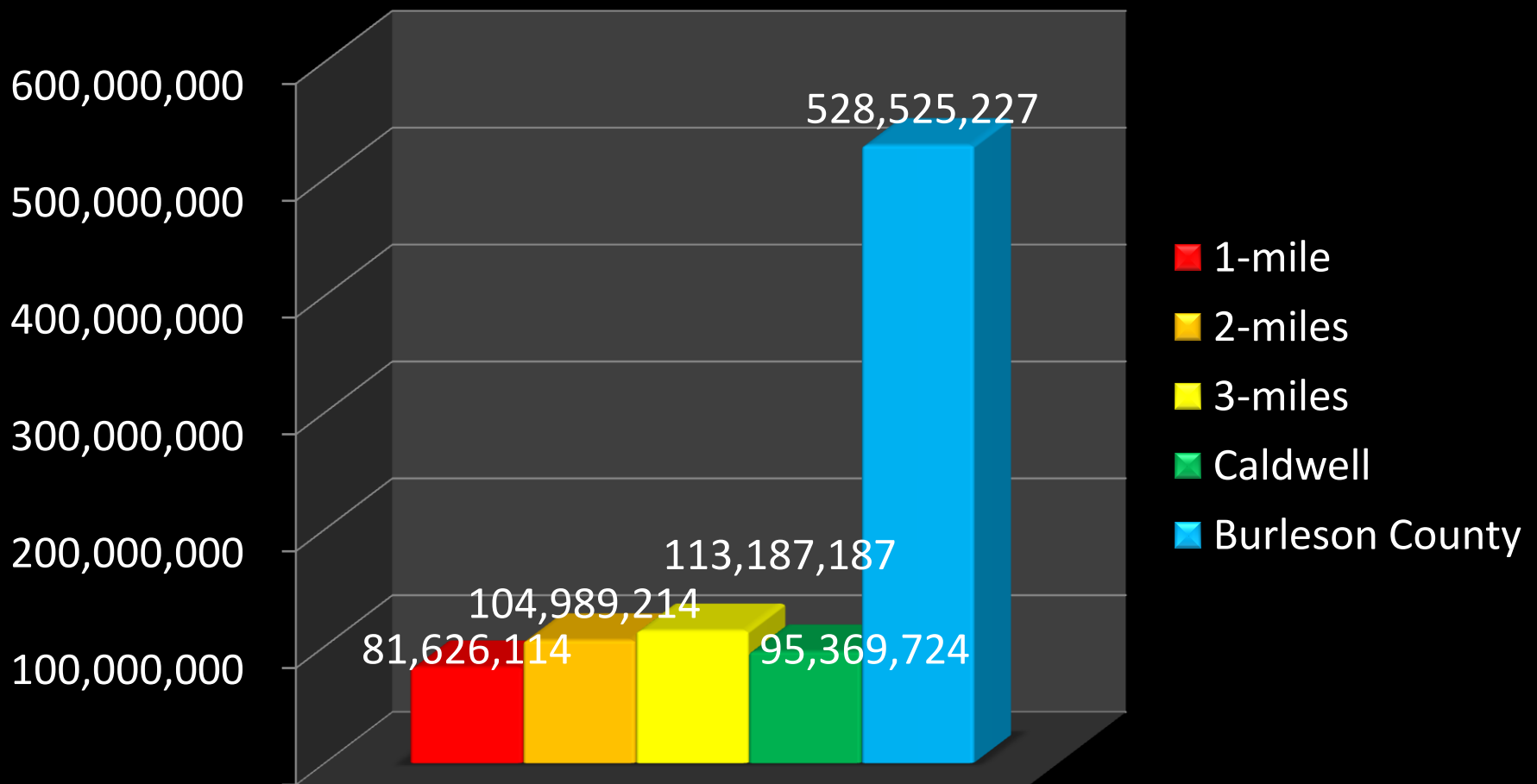
Greater market 2008 total economy without CBSA



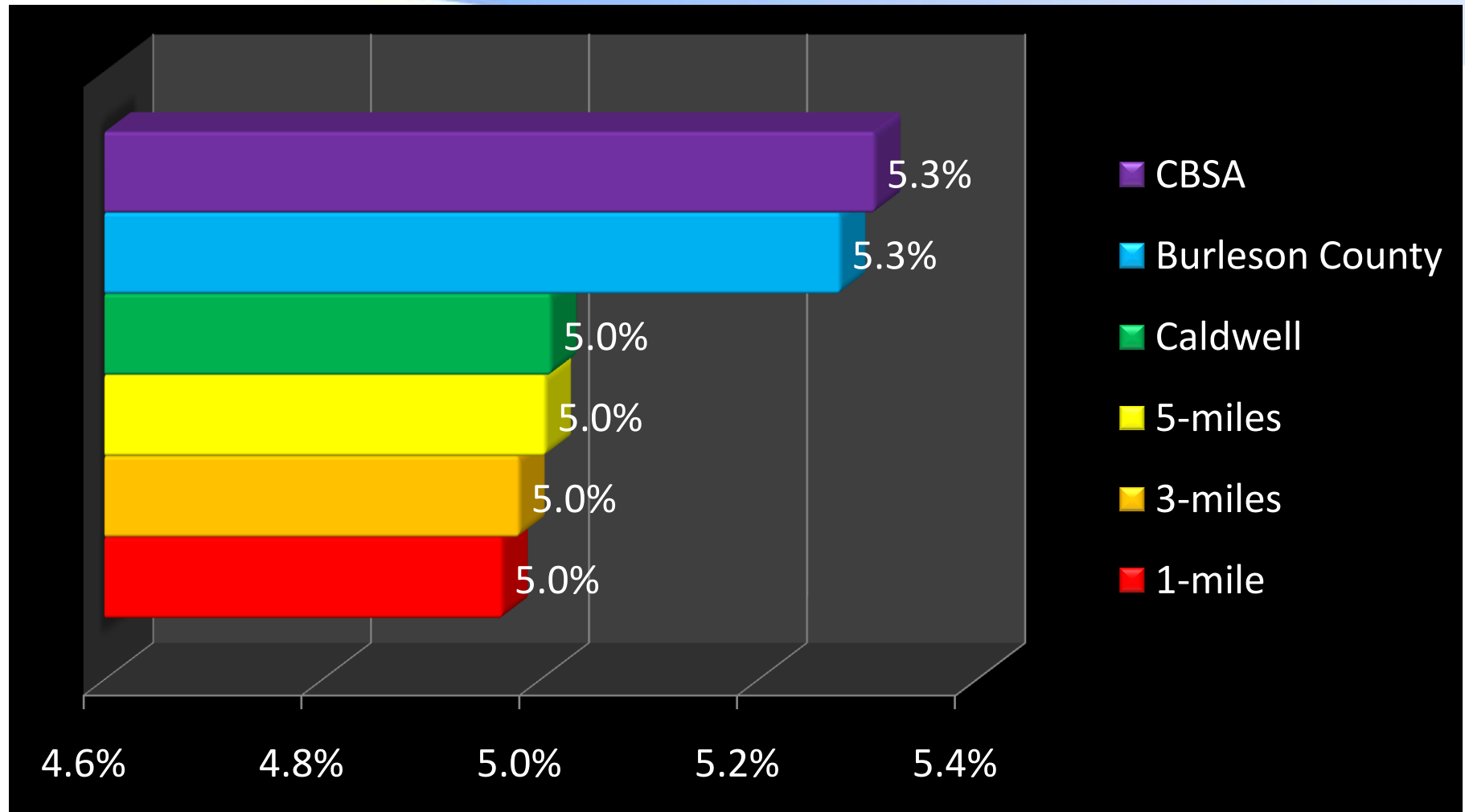
Greater market 2013 total estimated economy



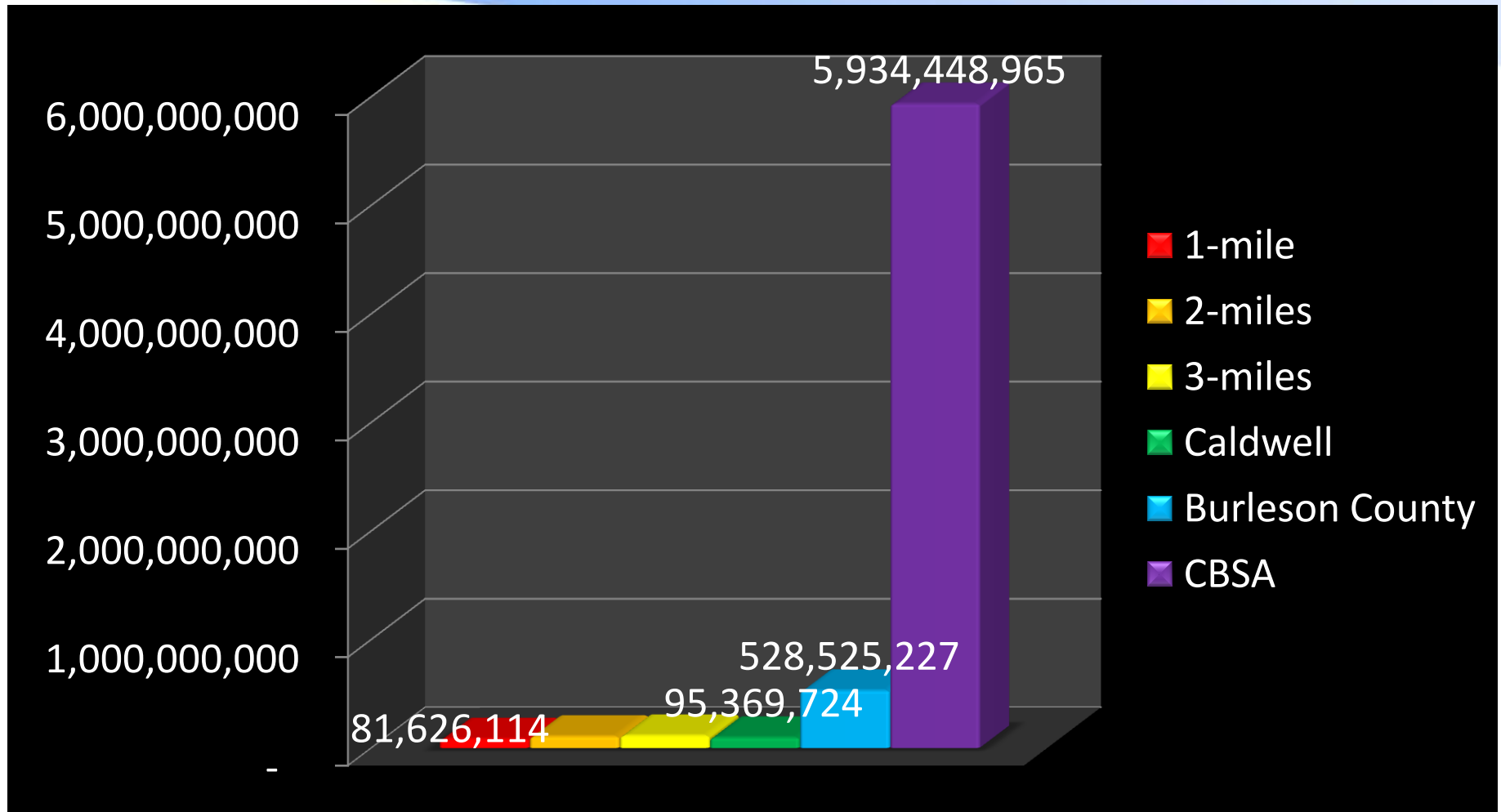
Greater market 2013 total economy without CBSA



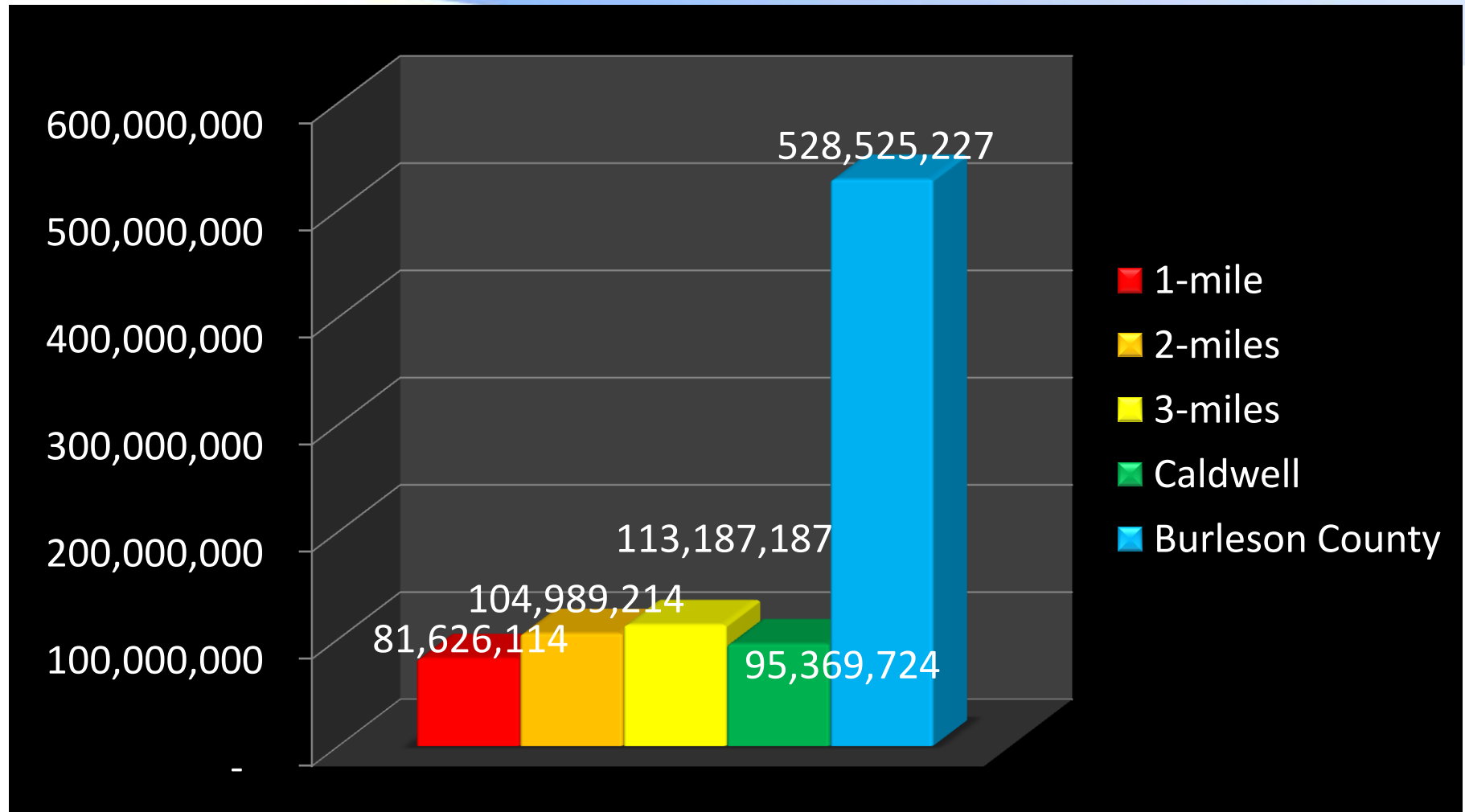
Greater market 2008 & 2013 comparison of annual % economic growth



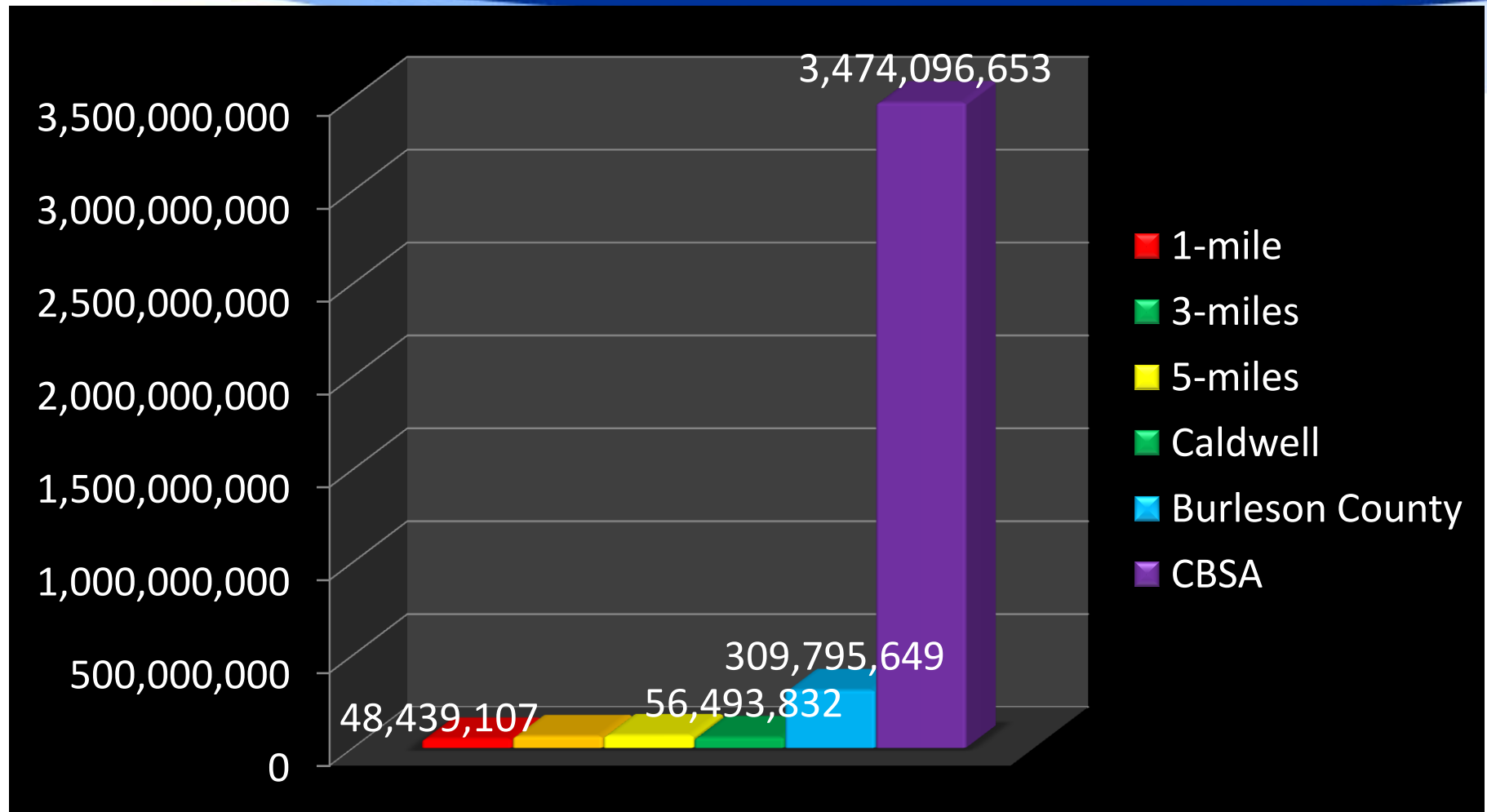
Greater market 2008-2013 comparison of total projected \$ economic growth



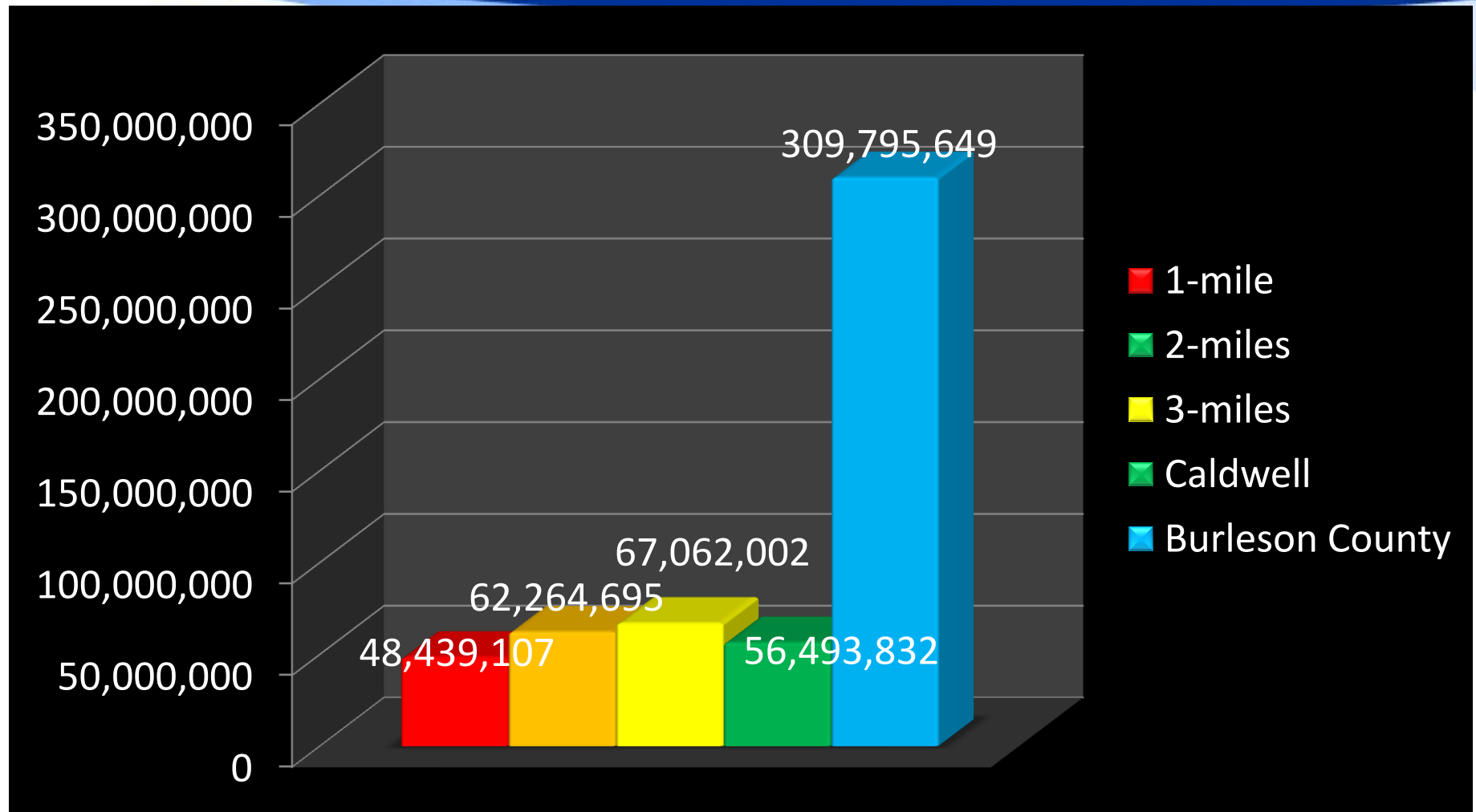
Greater market 2008-2013 comparison of total projected \$ economic growth without CBSA



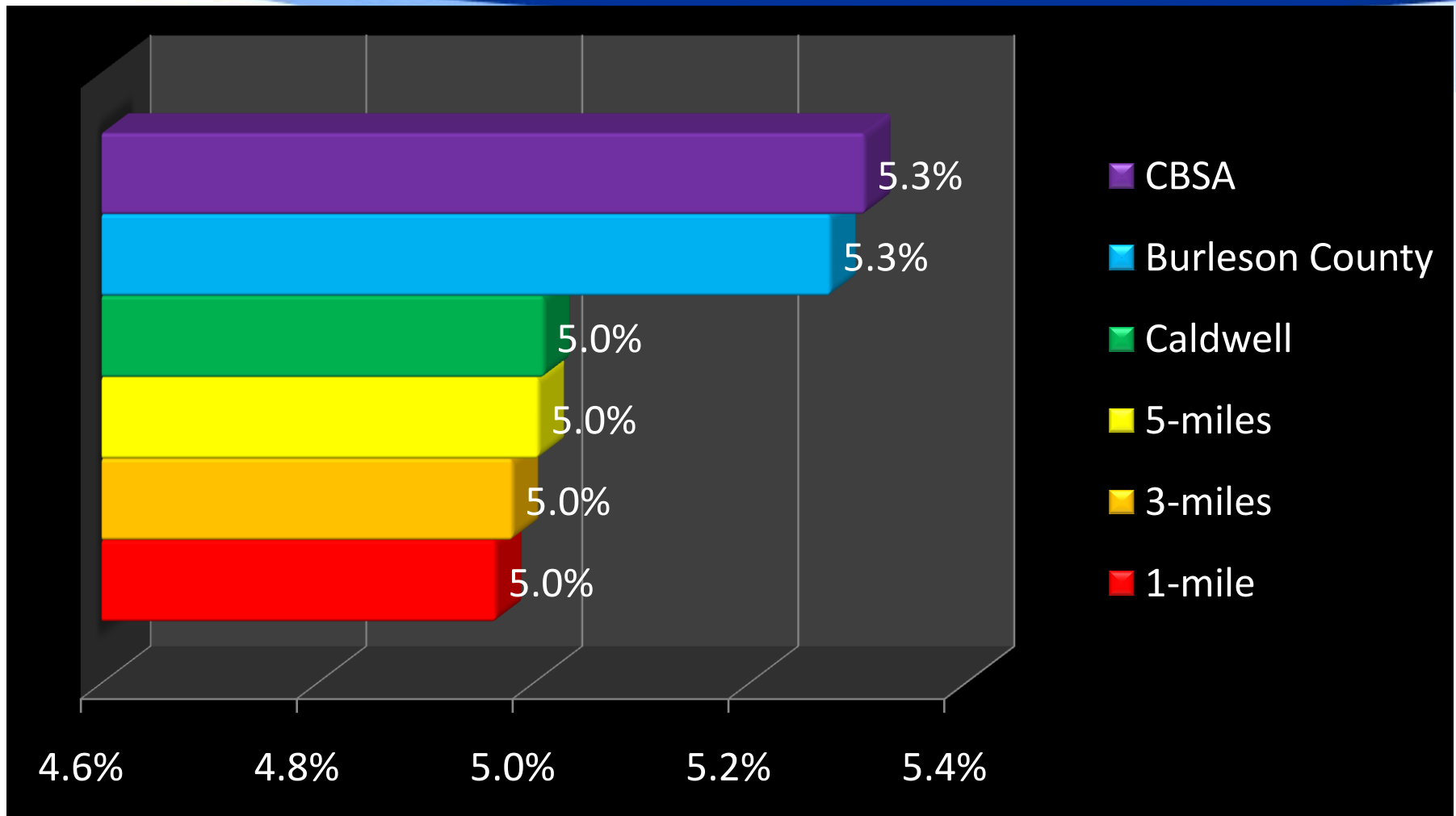
Greater market 2008 total consumer spending



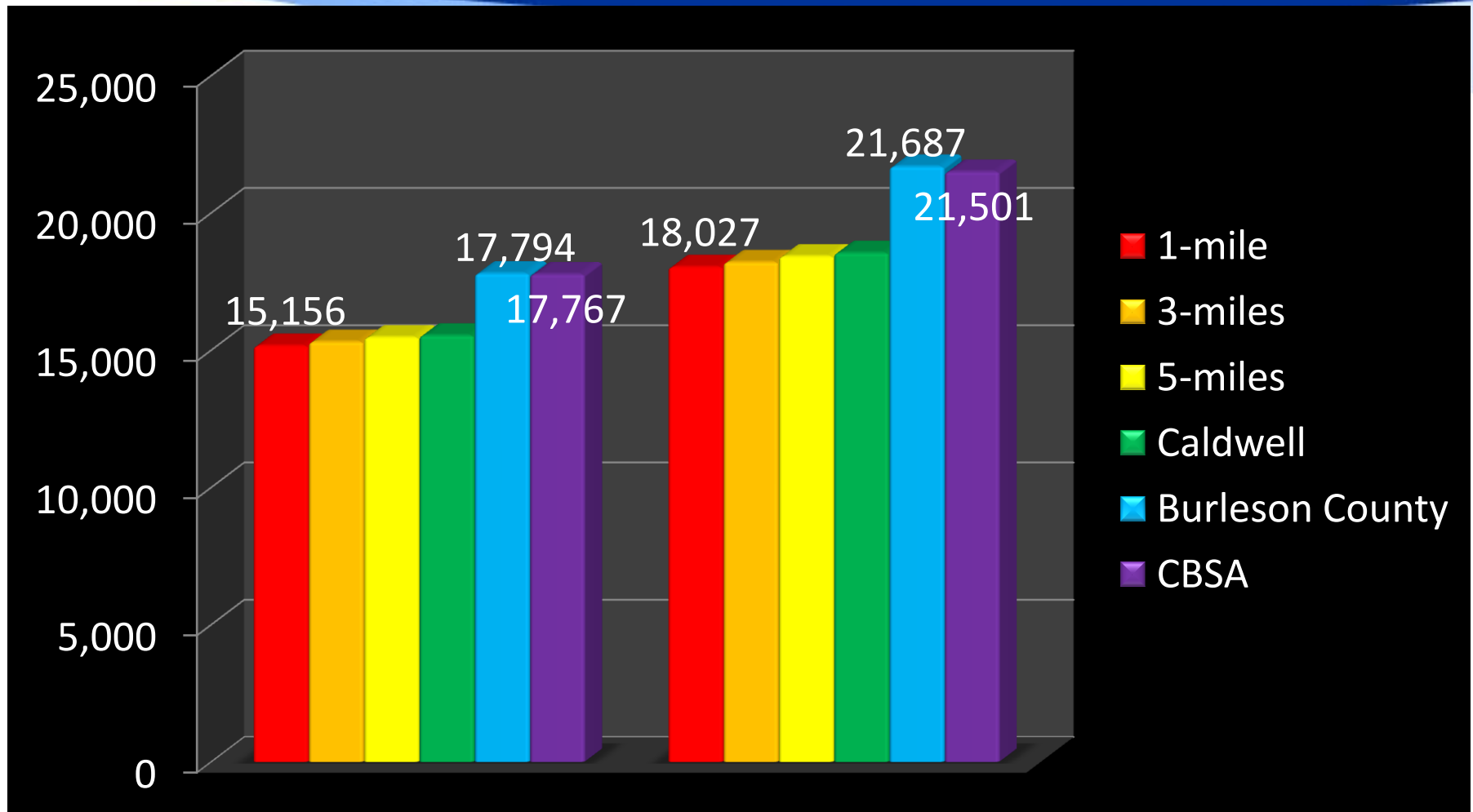
Greater market 2008 total consumer spending without CBSA



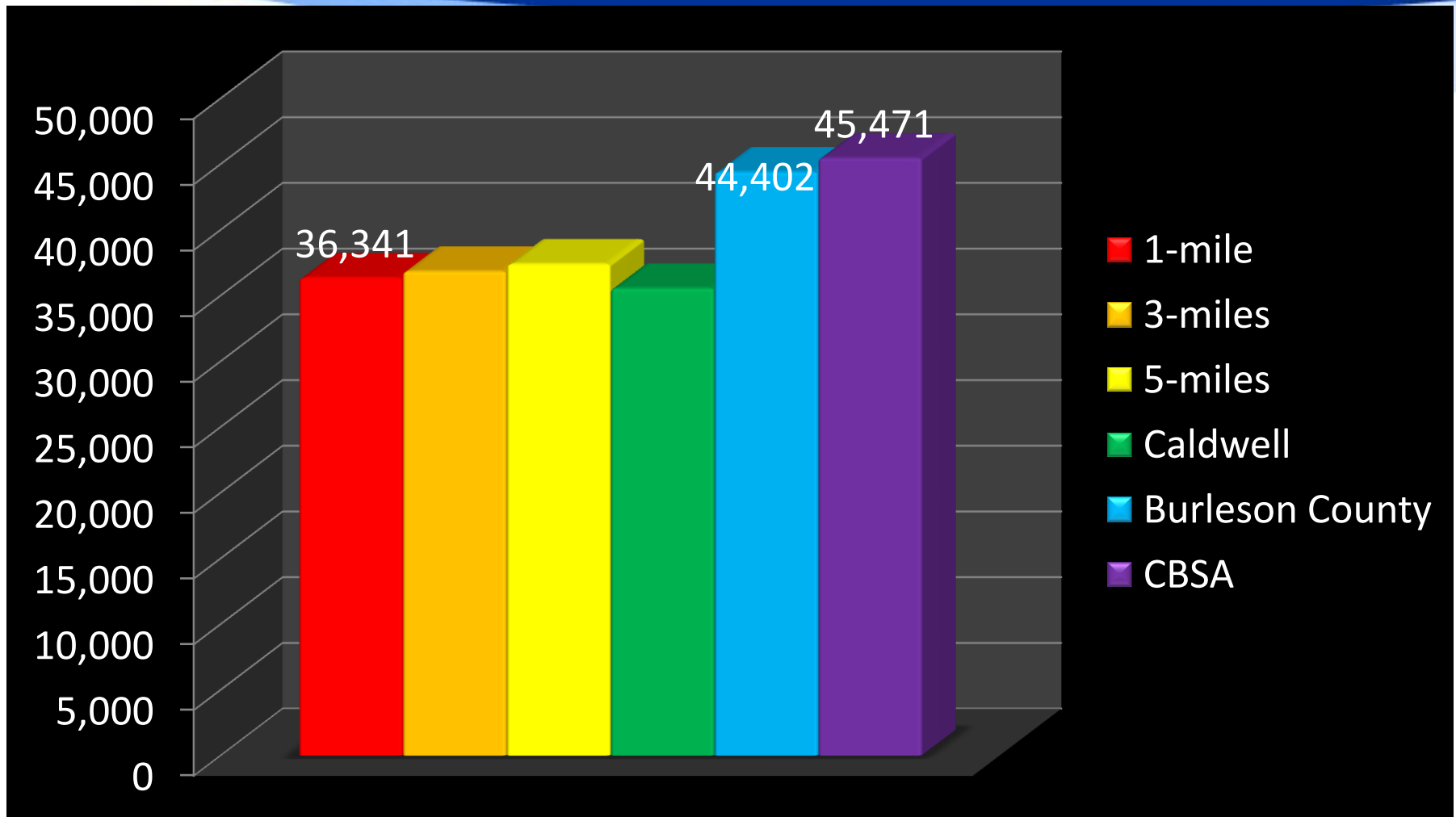
Greater market 2008-2013 annual % growth in consumer spending



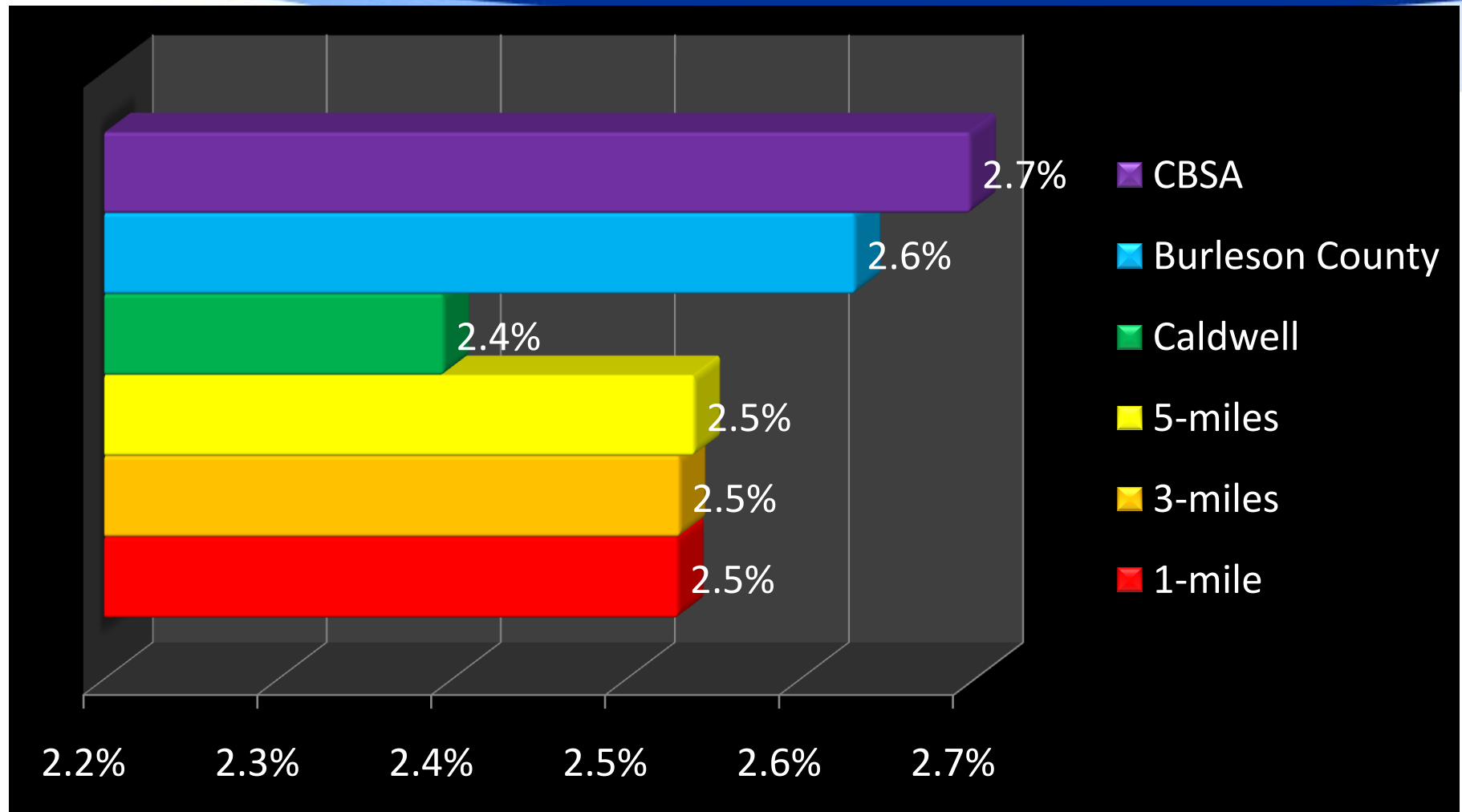
Greater market 2008 & 2013 estimated consumer spending per person



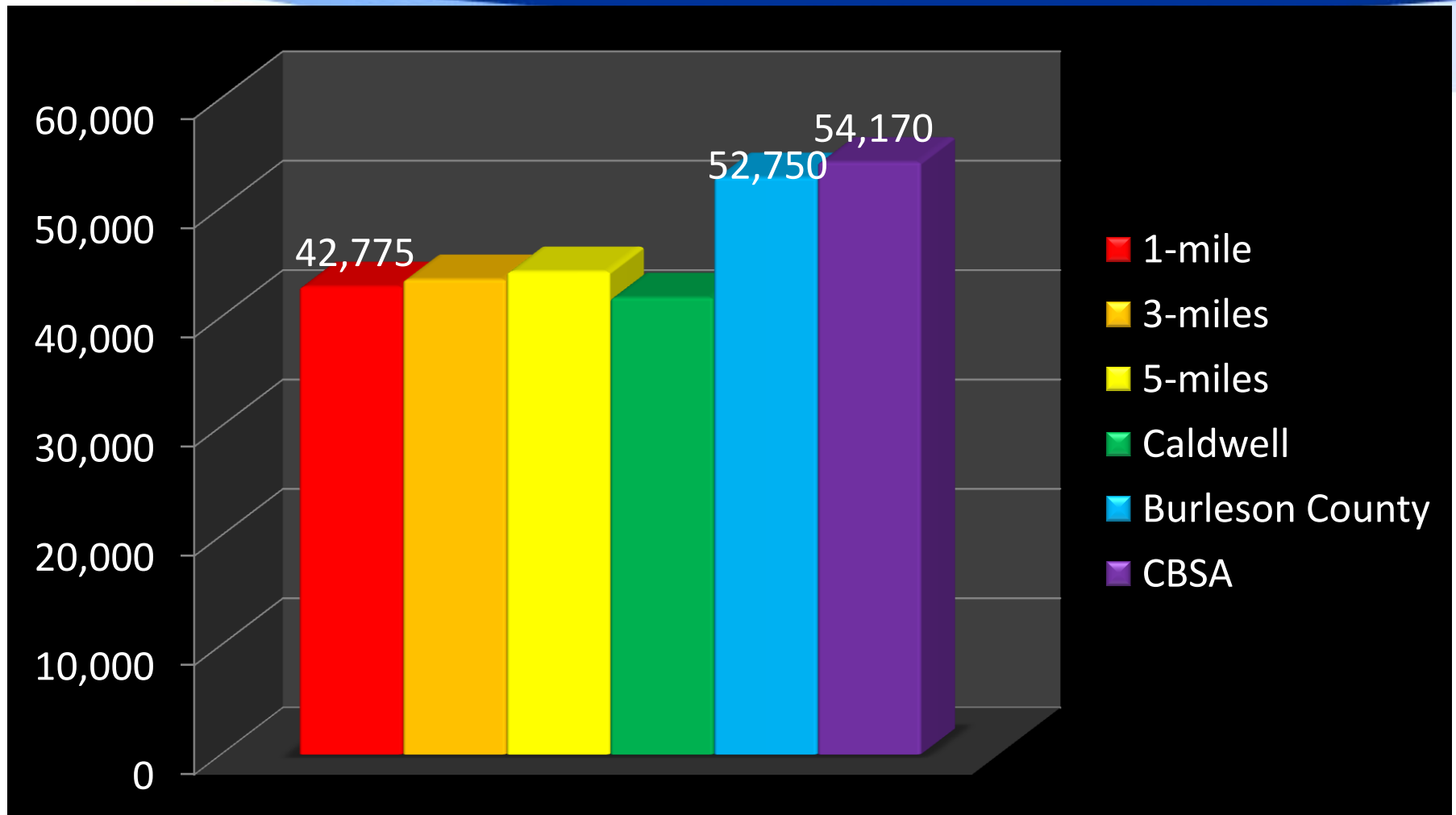
Greater market 2008 effective buying income



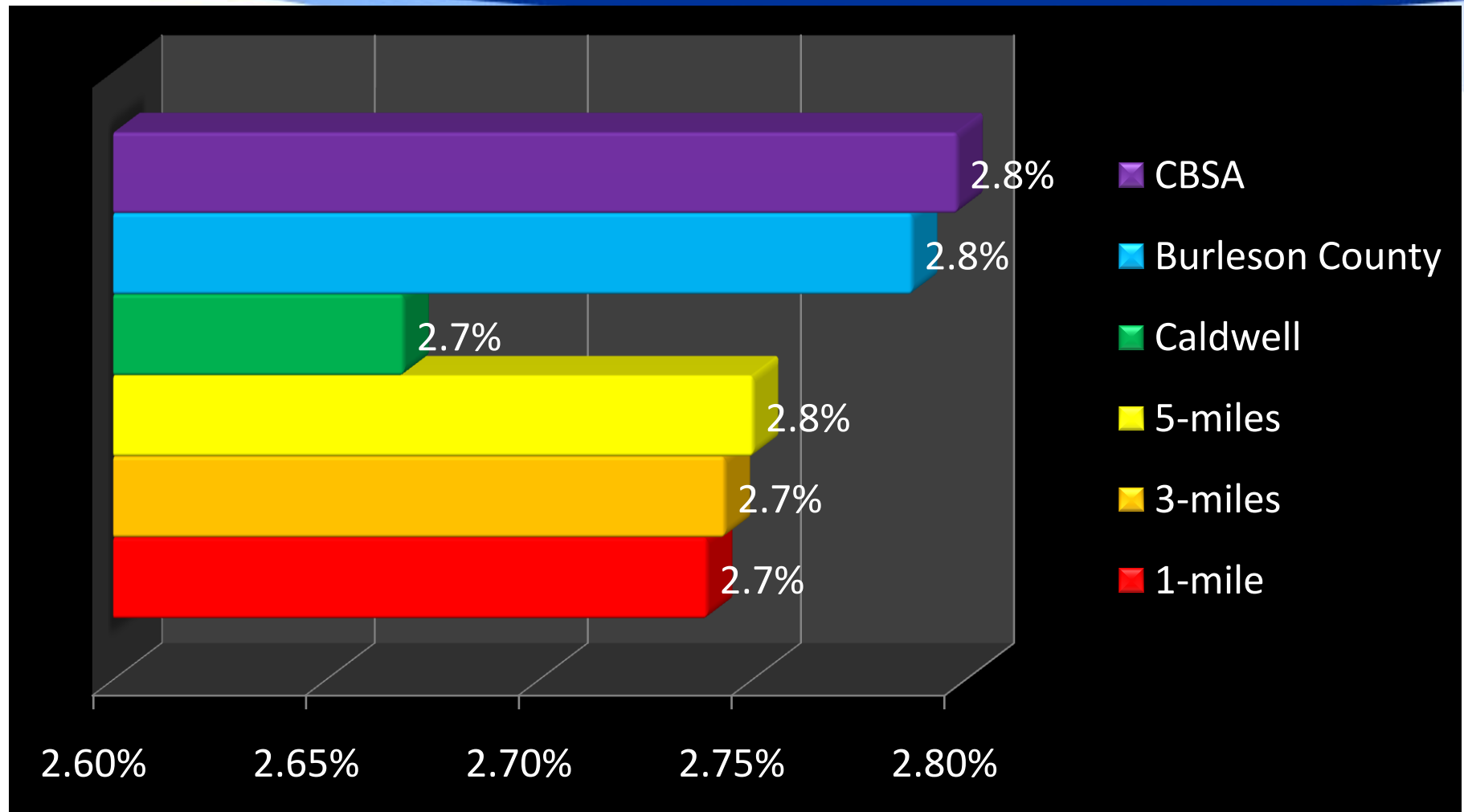
Greater market 2008-2013 annual % growth in effective buying income



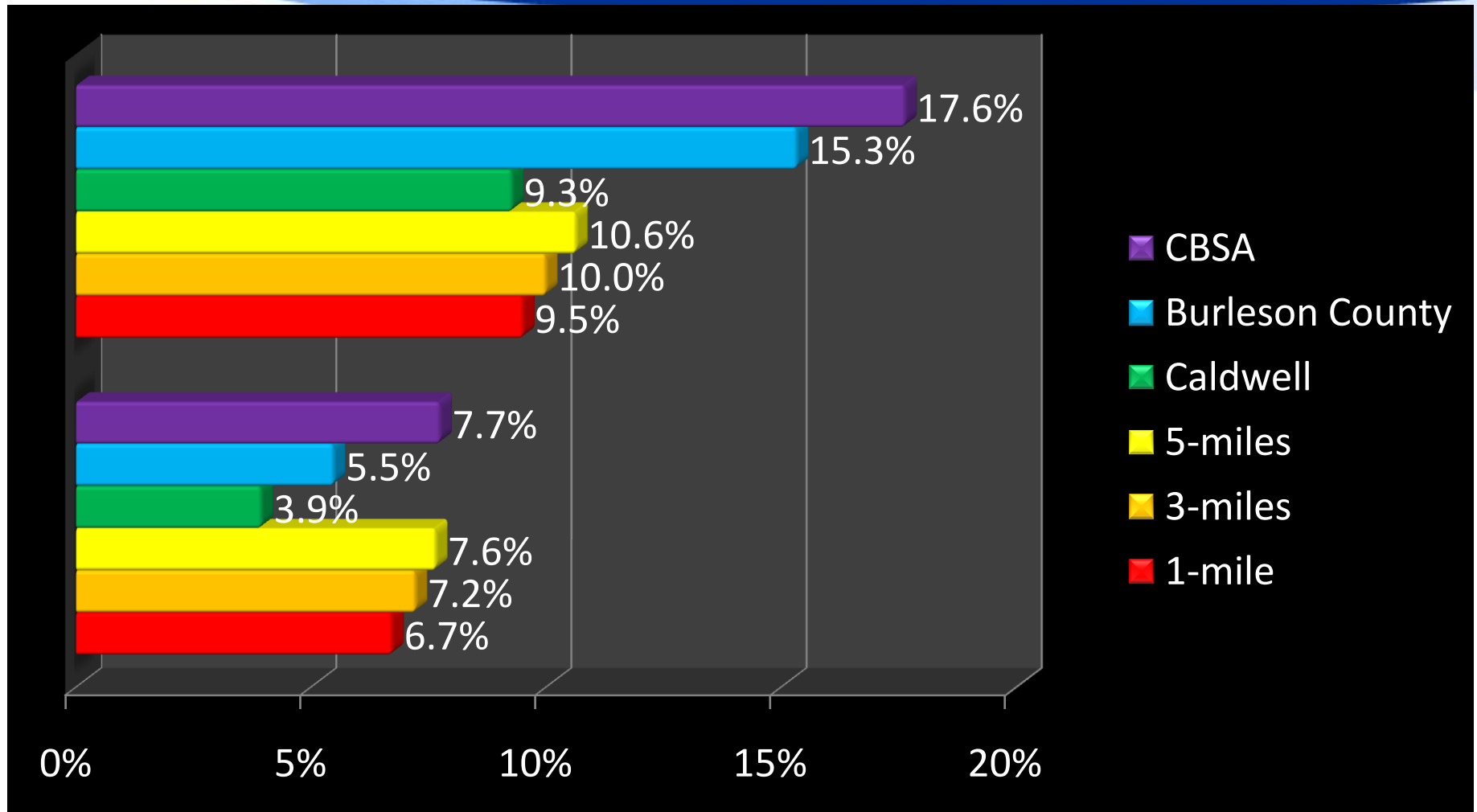
Greater market 2008 estimated average household income



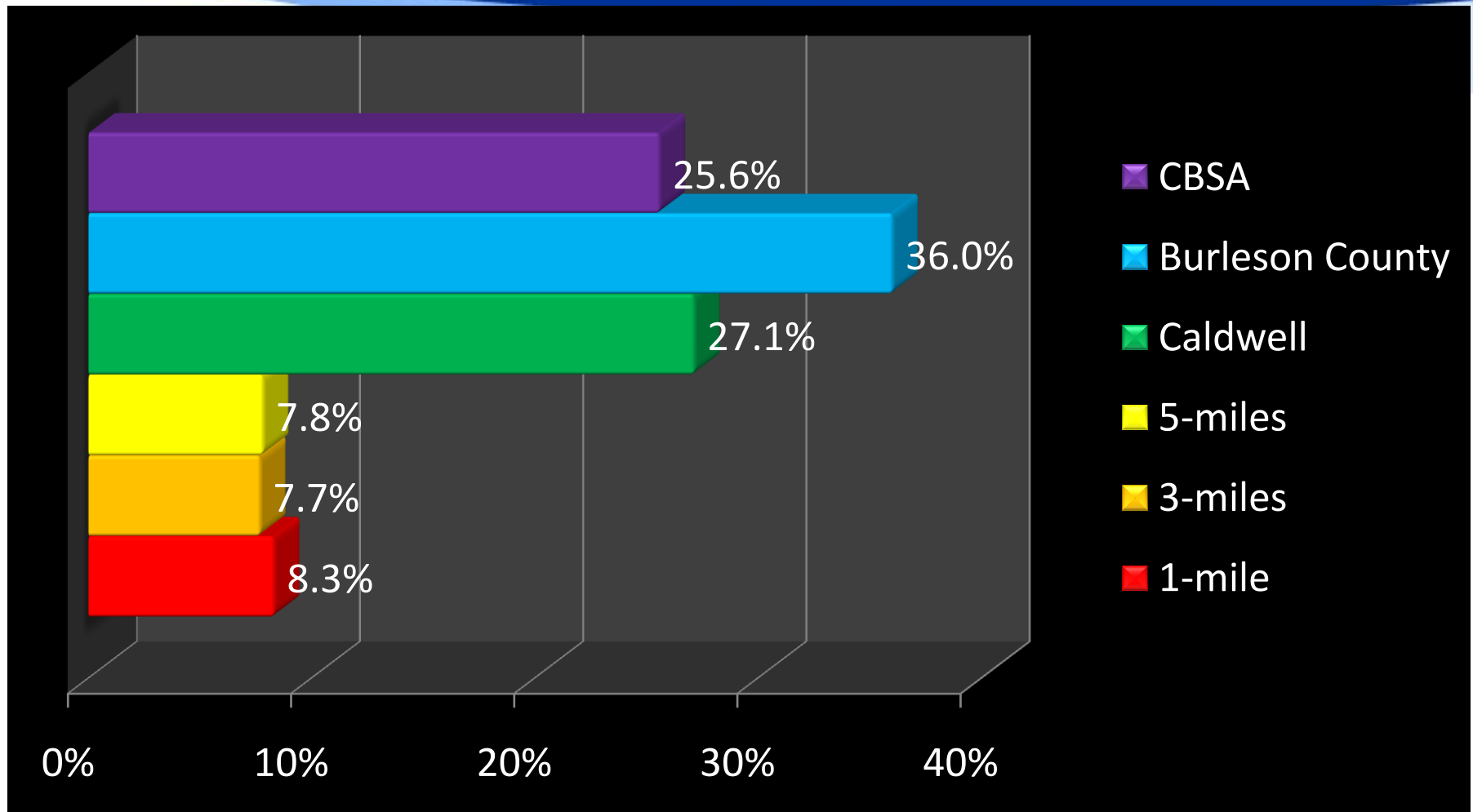
Greater market 2008-2013 annual % growth in household income



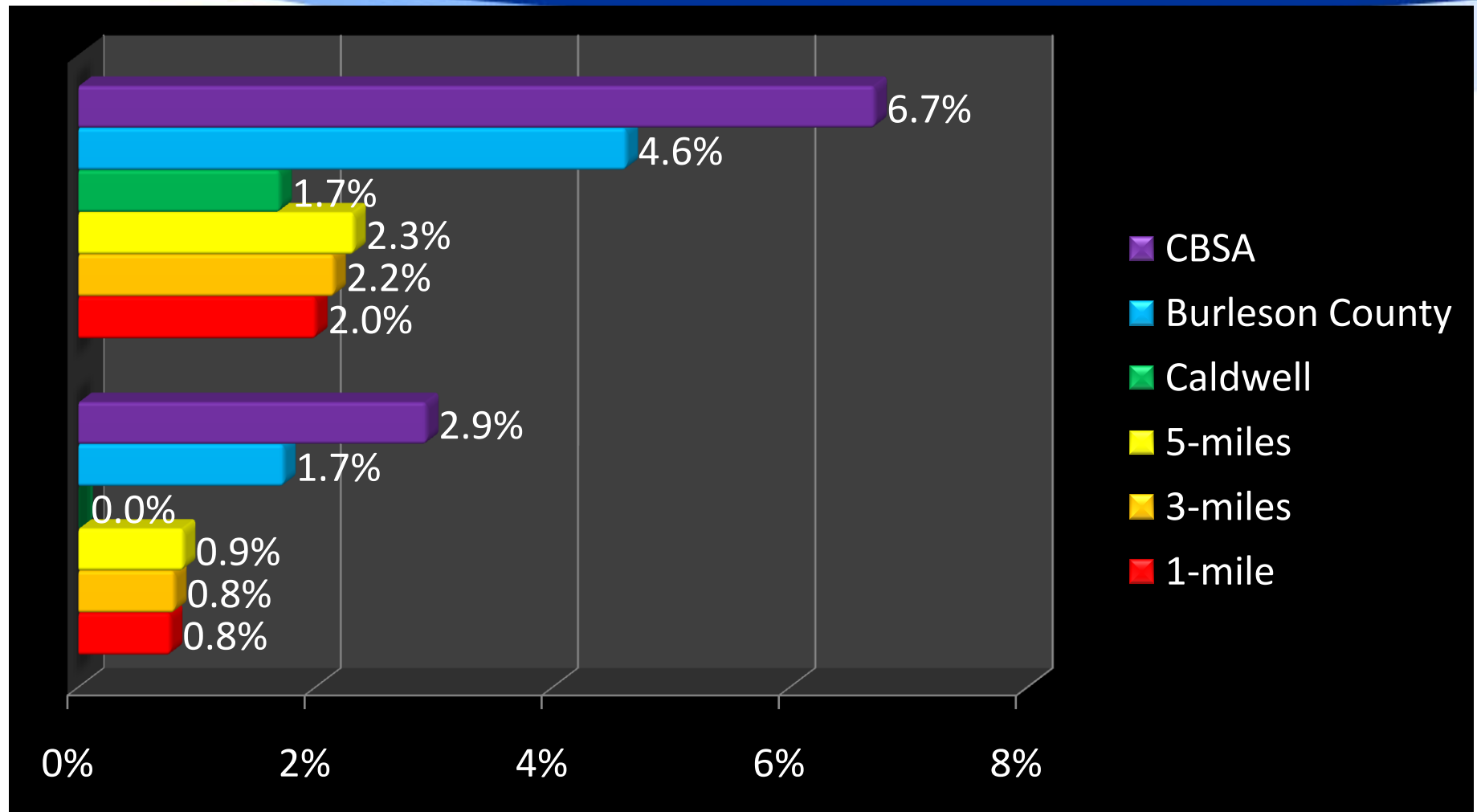
Greater market 2008 & 2013 % of households with annual income of at least \$100K



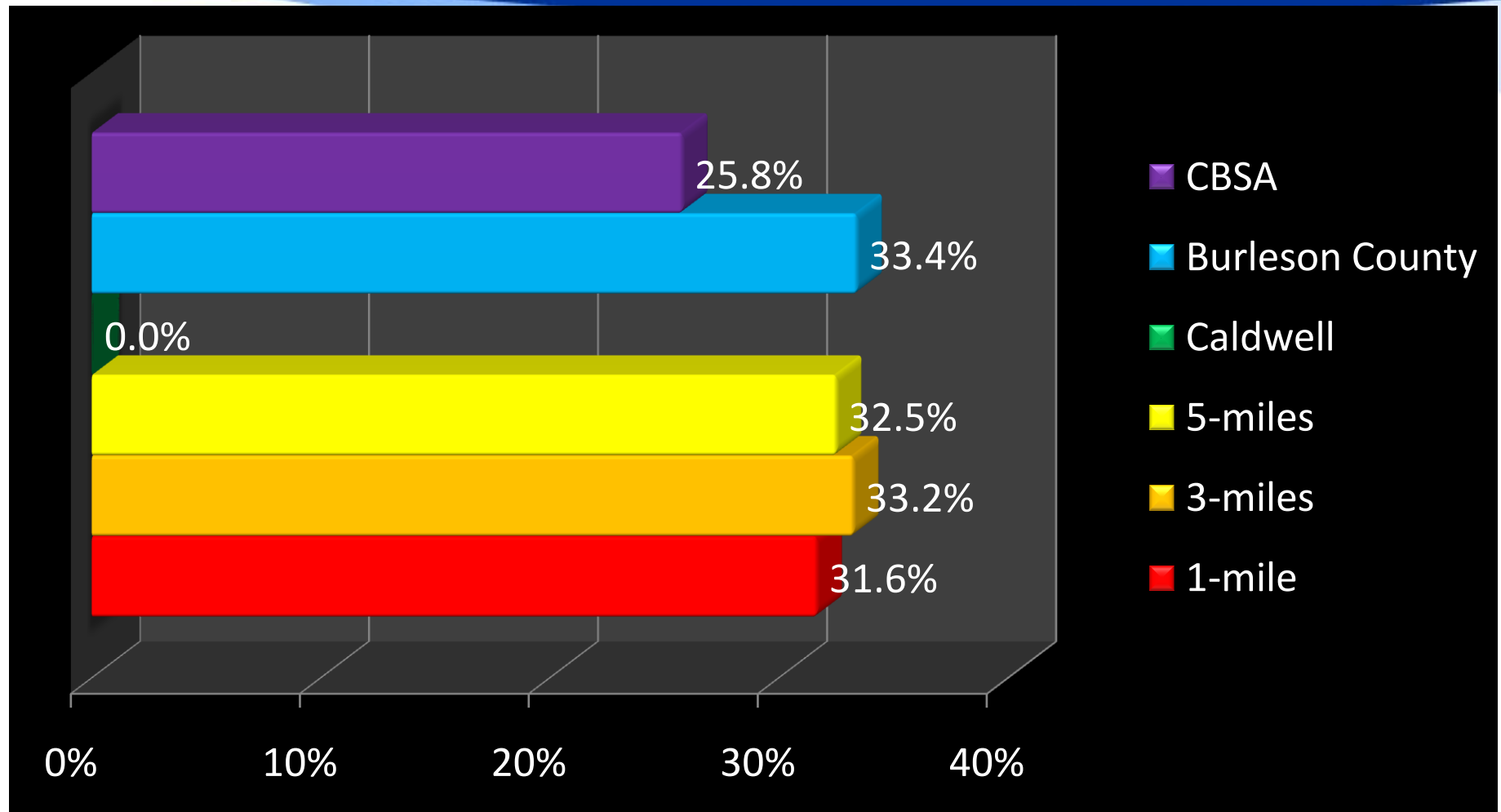
Greater market 2008-2013 annual % growth in households with at least \$100K annual income



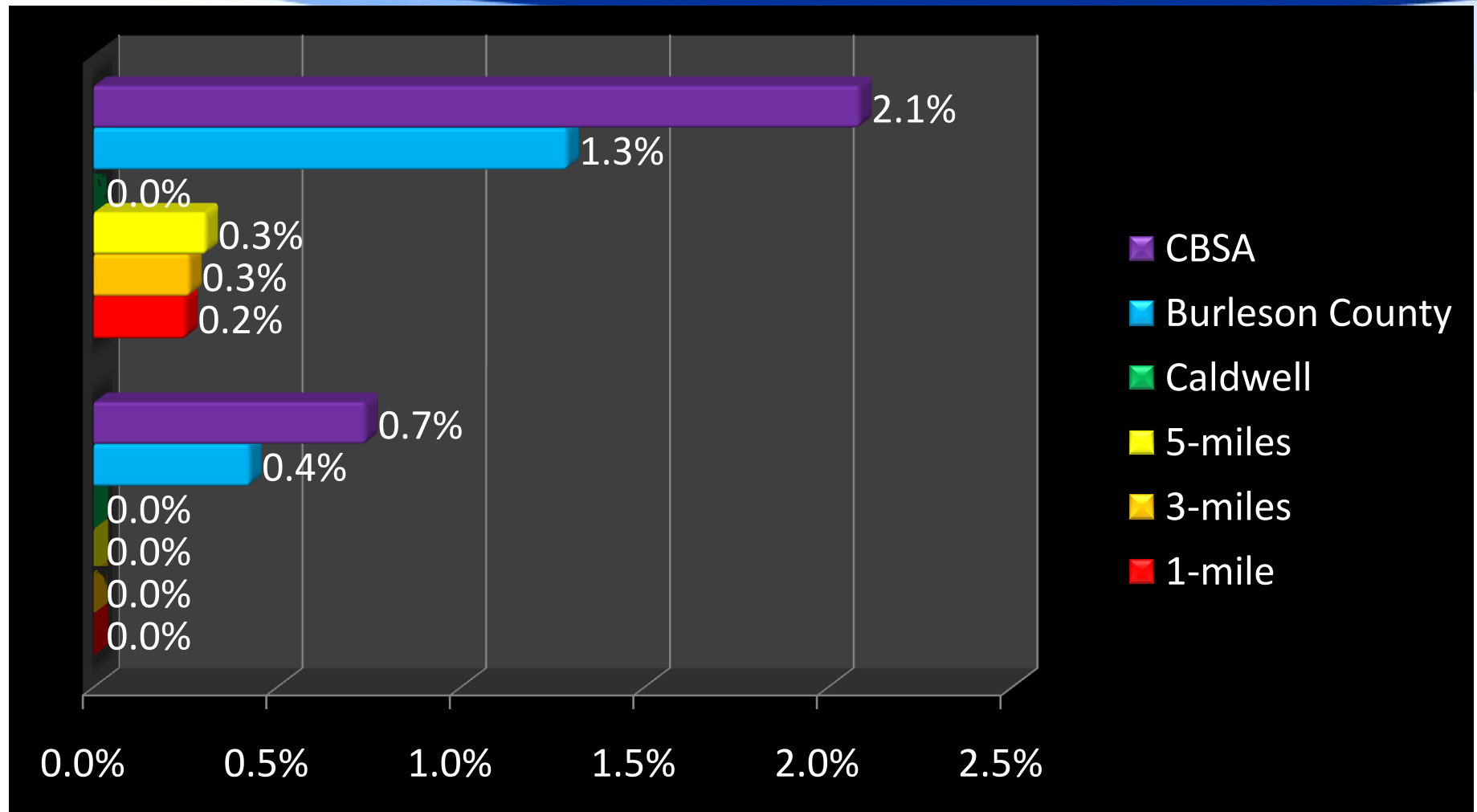
Greater market 2008 & 2013 % of households with annual income of at least \$150K



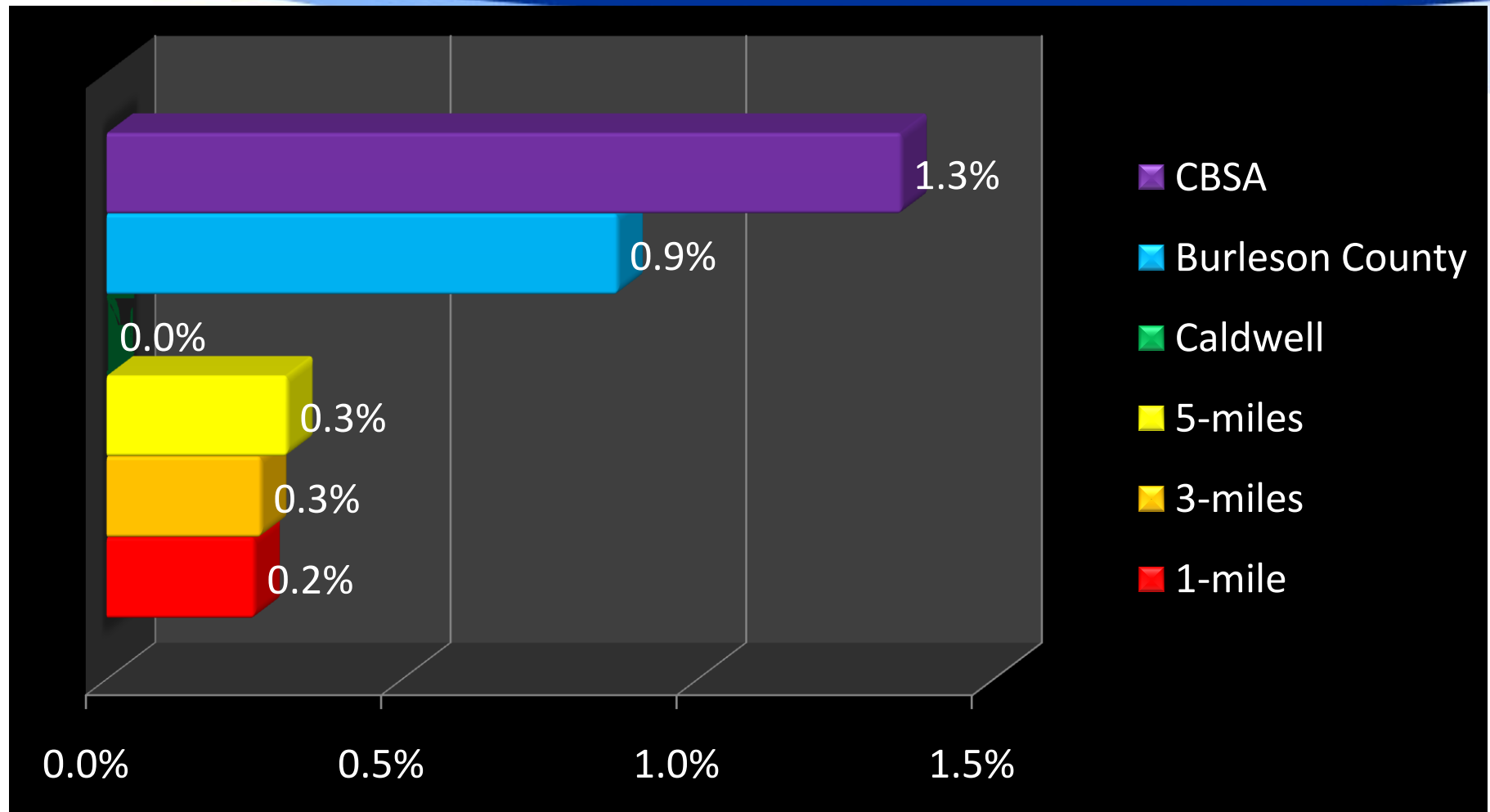
Greater market 2008-2013 annual % growth in households with at least \$150K annual income



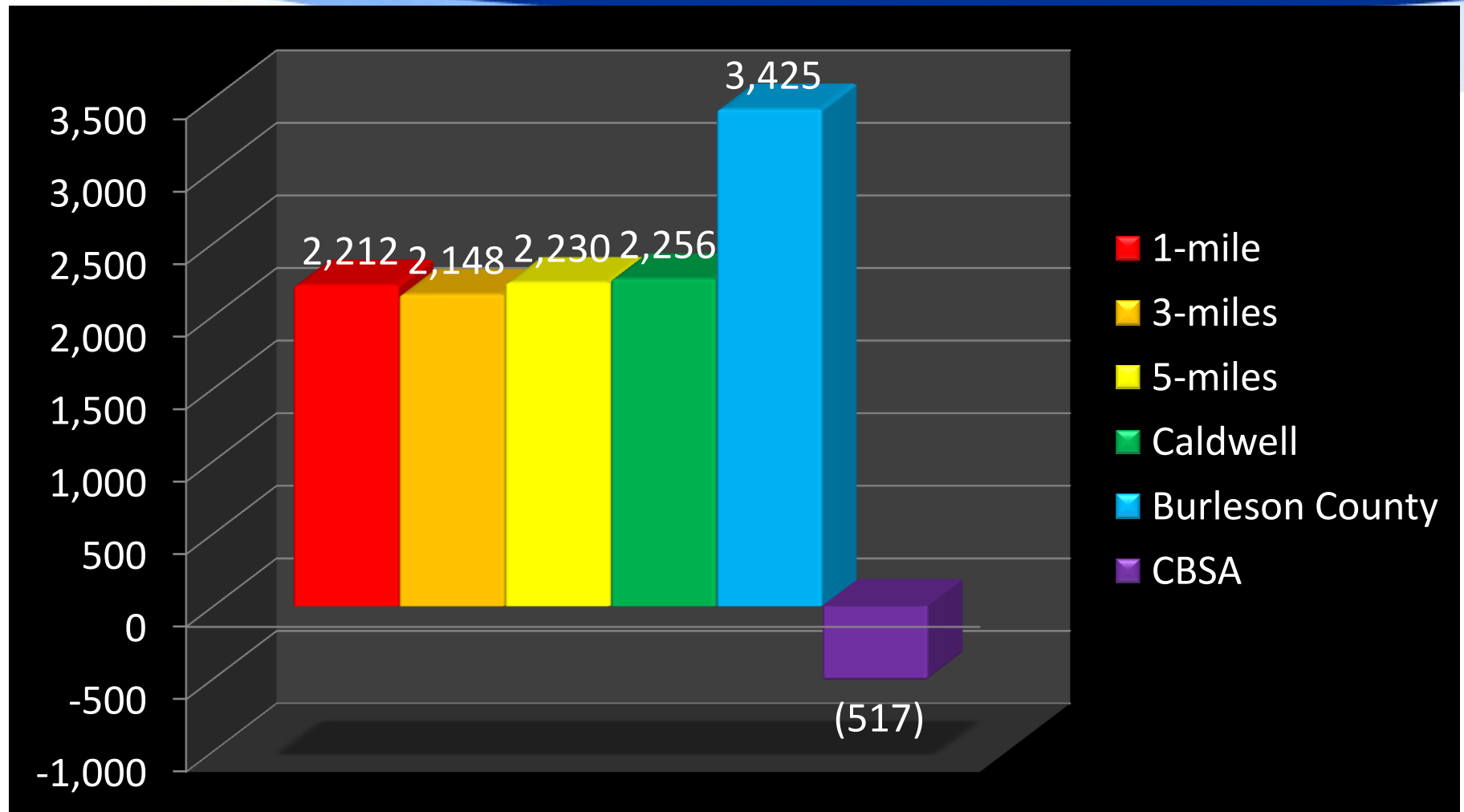
Greater market 2008 & 2013 % of households with annual income of at least \$250K



Greater market 2008-2013 total % growth in households with at least \$250K annual income



Greater market GAFO per person in 2008

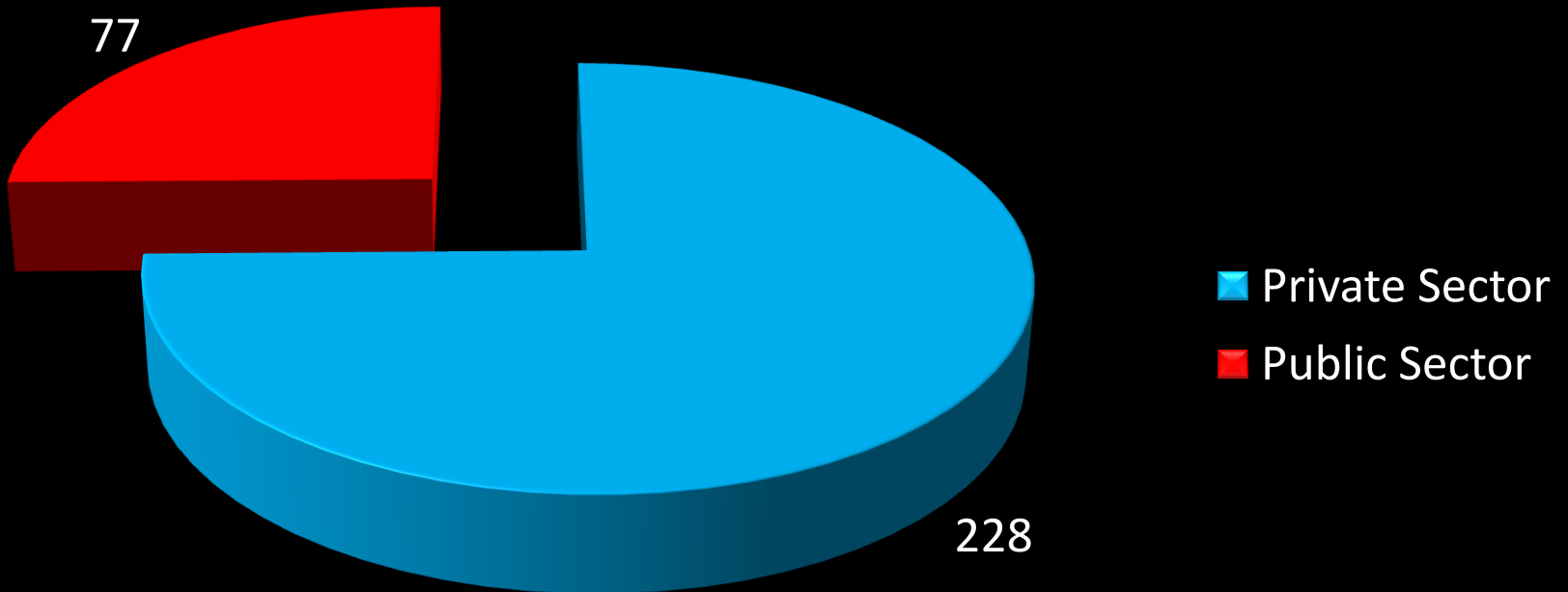


CITY EMPLOYMENT (WORKPLACE ANALYSIS)

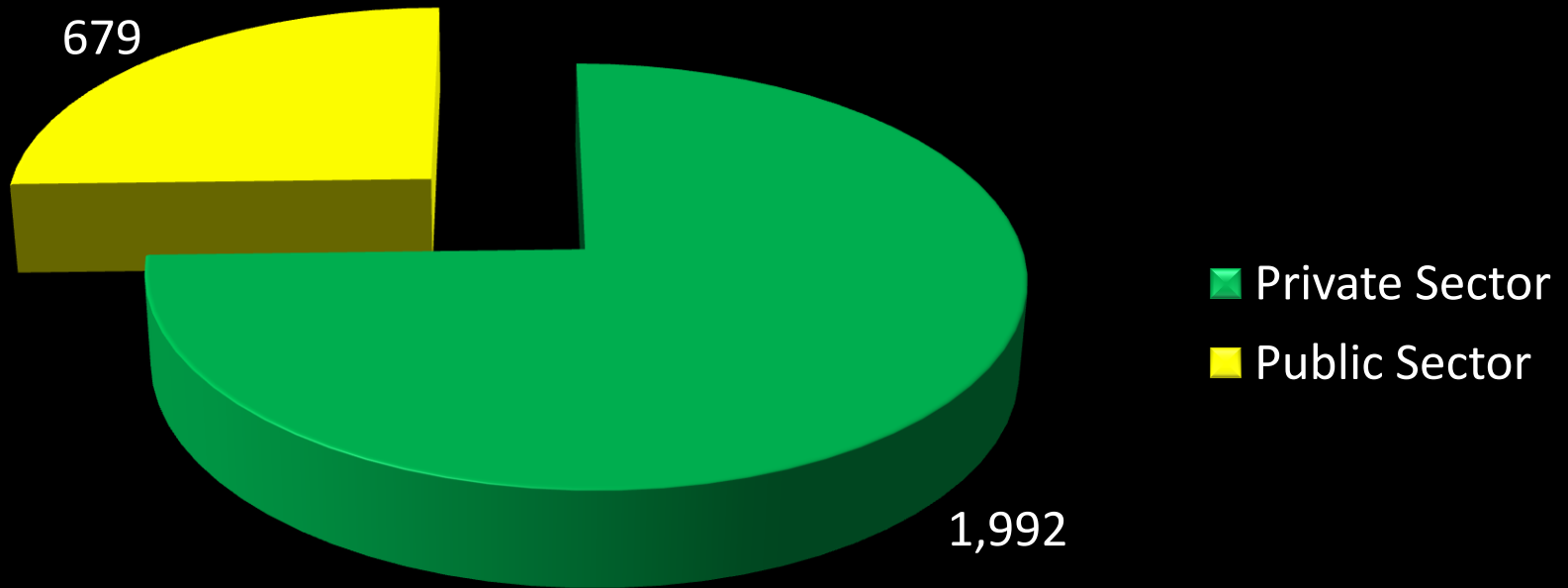


SOUTHWEST PARTNERS

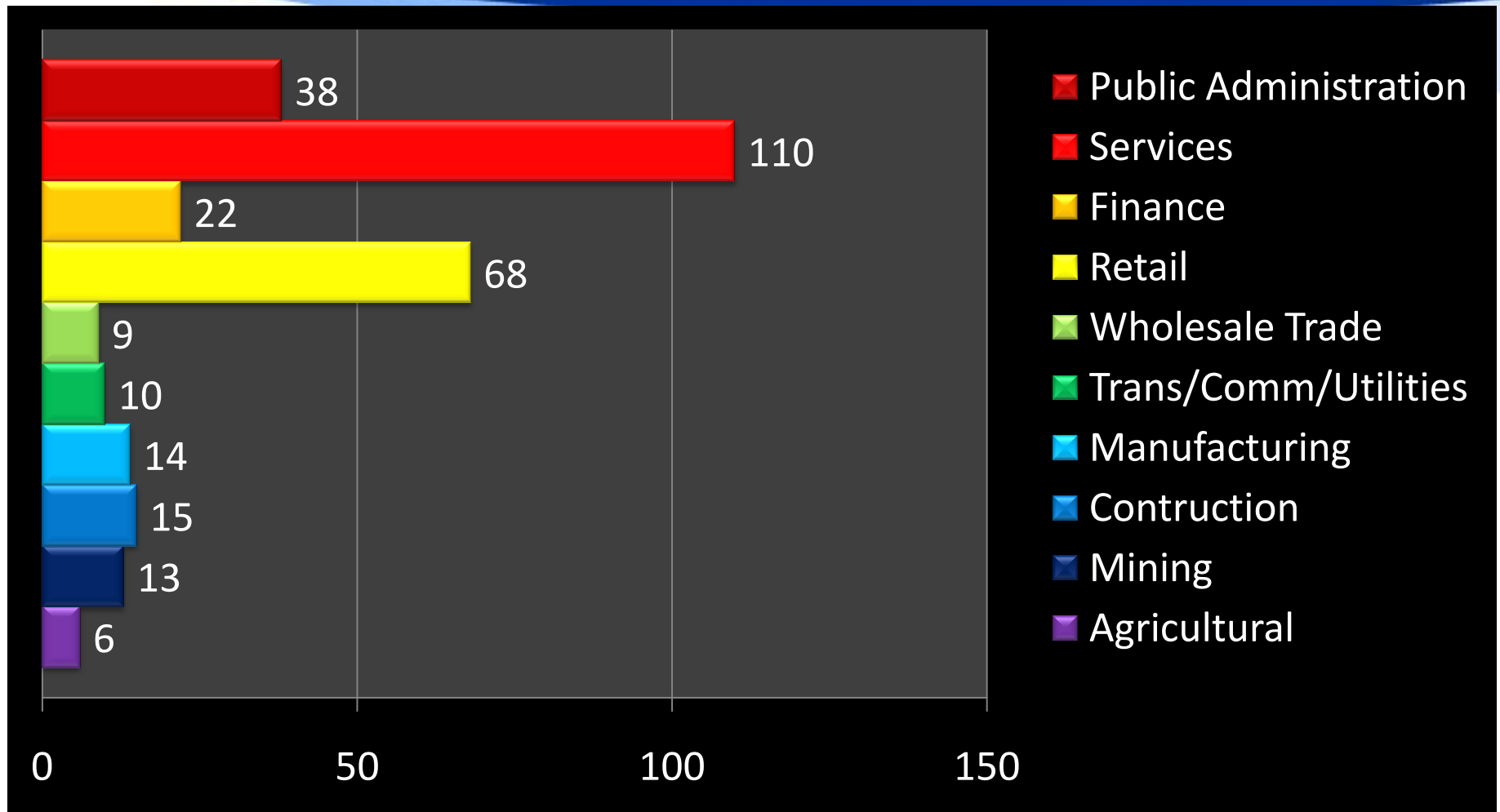
2008 number of public and private employers in city limits



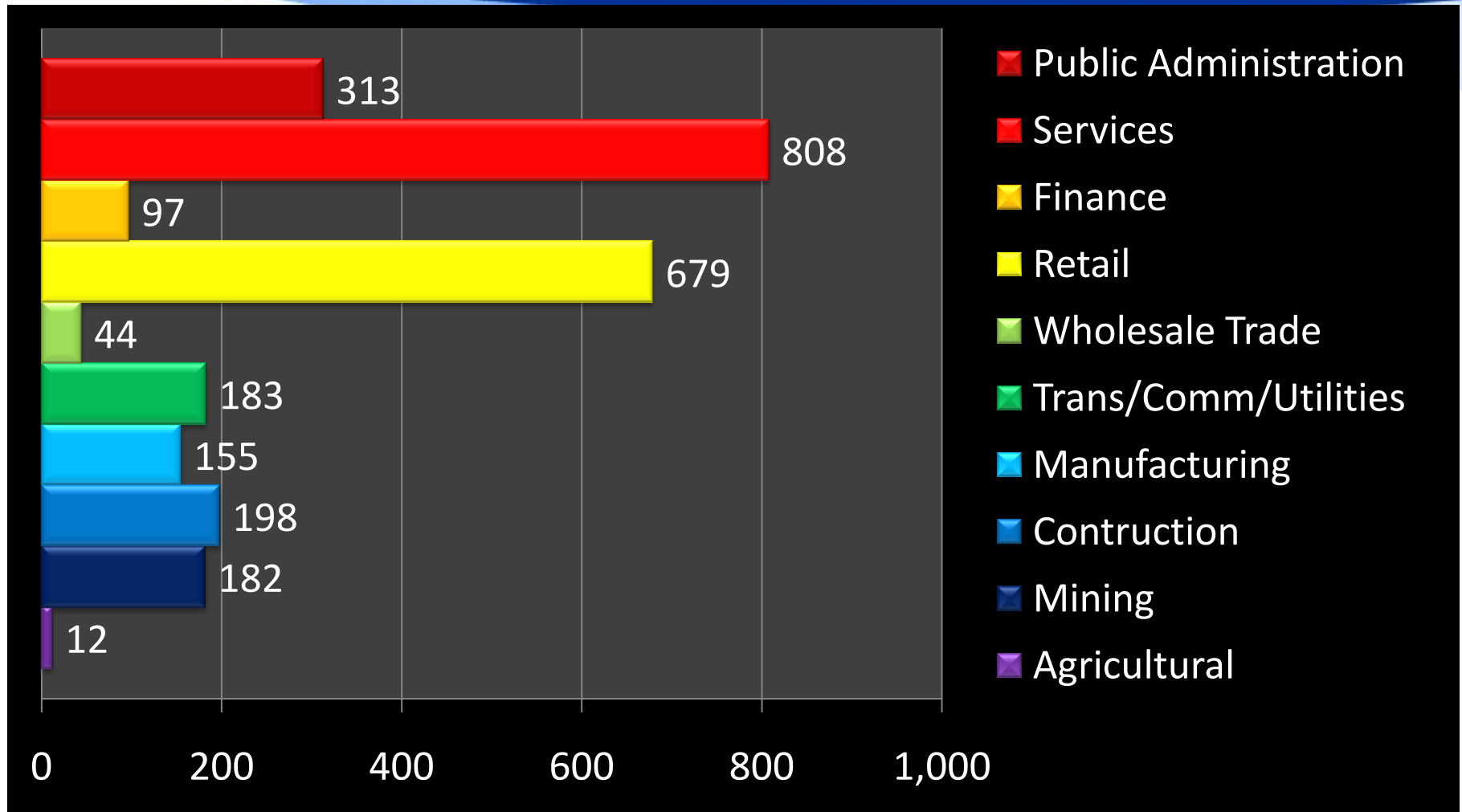
2008 number of public and private employees in city limits



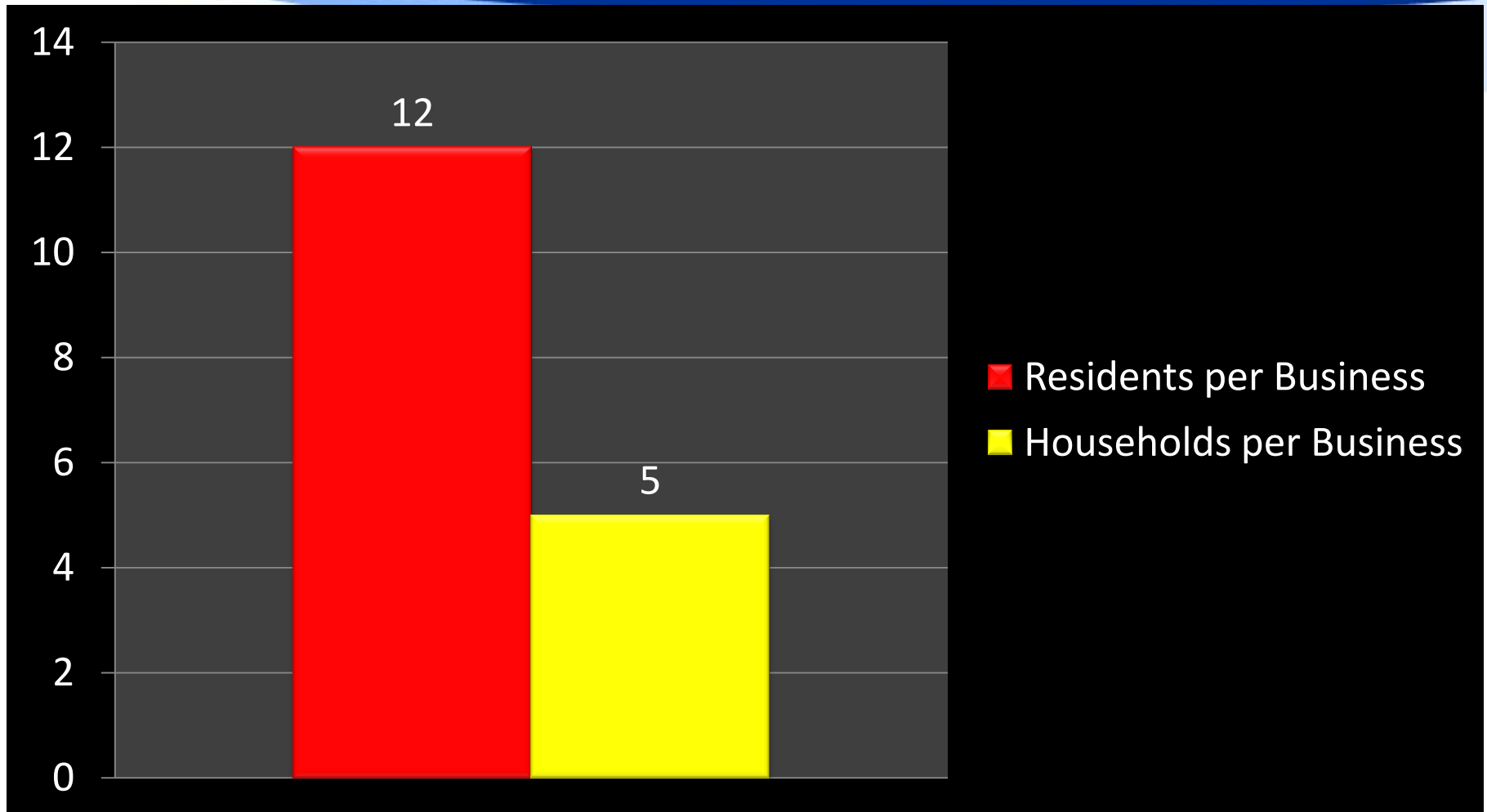
2008 number of employers by category in city limits



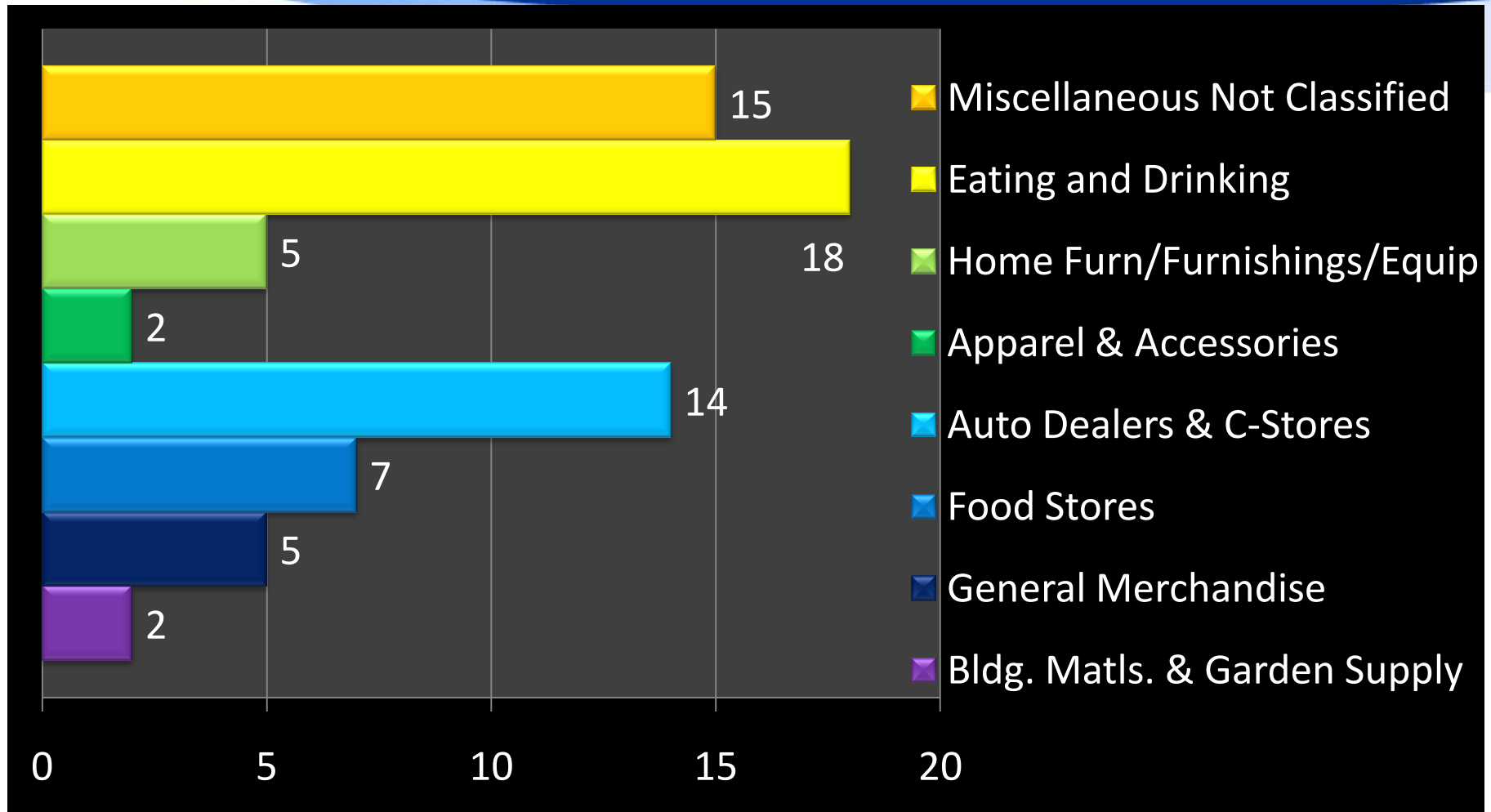
2008 number of employees by category in city limits



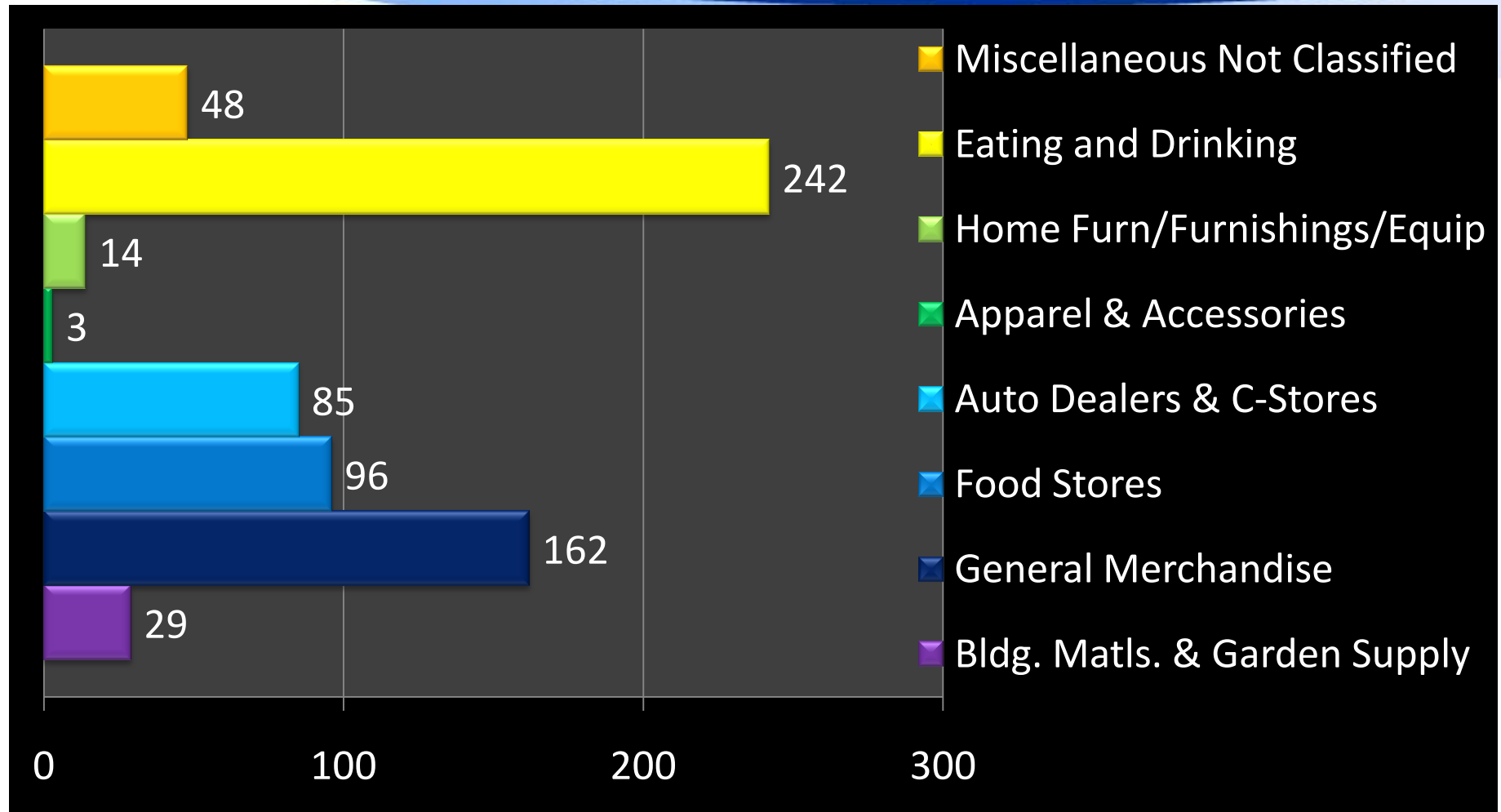
Number of residents and number of households per business in 2008 in city limits



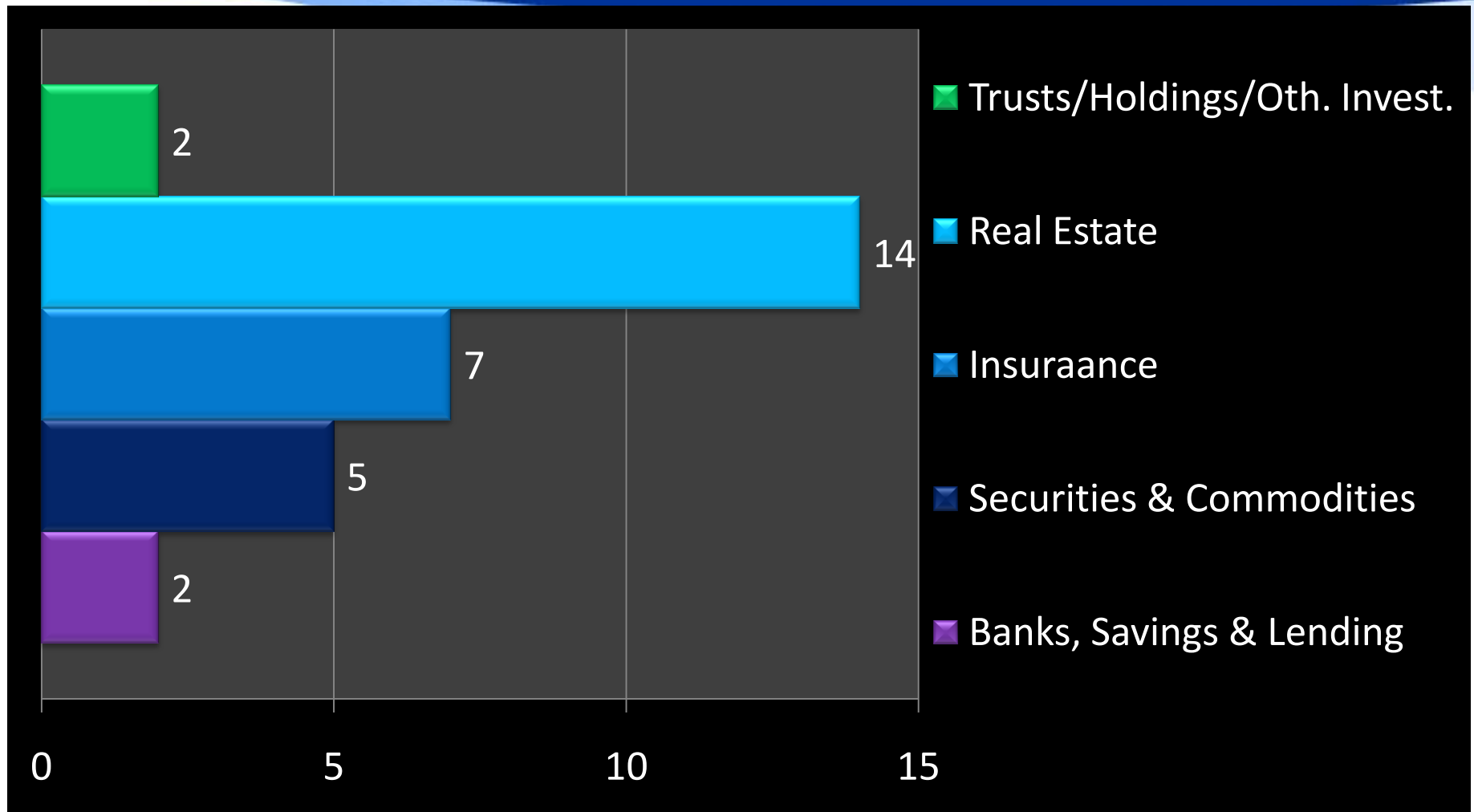
2008 number of RETAIL employers by category in city limits



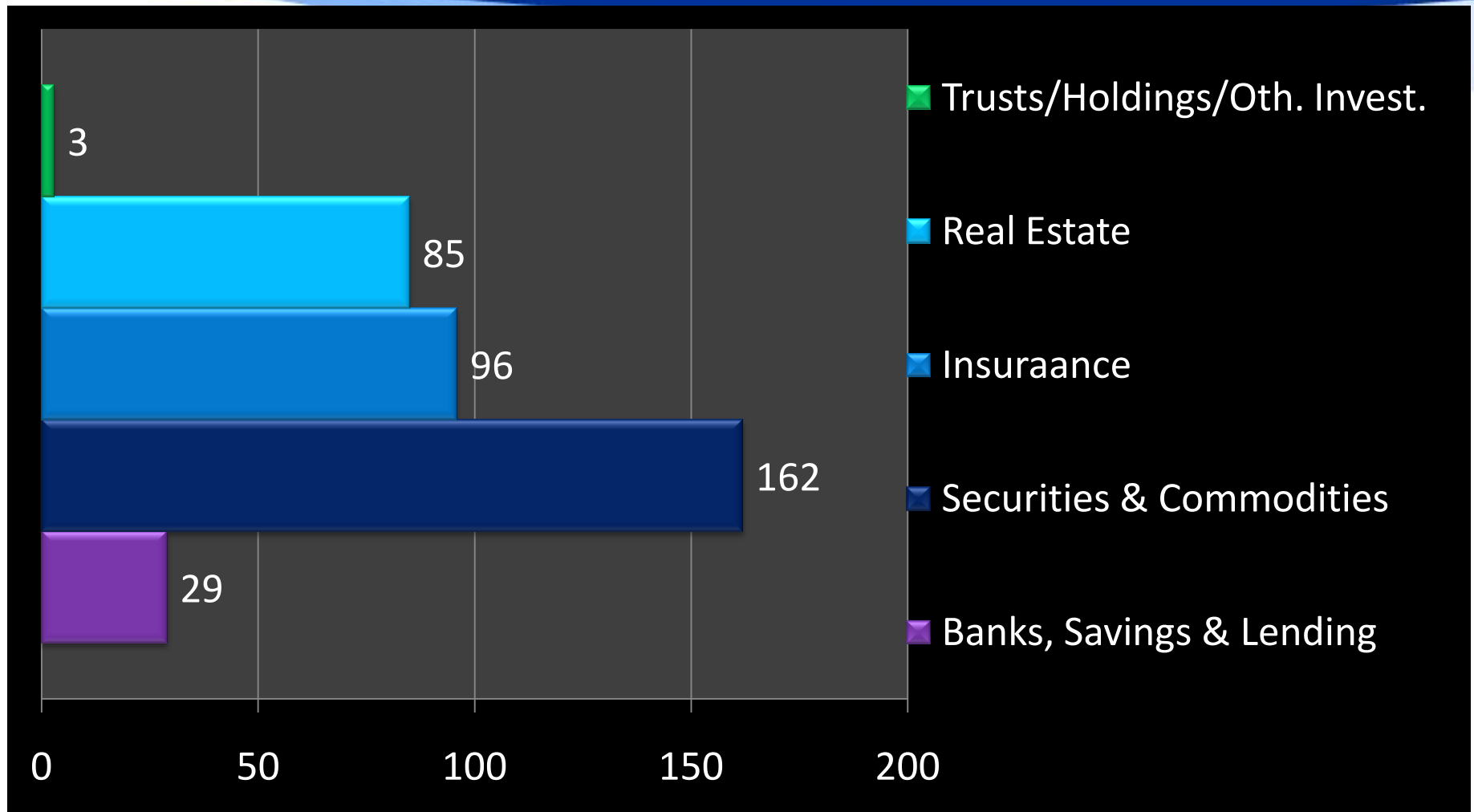
2008 number of RETAIL employees by category in city limits



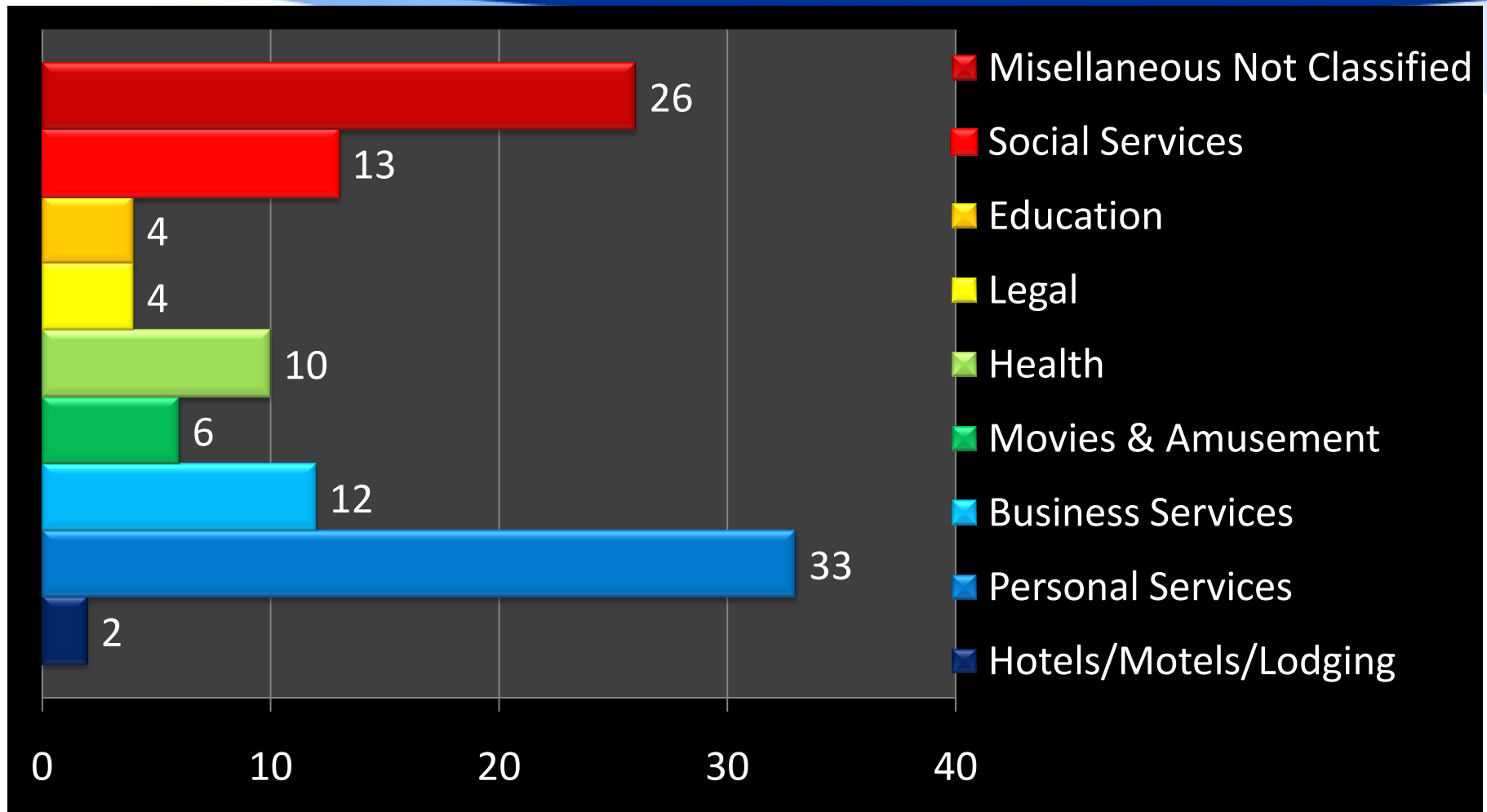
2008 number of FINANCE employers by category in city limits



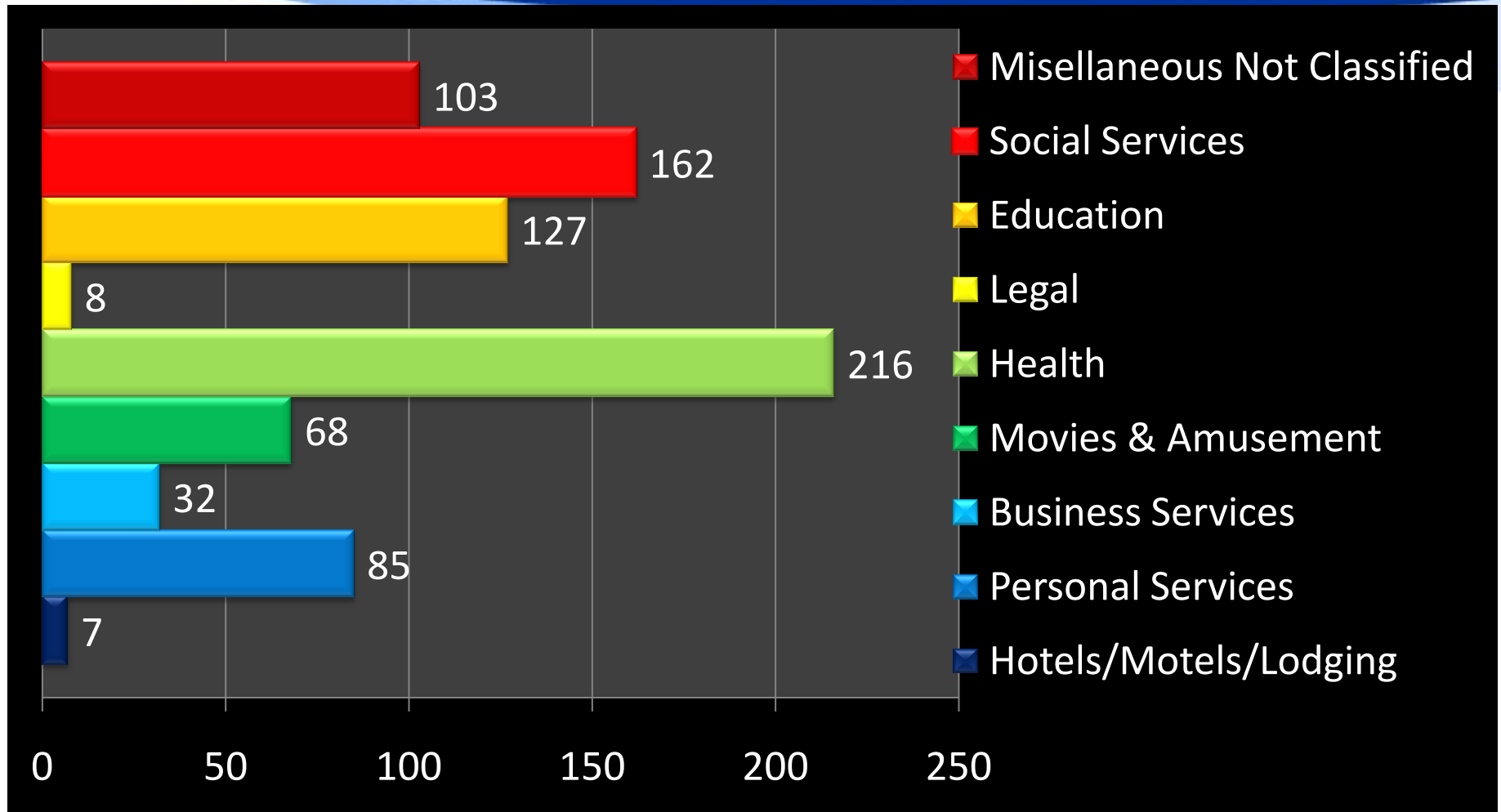
2008 number of FINANCE employees by category in city limits



2008 number of SERVICE employers by category in city limits



2008 number of SERVICE employees by category in city limits

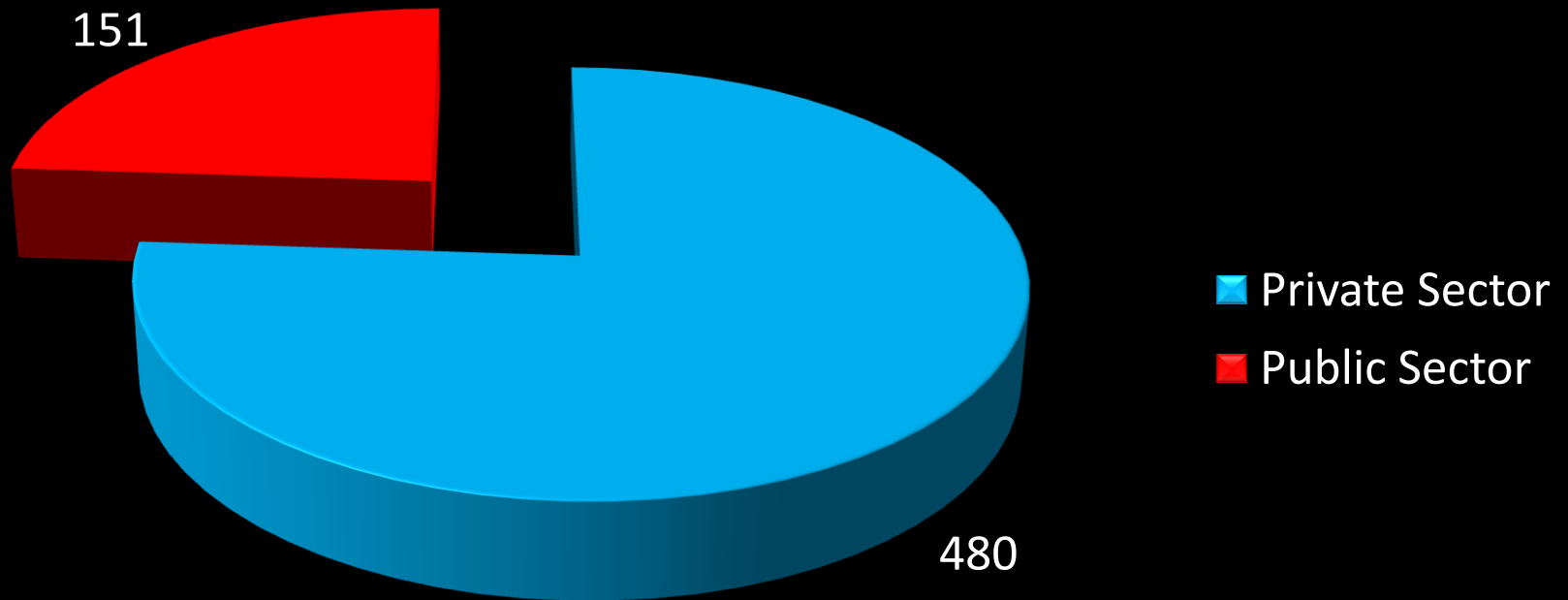


COUNTY EMPLOYMENT (WORKPLACE ANALYSIS)

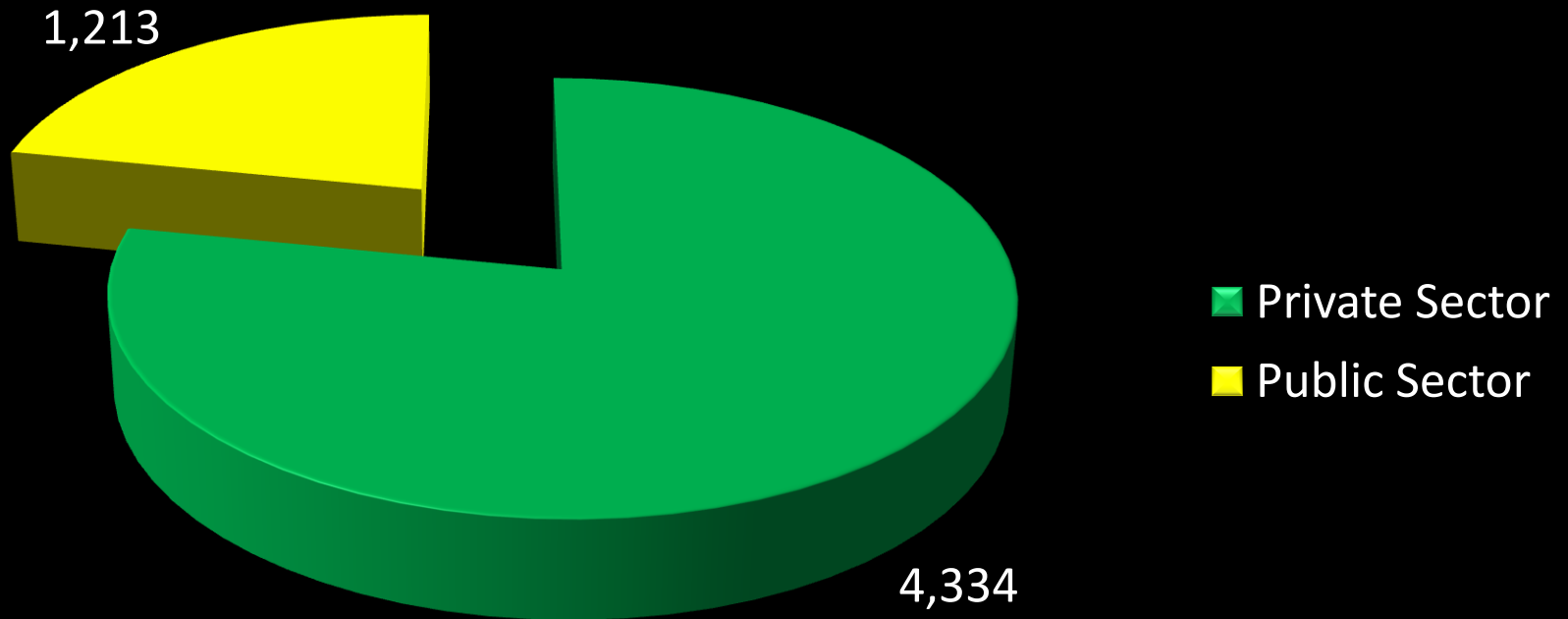


SOUTHWEST PARTNERS

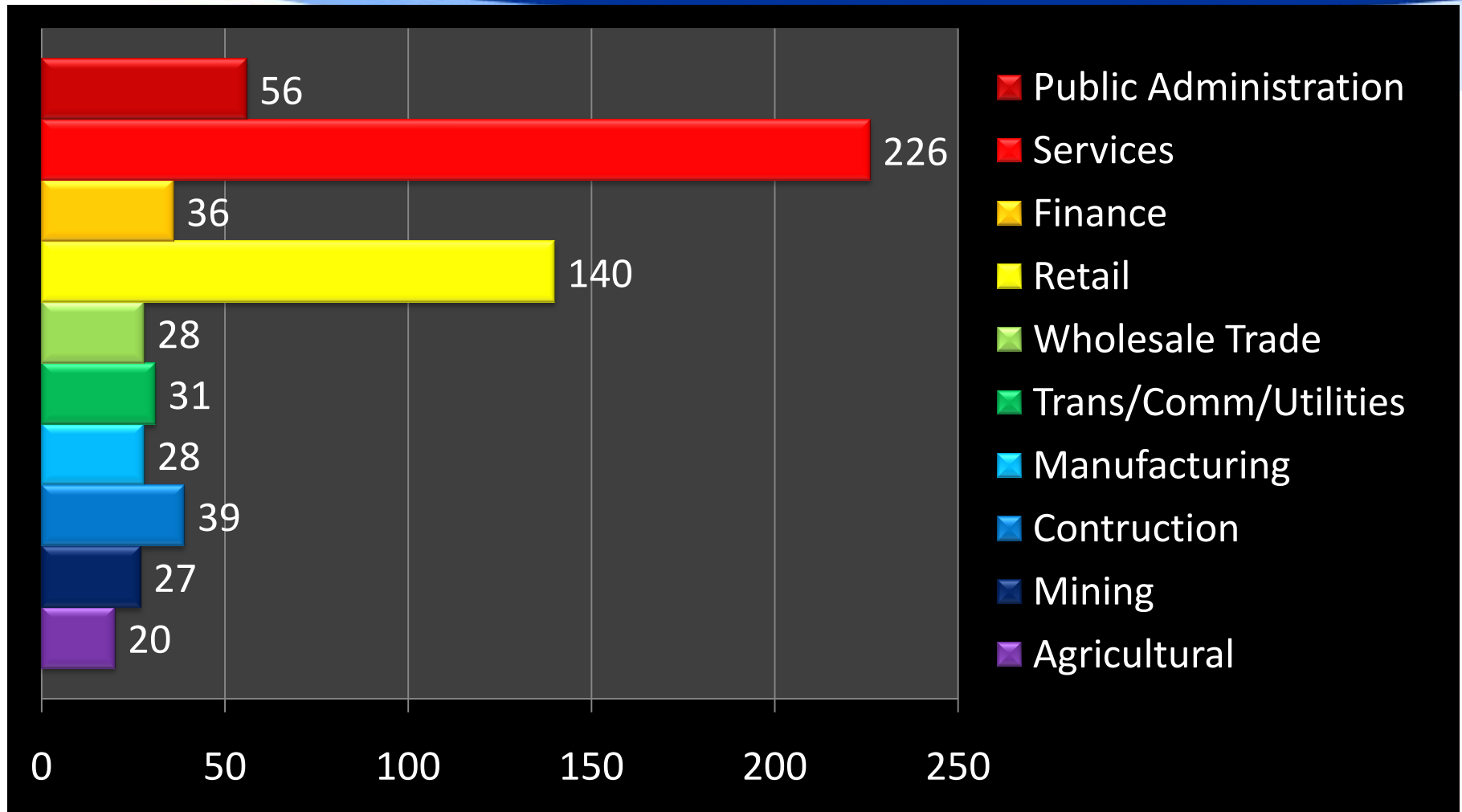
2008 number of public and private employers in County



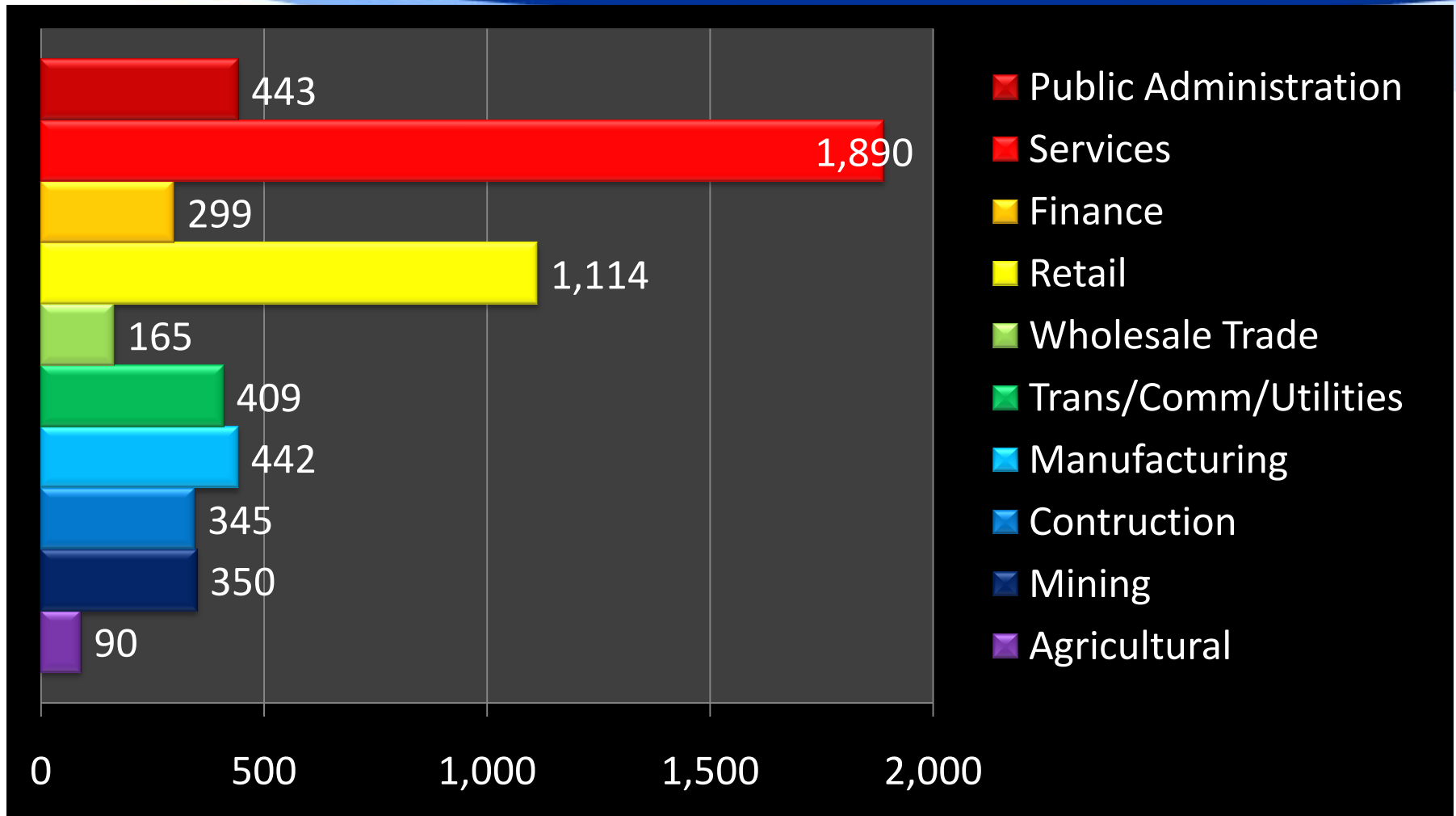
2008 number of public and private employees in County



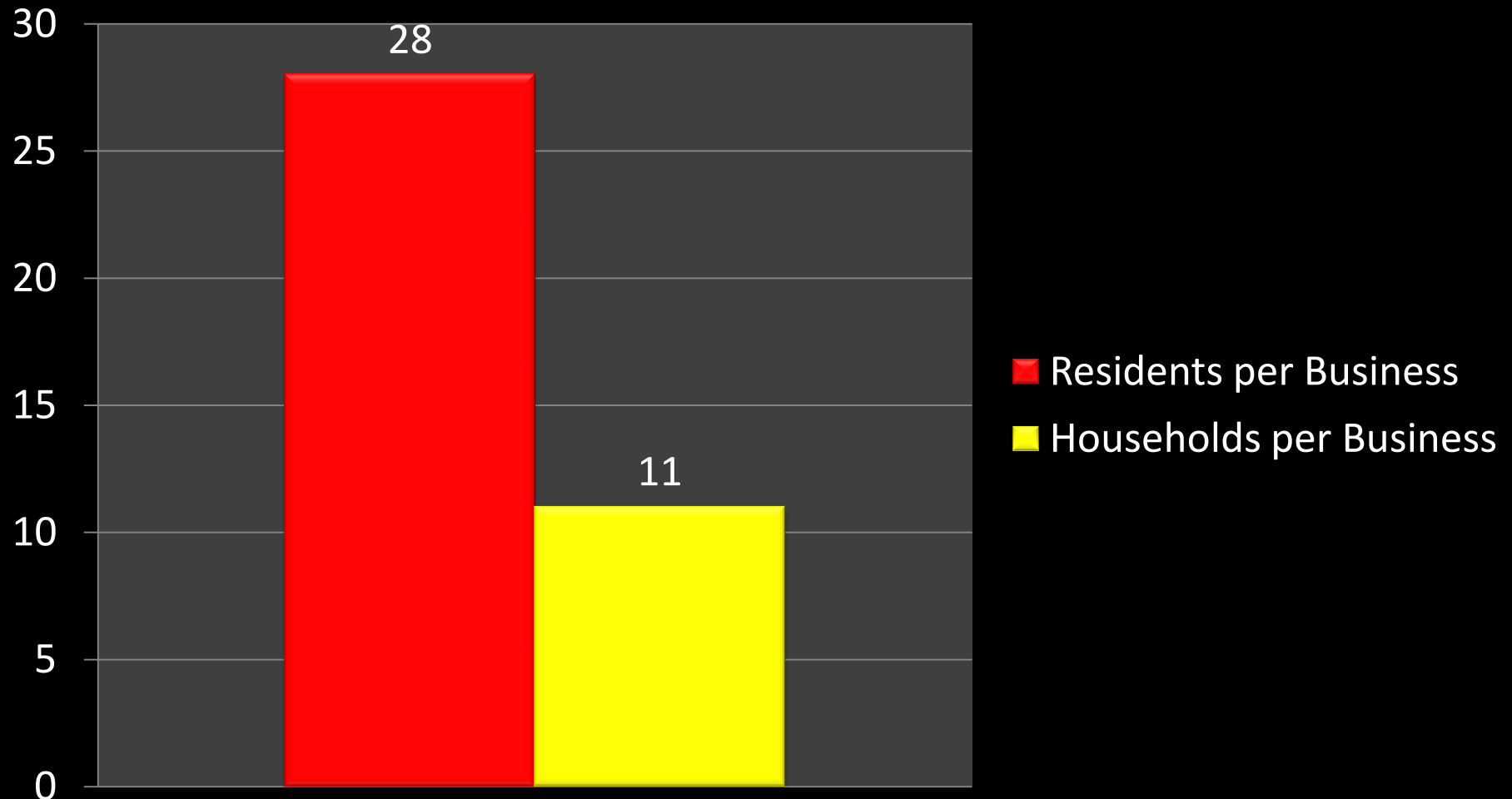
2008 number of employers by category in County



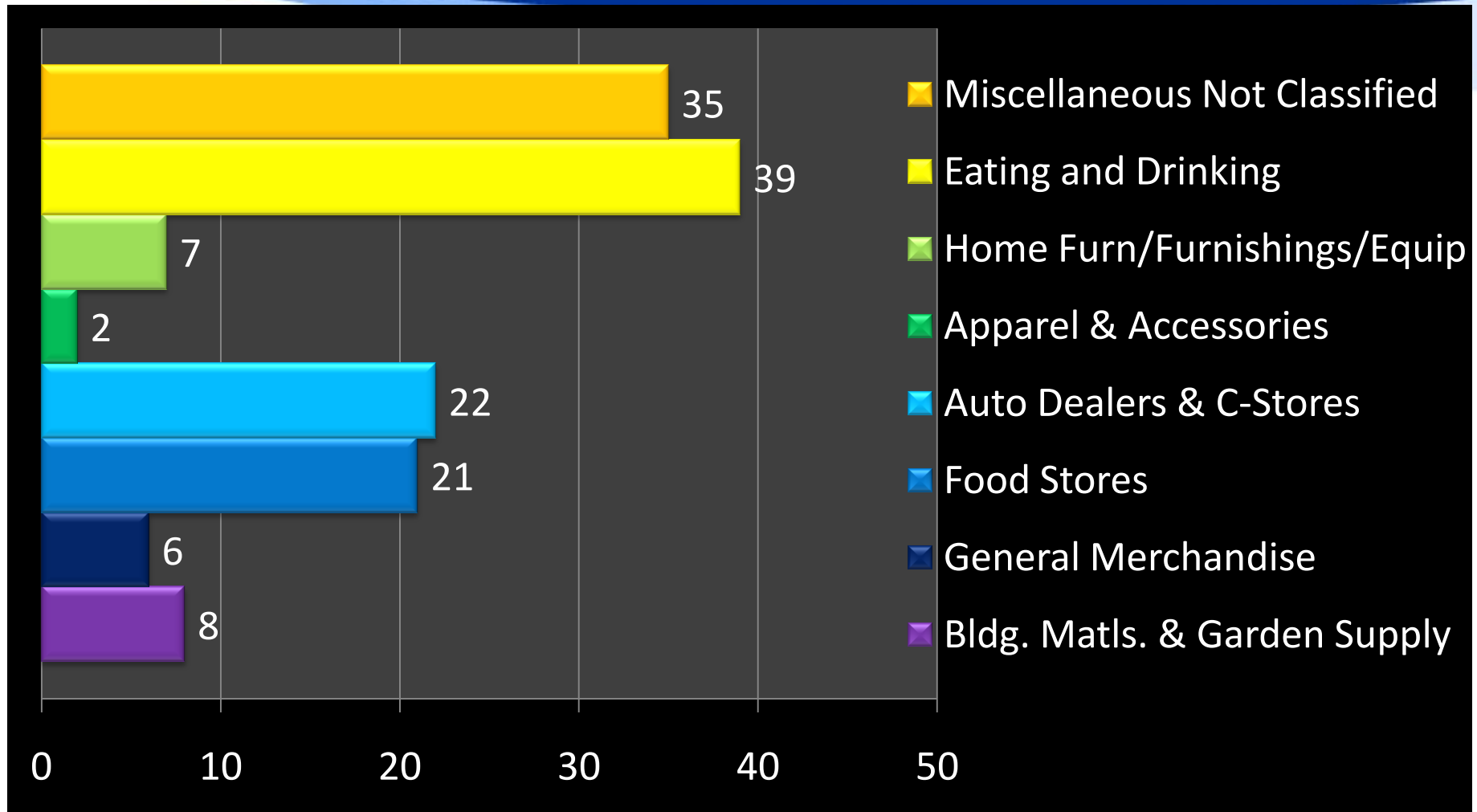
2008 number of employees by category in County



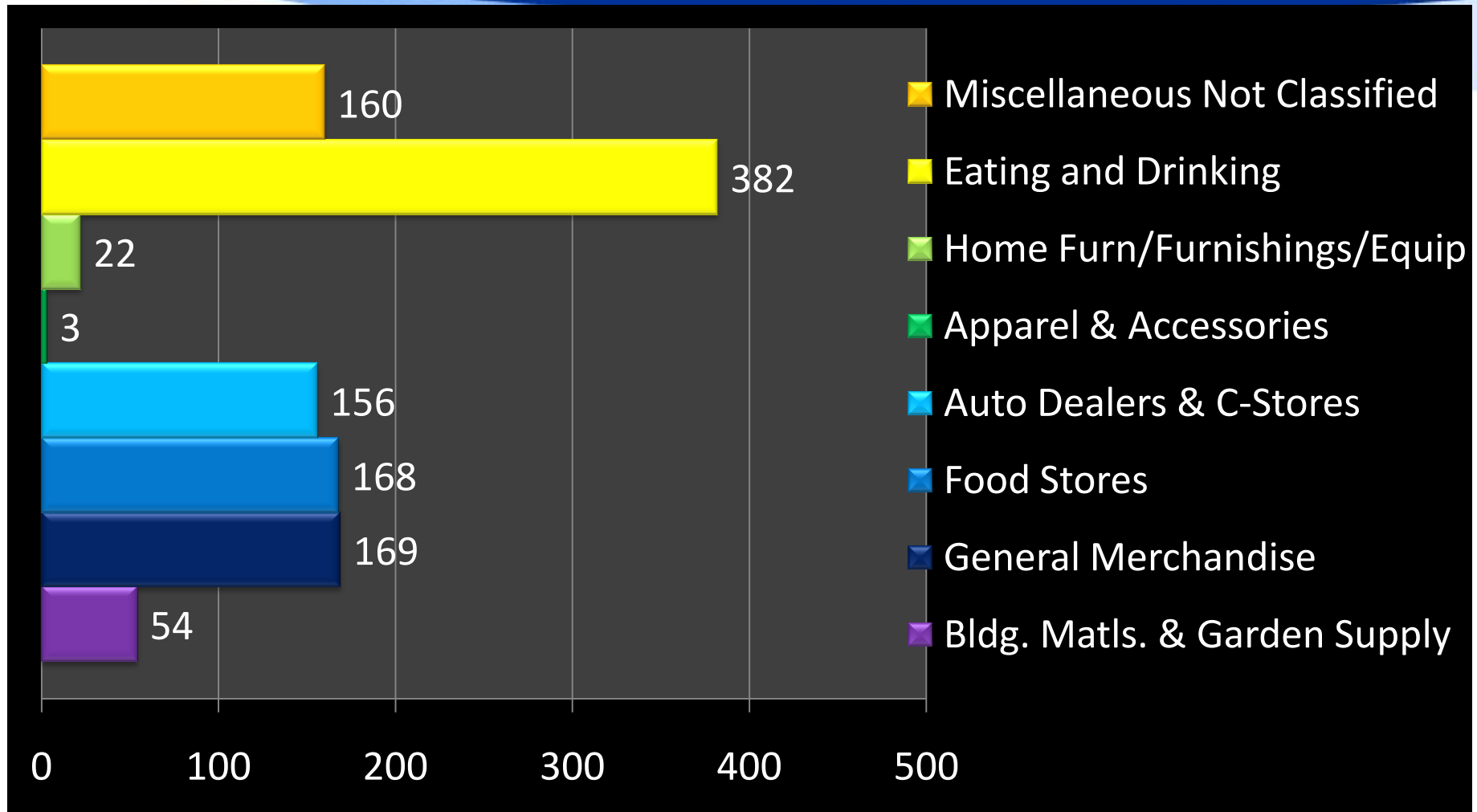
Number of residents and number of households per business in 2008 in County



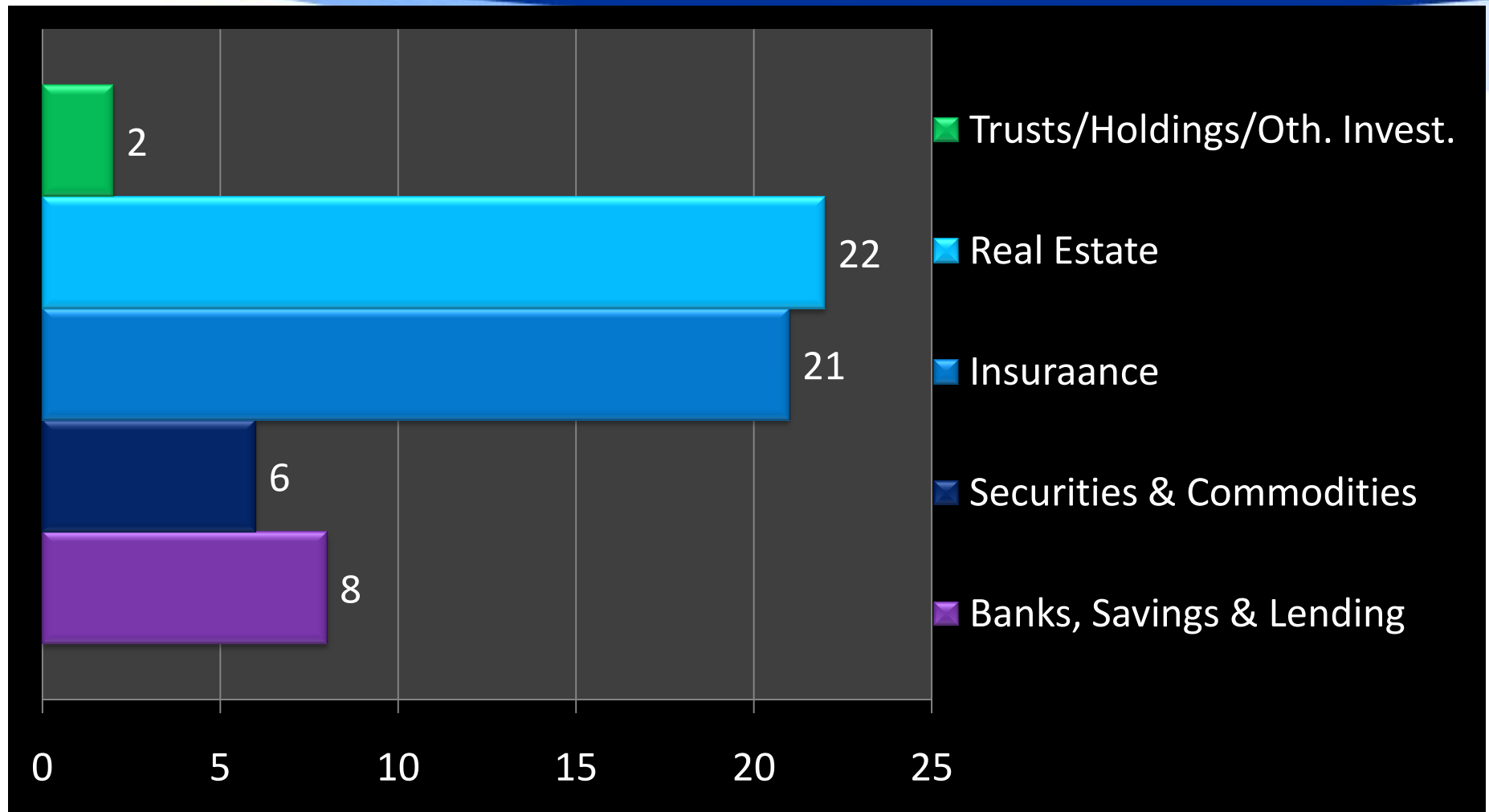
2008 number of RETAIL employers by category in County



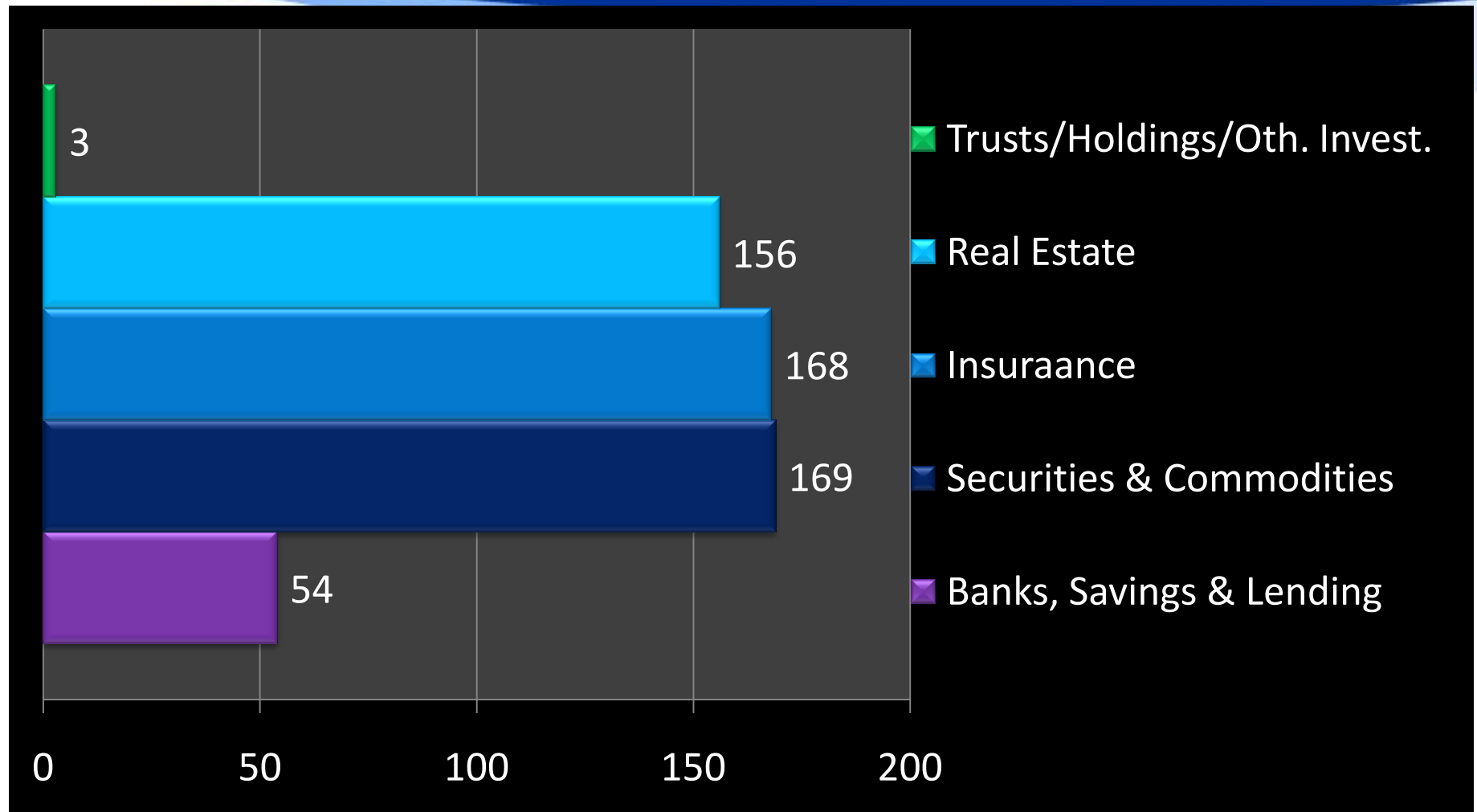
2008 number of RETAIL employees by category in County



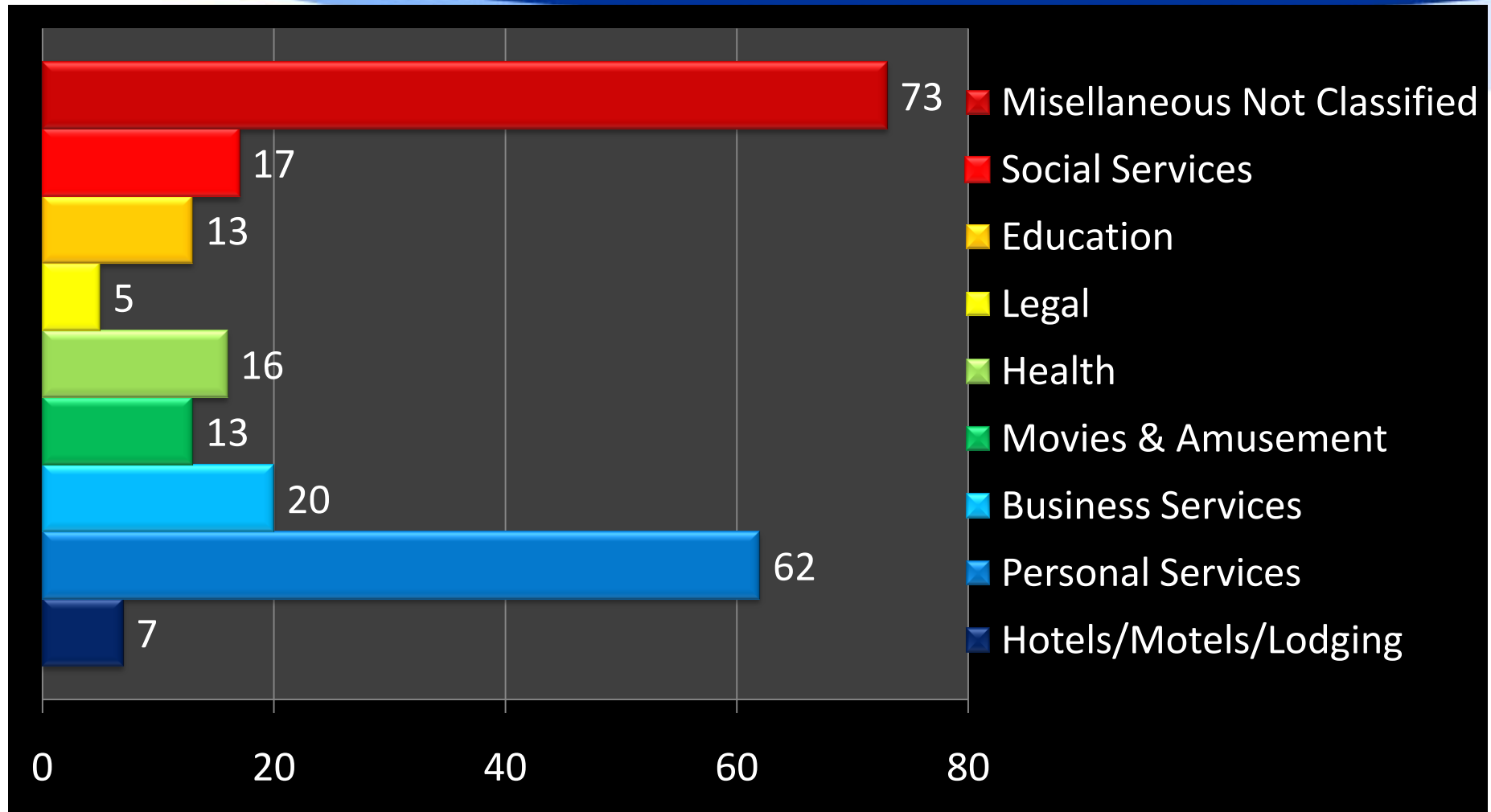
2008 number of FINANCE employers by category in County



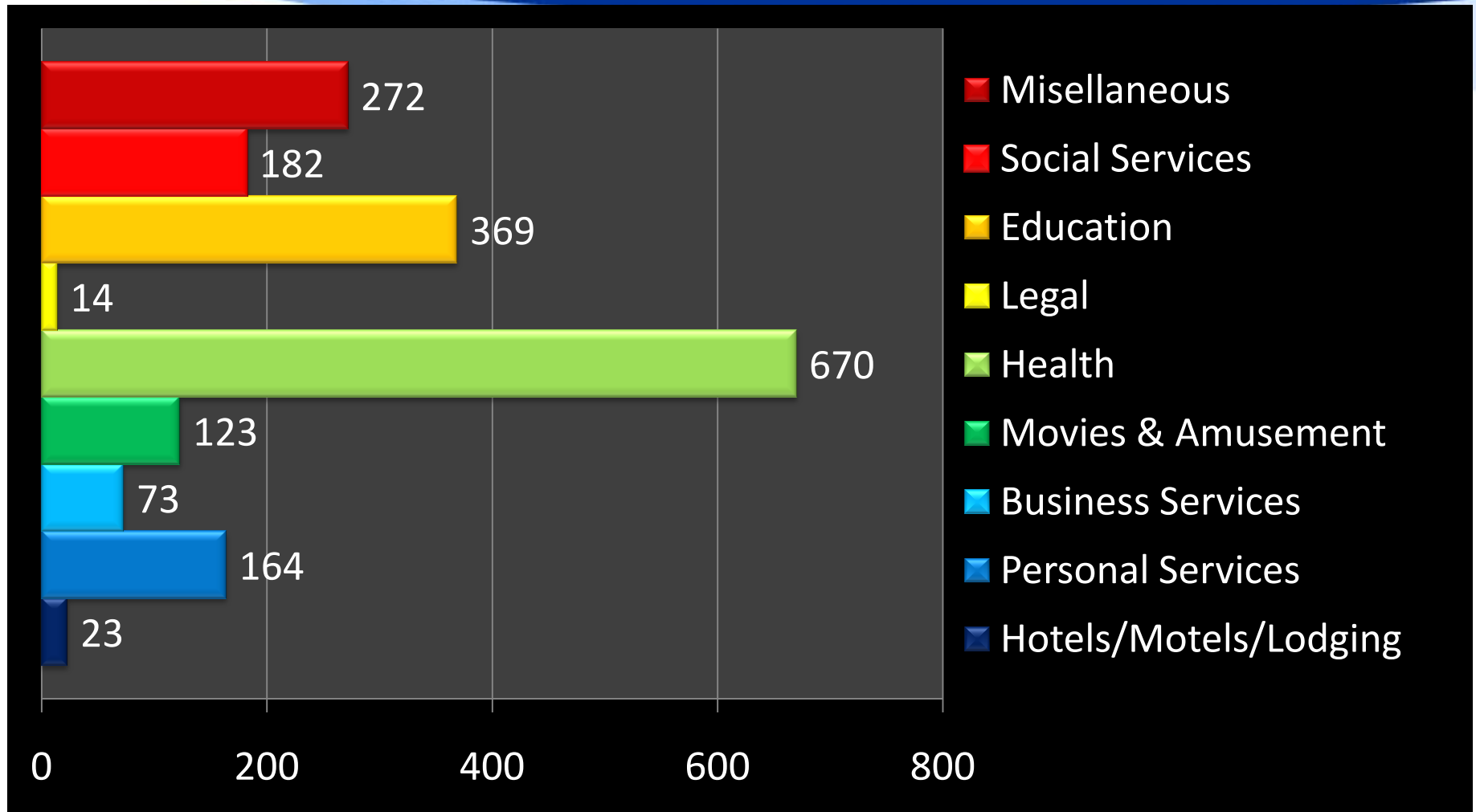
2008 number of FINANCE employees by category in County



2008 number of SERVICE employers by category in County



2008 number of SERVICE employees by category in County

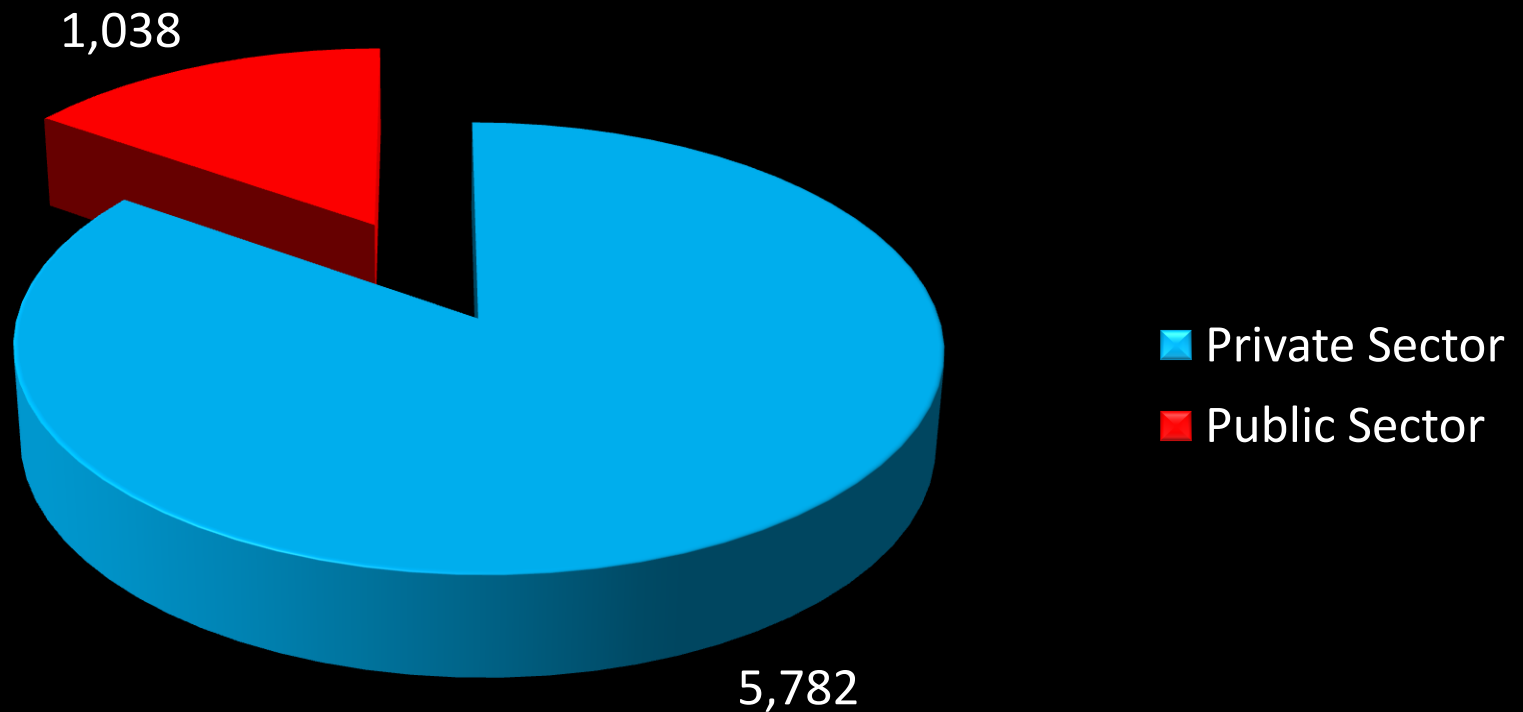


CBSA EMPLOYMENT (WORKPLACE ANALYSIS)

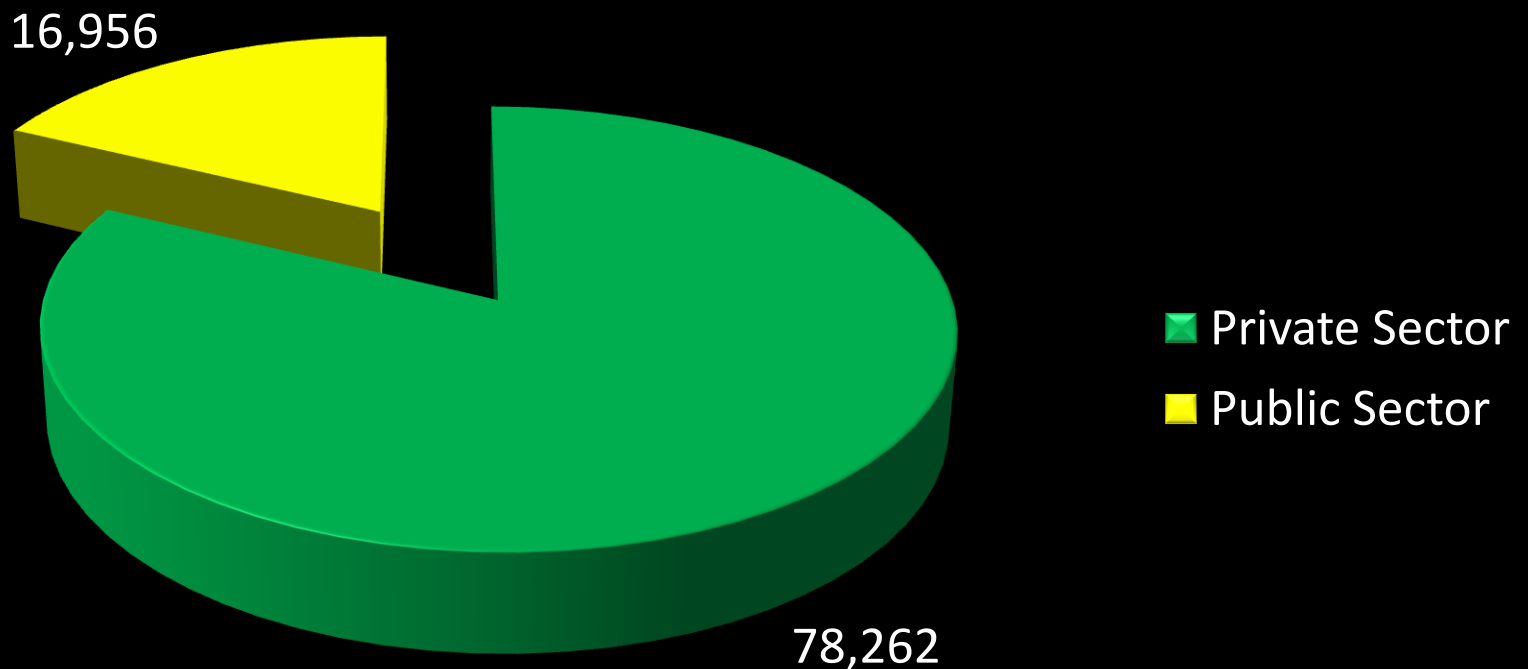


SOUTHWEST PARTNERS

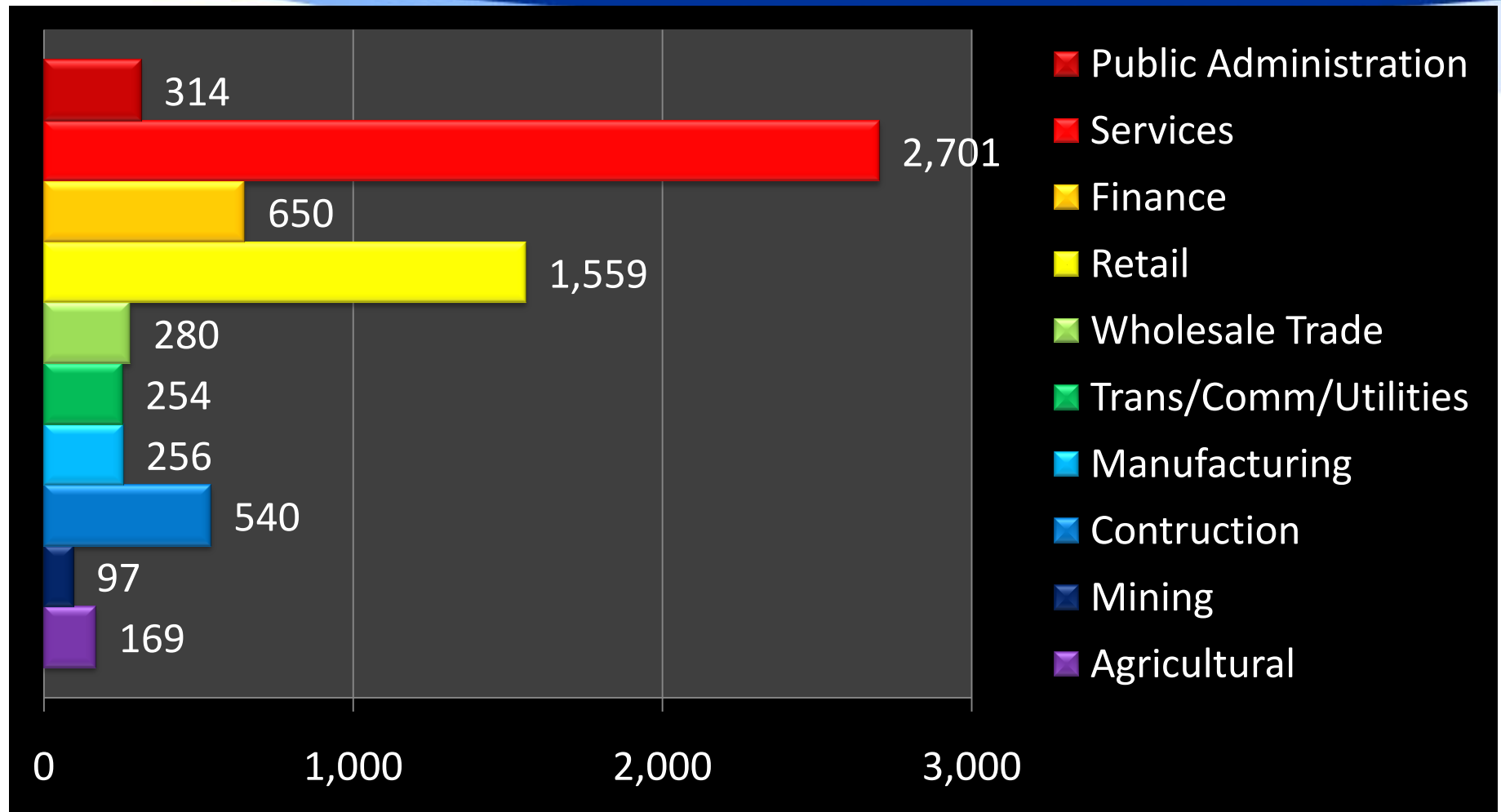
2008 number of public and private employers in CBSA



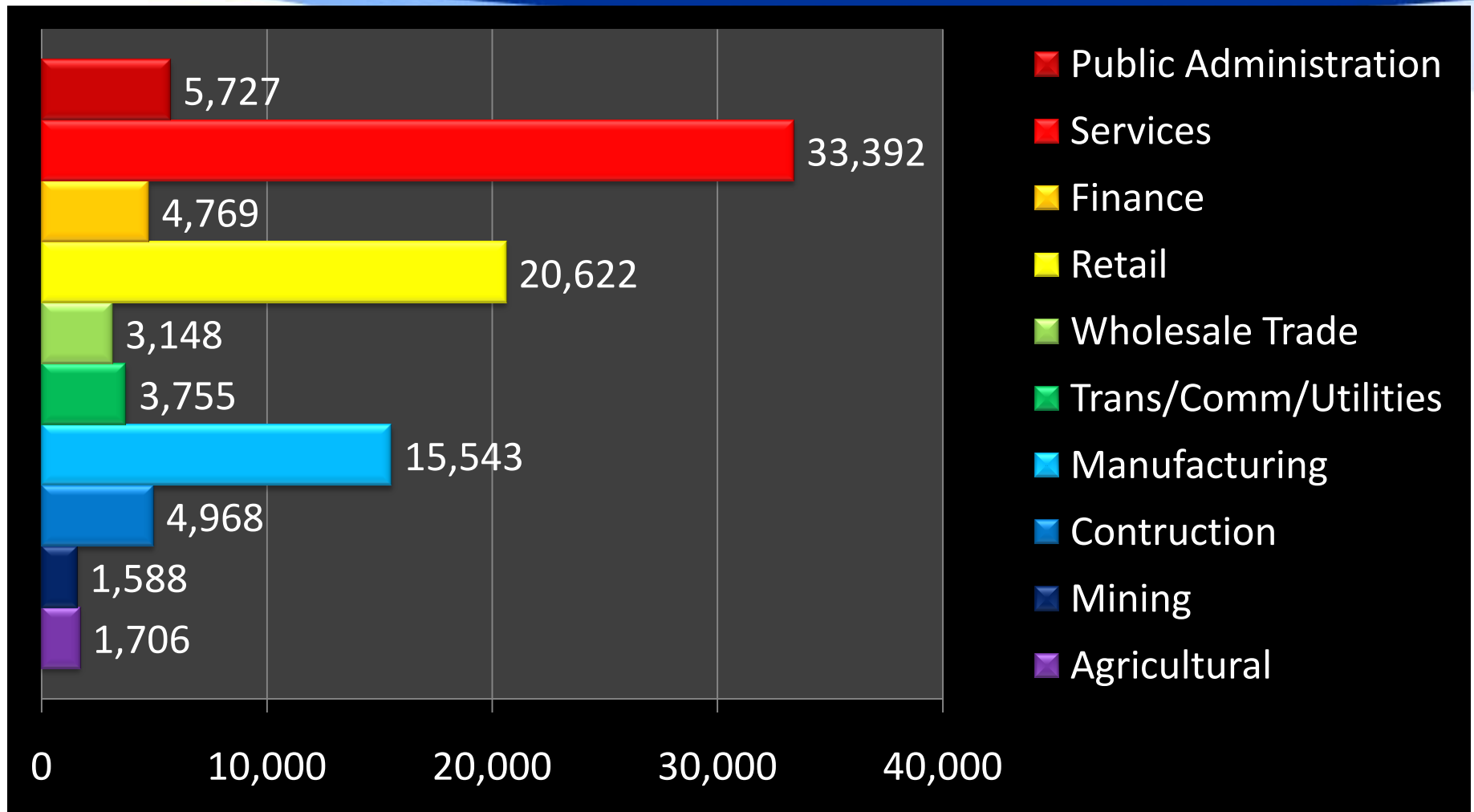
2008 number of public and private employees in CBSA



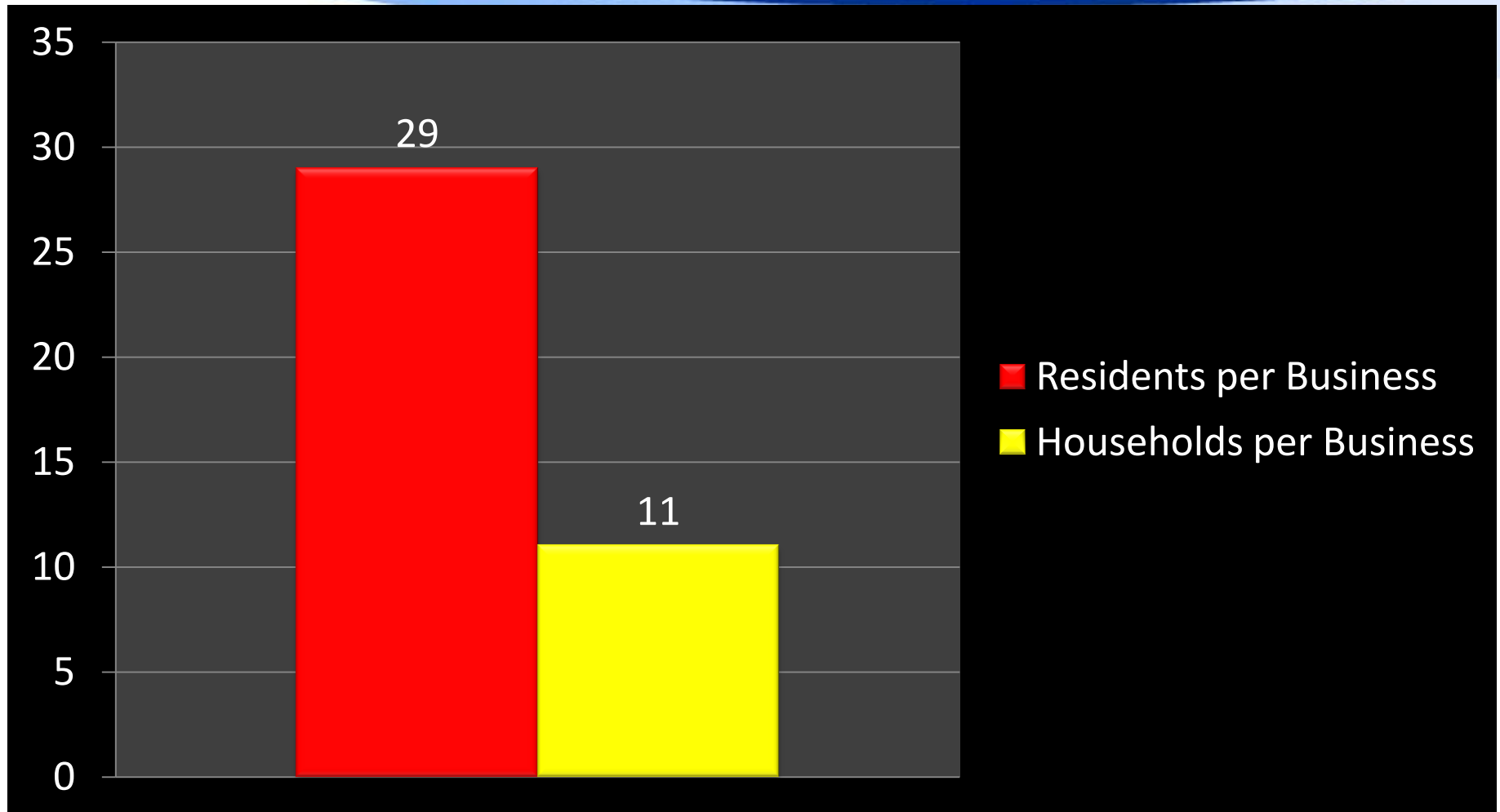
2008 number of employers by category in CBSA



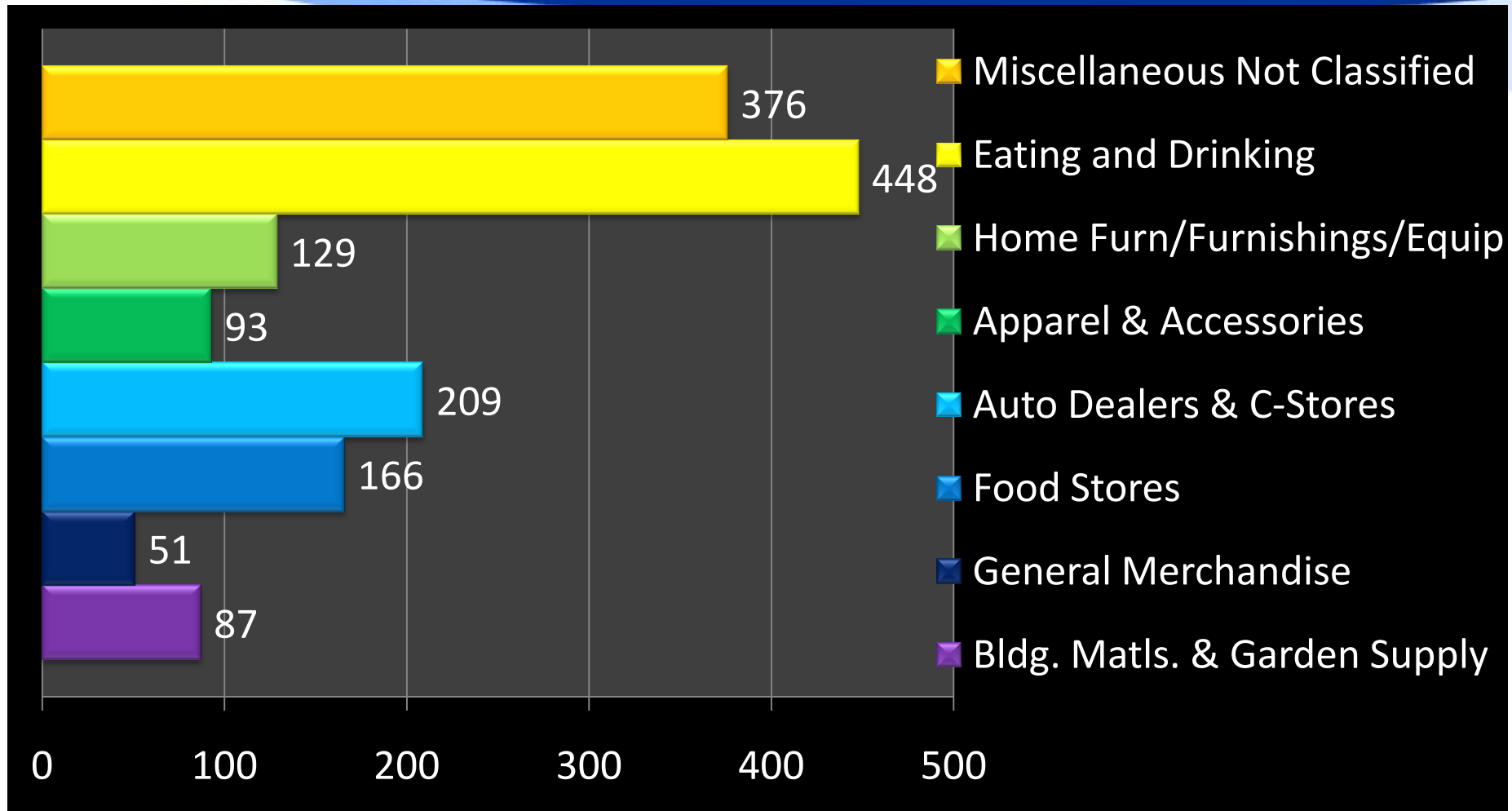
2008 number of employees by category in CBSA



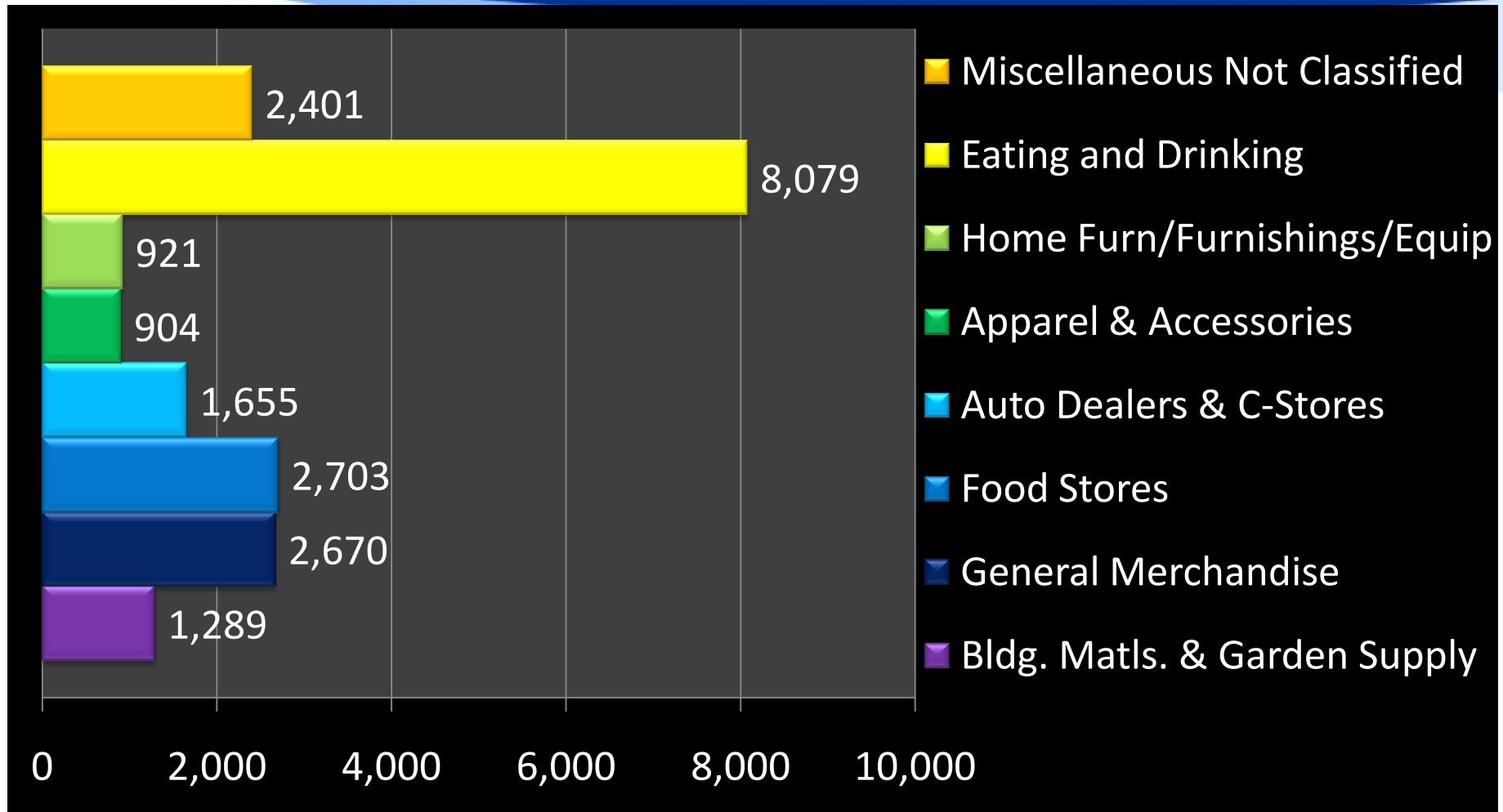
Number of residents and number of households per business in 2008 in CBSA



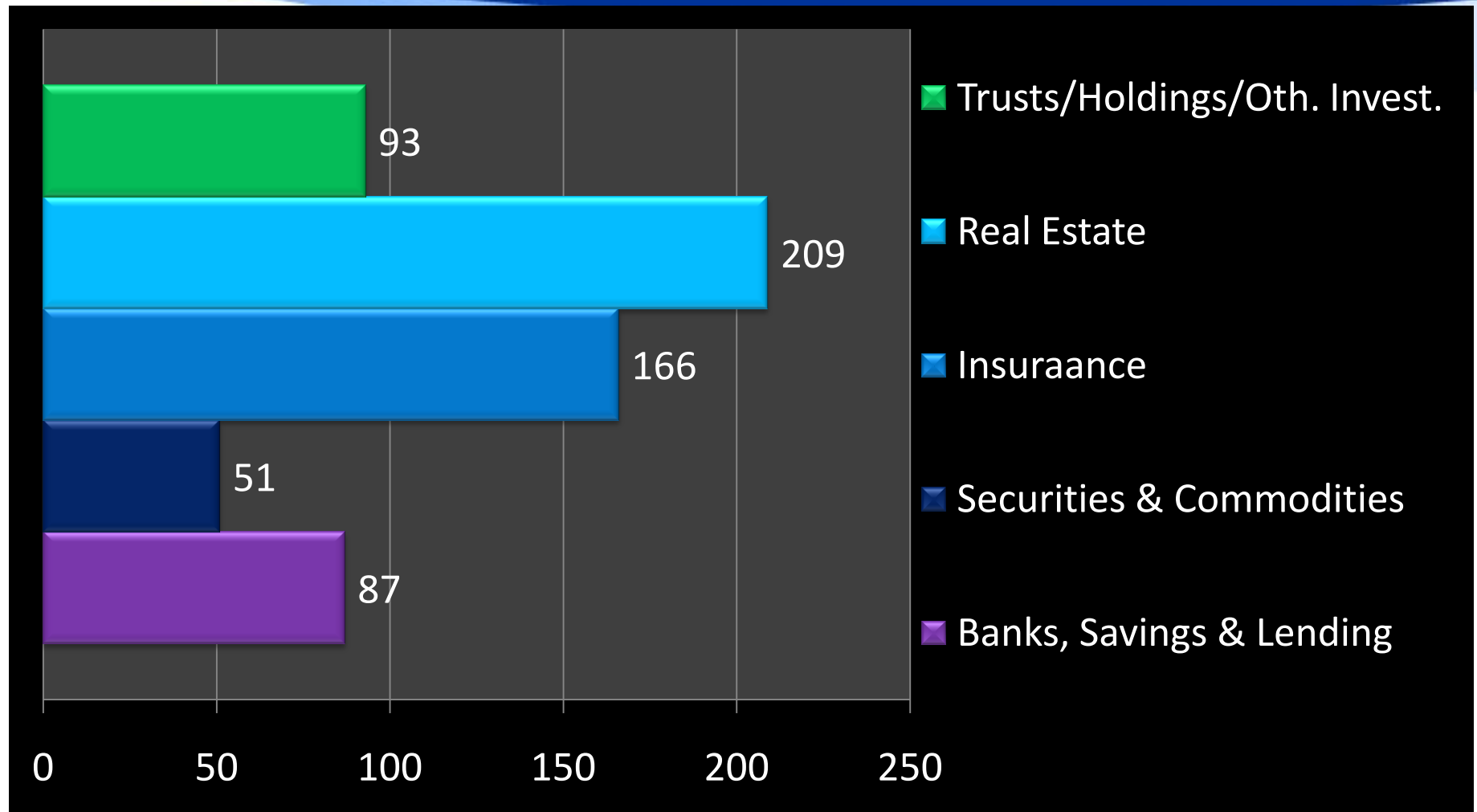
2008 number of RETAIL employers by category in CBSA



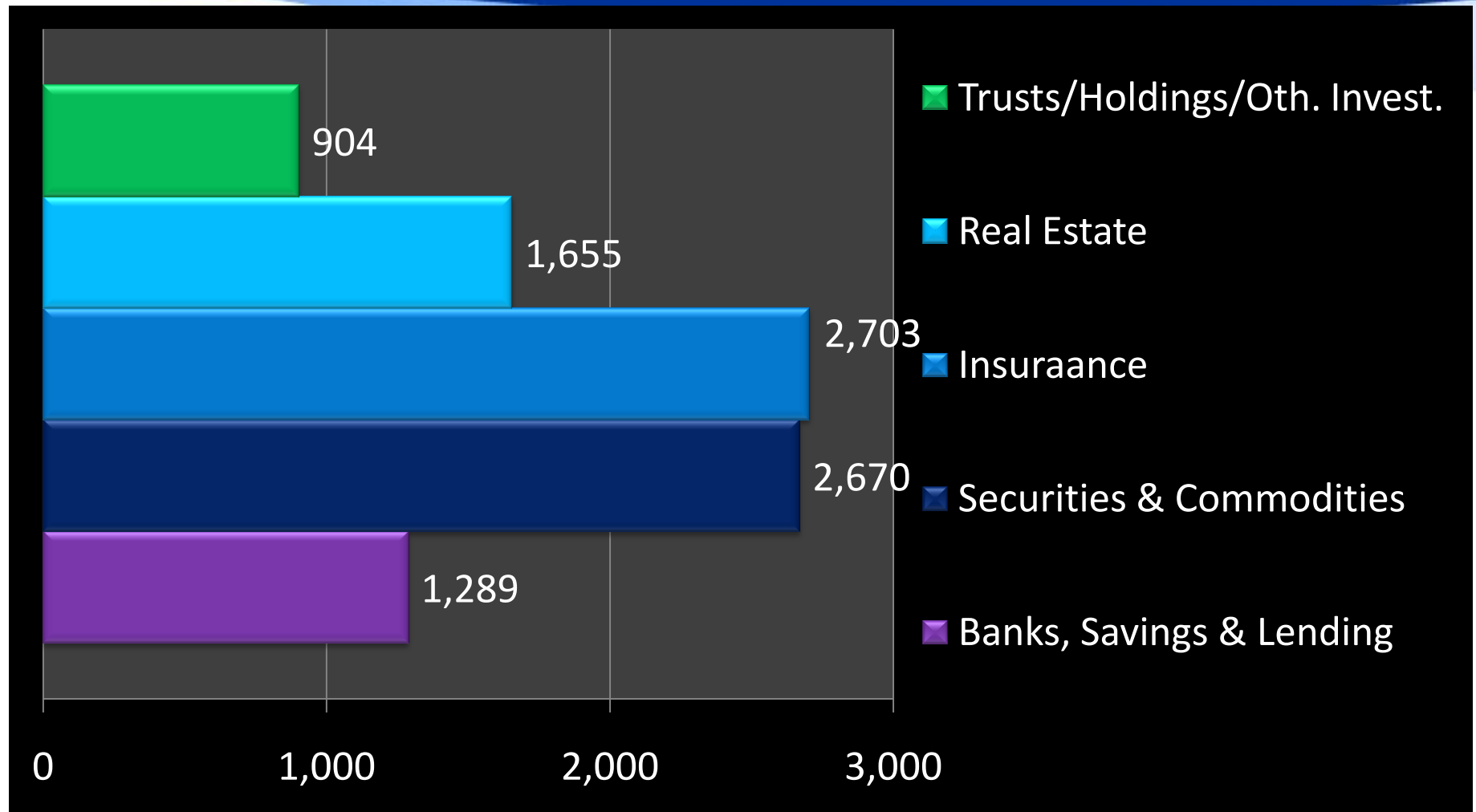
2008 number of RETAIL employees by category in CBSA



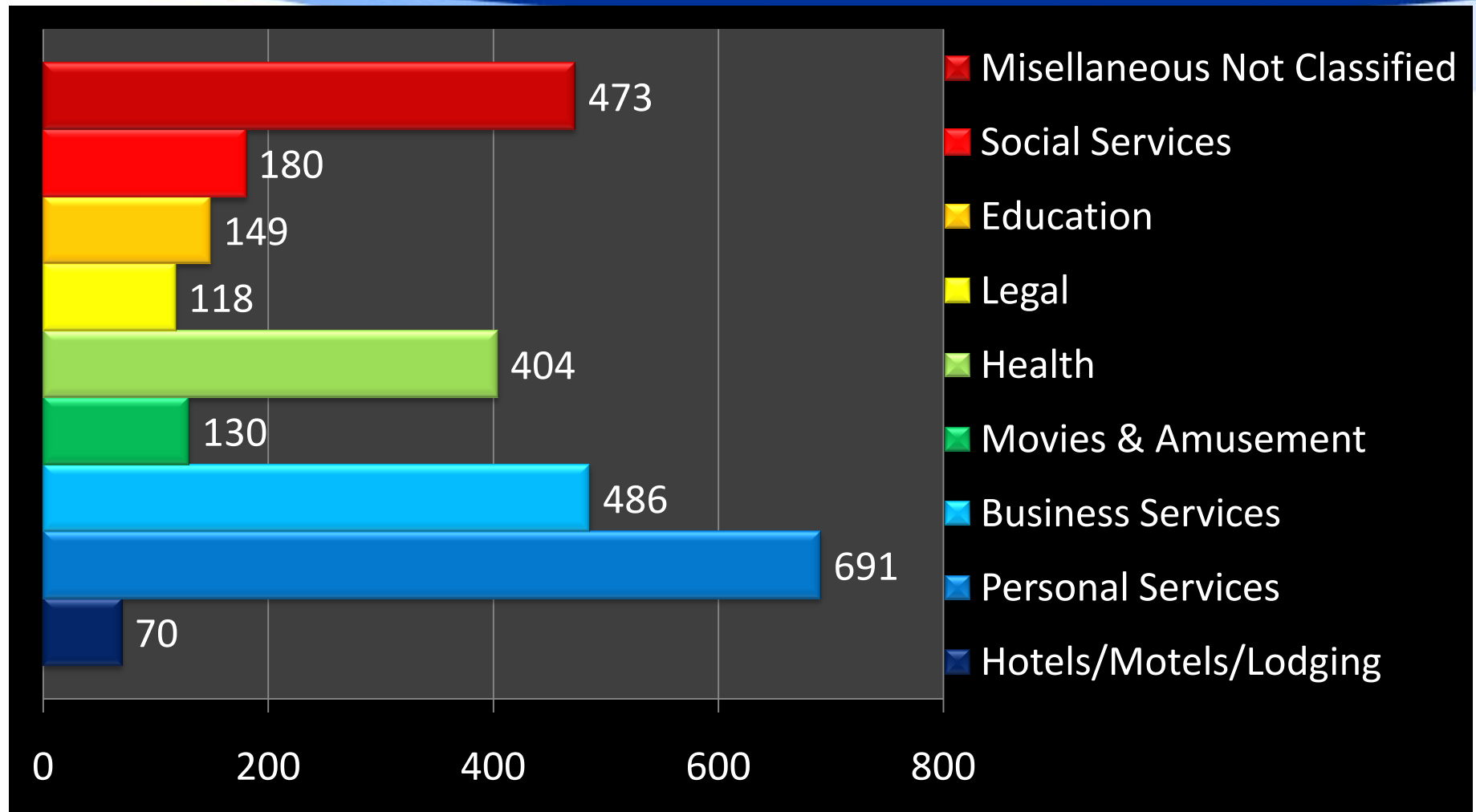
2008 number of FINANCE employers by category in CBSA



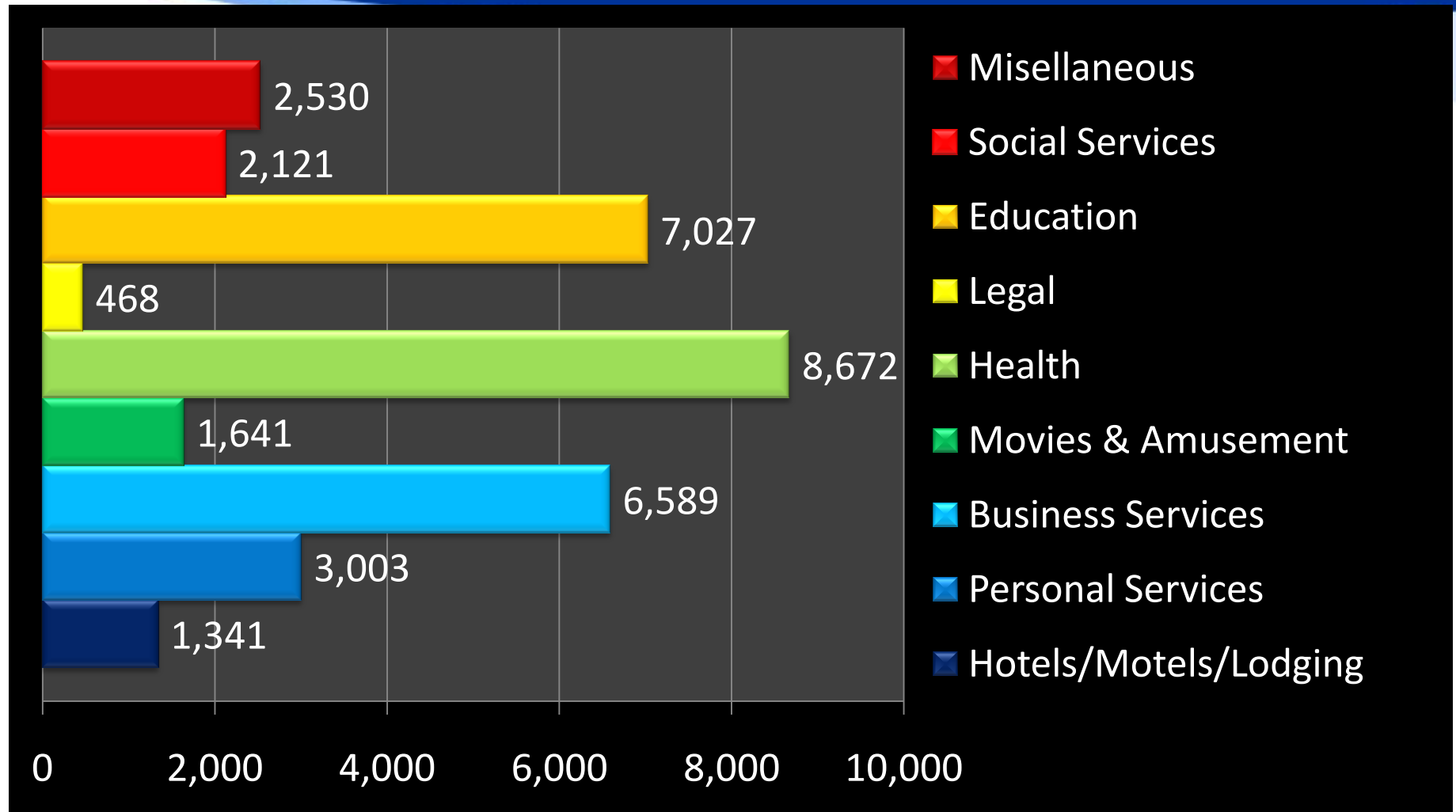
2008 number of FINANCE employees by category in CBSA



2008 number of SERVICE employers by category in CBSA



2008 number of SERVICE employees by category in CBSA

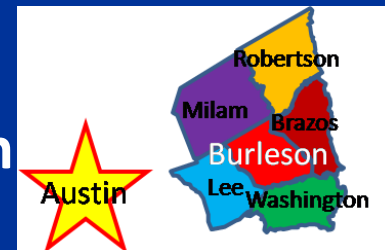


COMPARATIVE ANALYSIS (CONTIGUOUS COUNTY COMPARISONS)



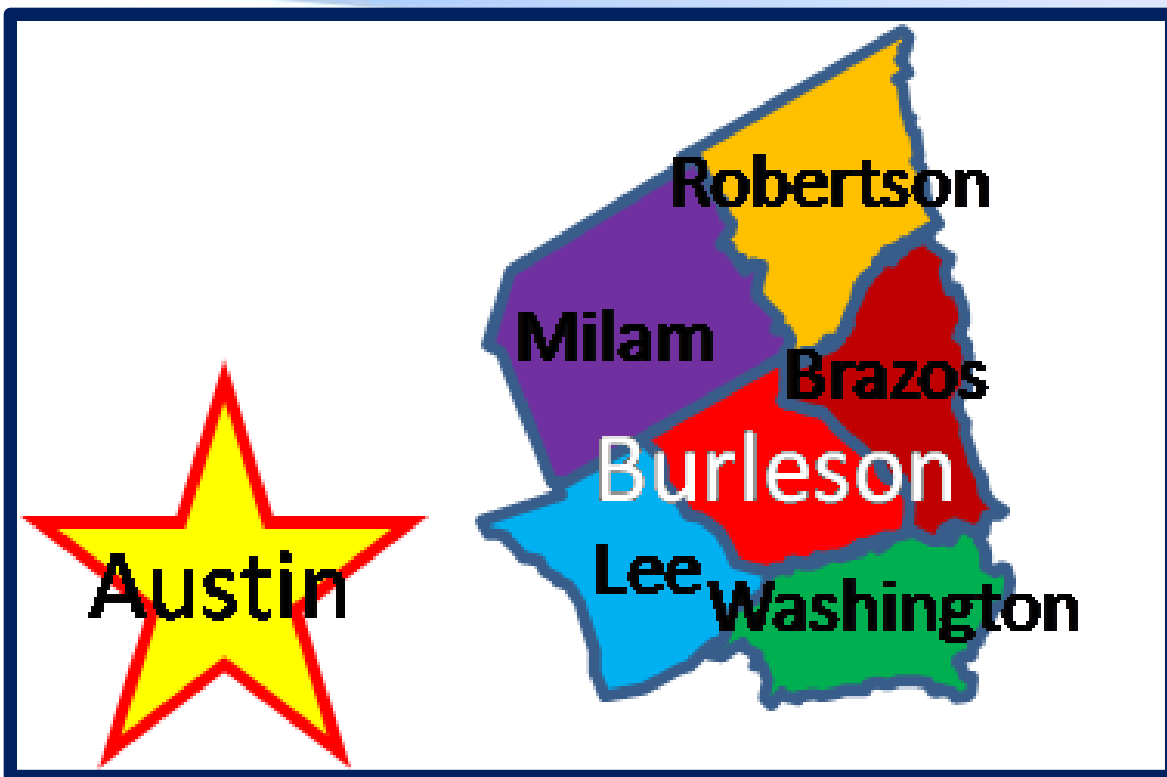
SOUTHWEST PARTNERS

Overview of contiguous Counties, Counties in the College Station-Bryan CBSA and proximity to Austin

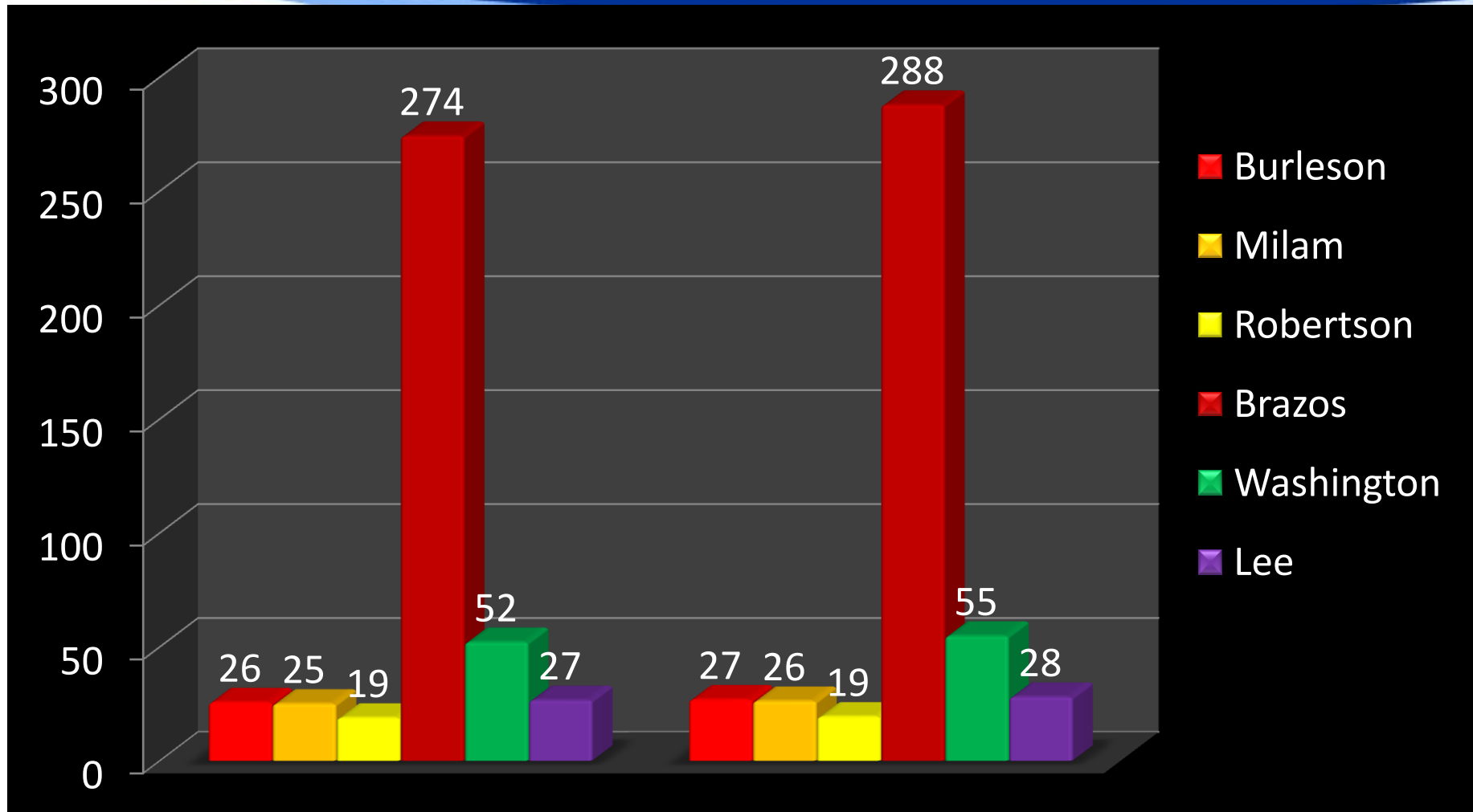
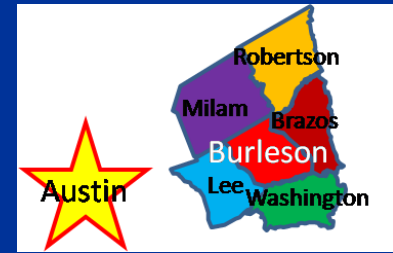


Brazos, Burleson and Robertson Counties are in the College Station-Bryan CBSA .

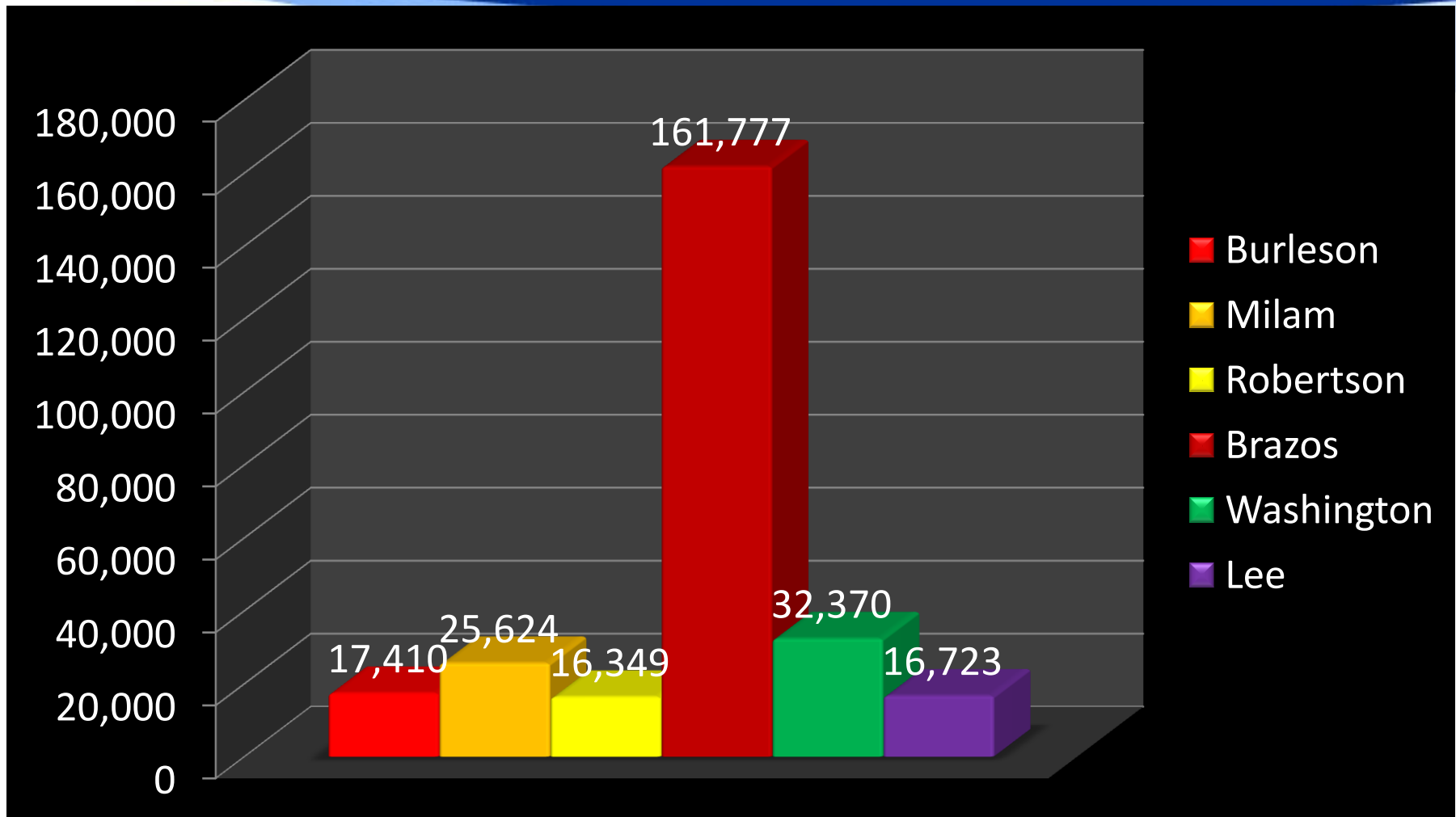
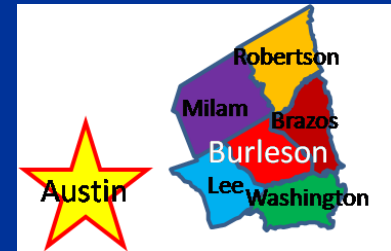
Brazos County has a total population of 161,777. It is 49% greater than the population of all Burleson and all other Counties combined (108,476).



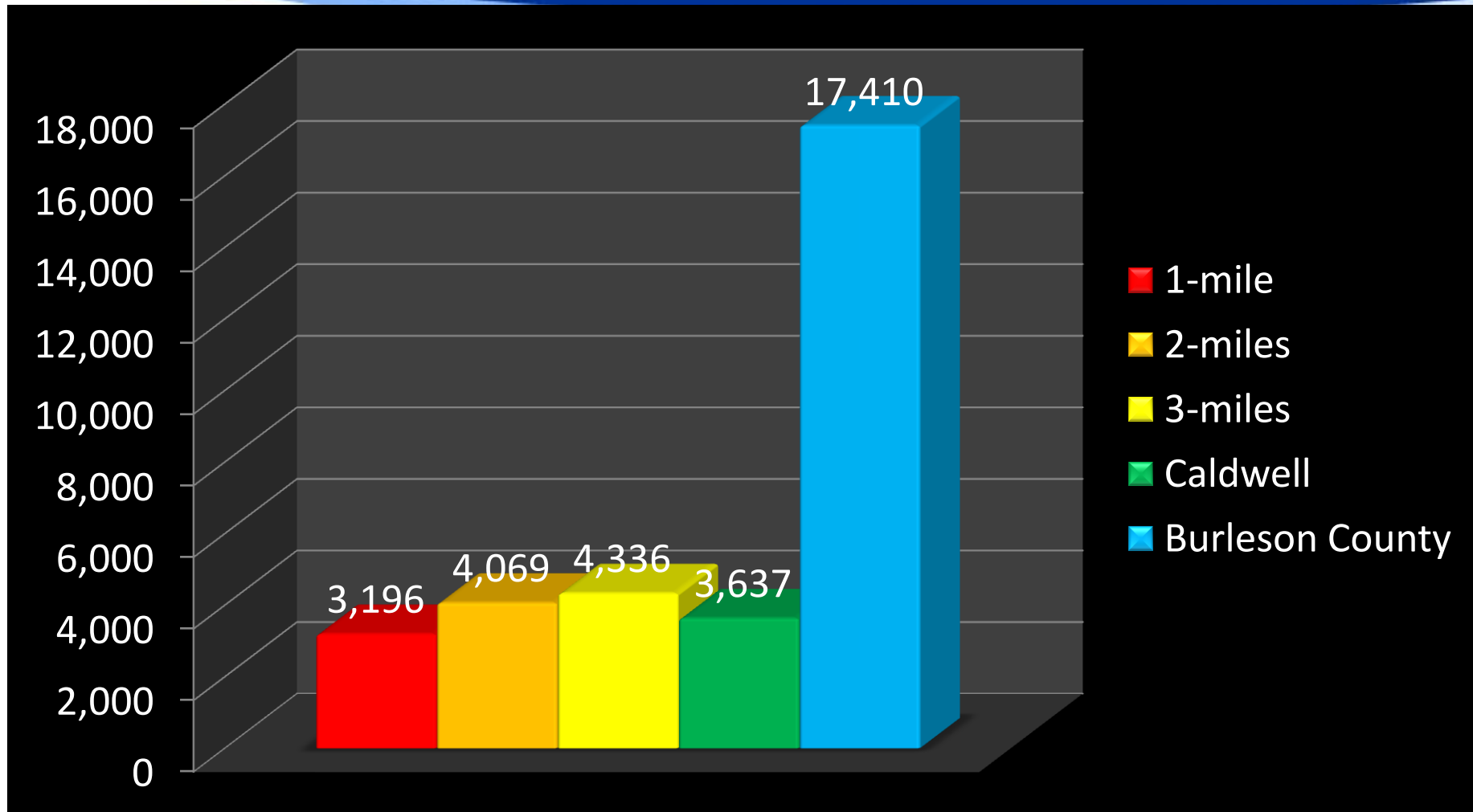
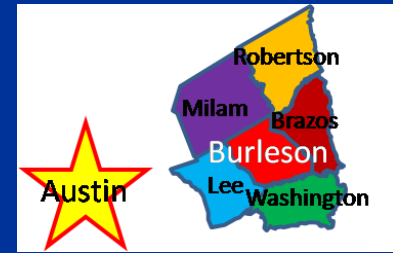
Comparative market 2008 & 2013 population per square mile (“Density”)



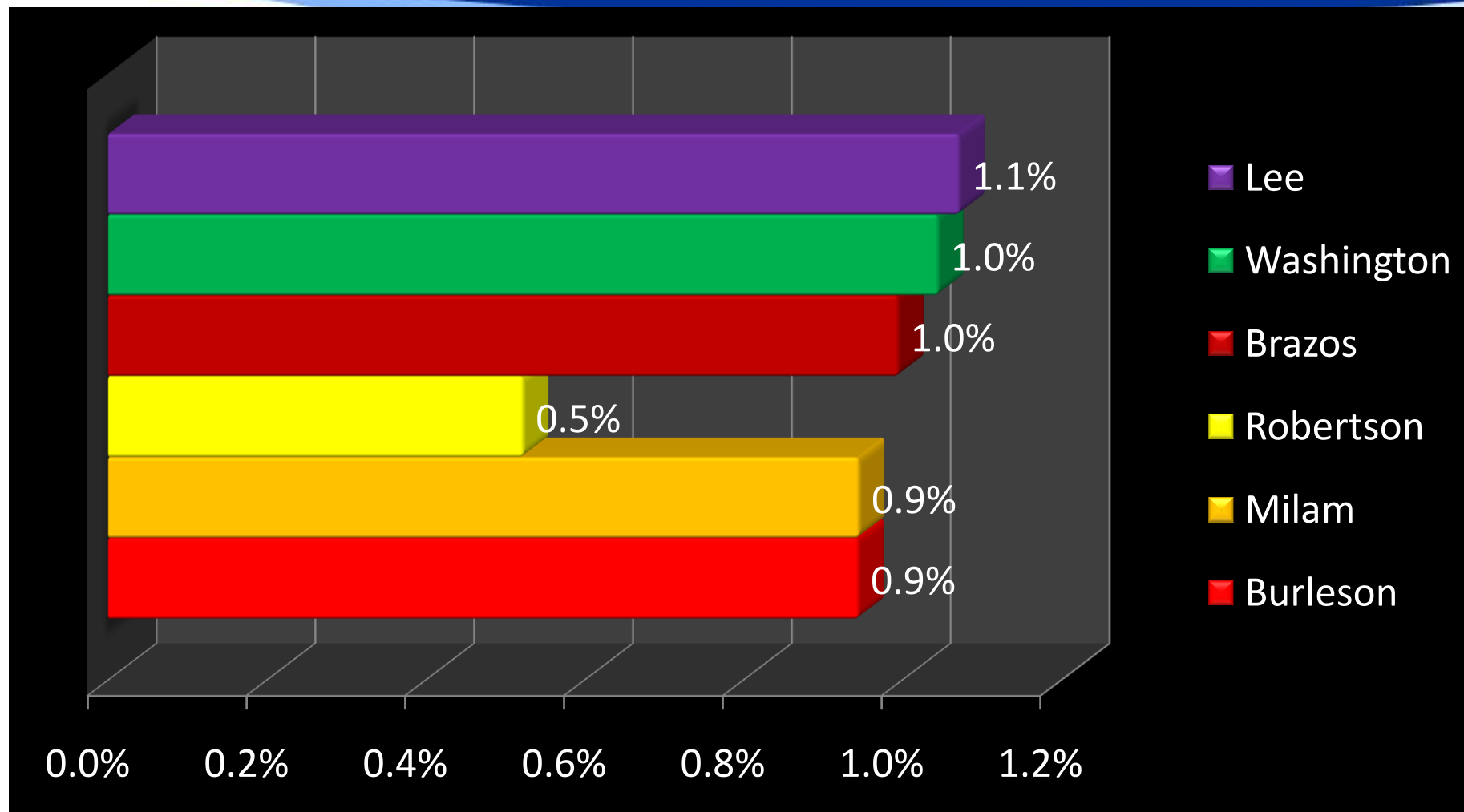
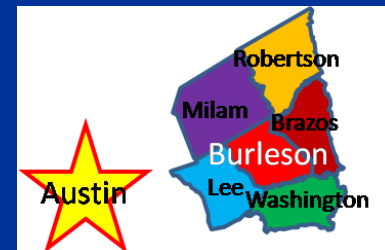
Comparative market 2008 estimated population



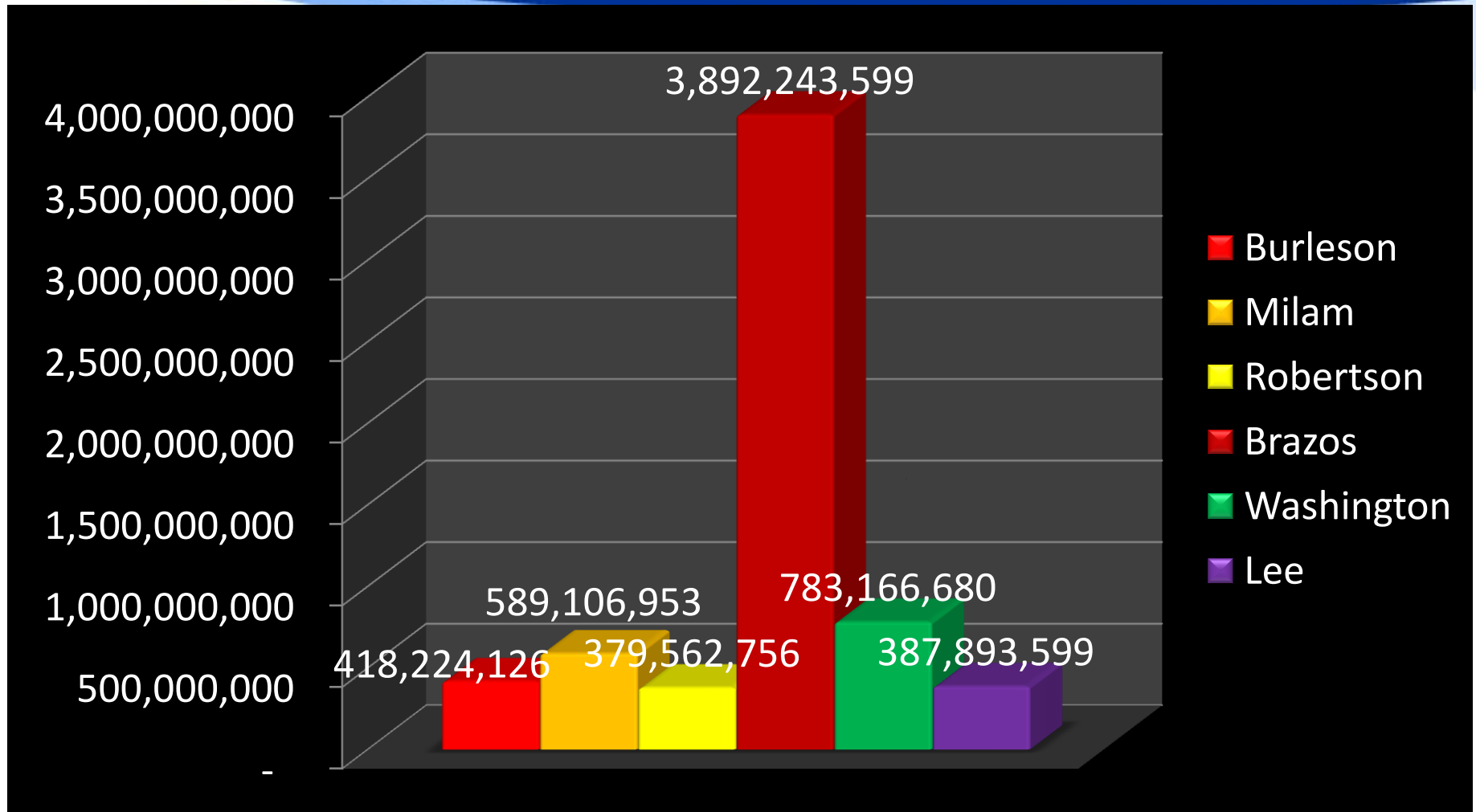
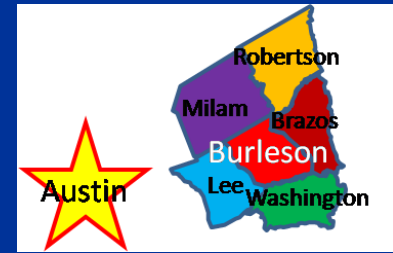
Comparative market 2008 estimated population without CBSA



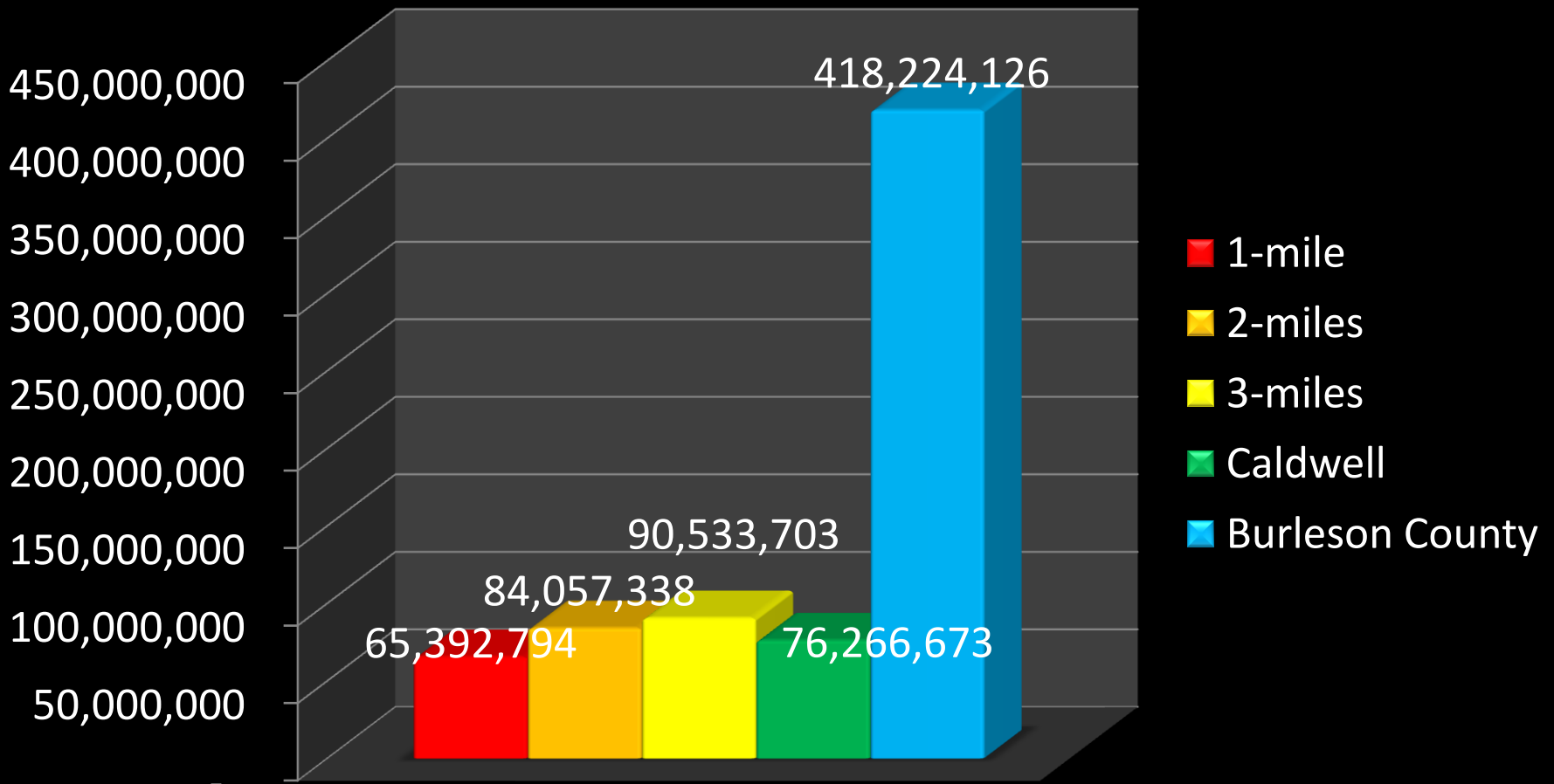
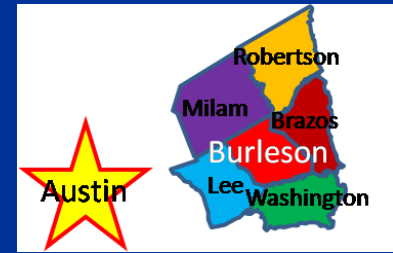
Comparative market 2008-2013 annual % population growth



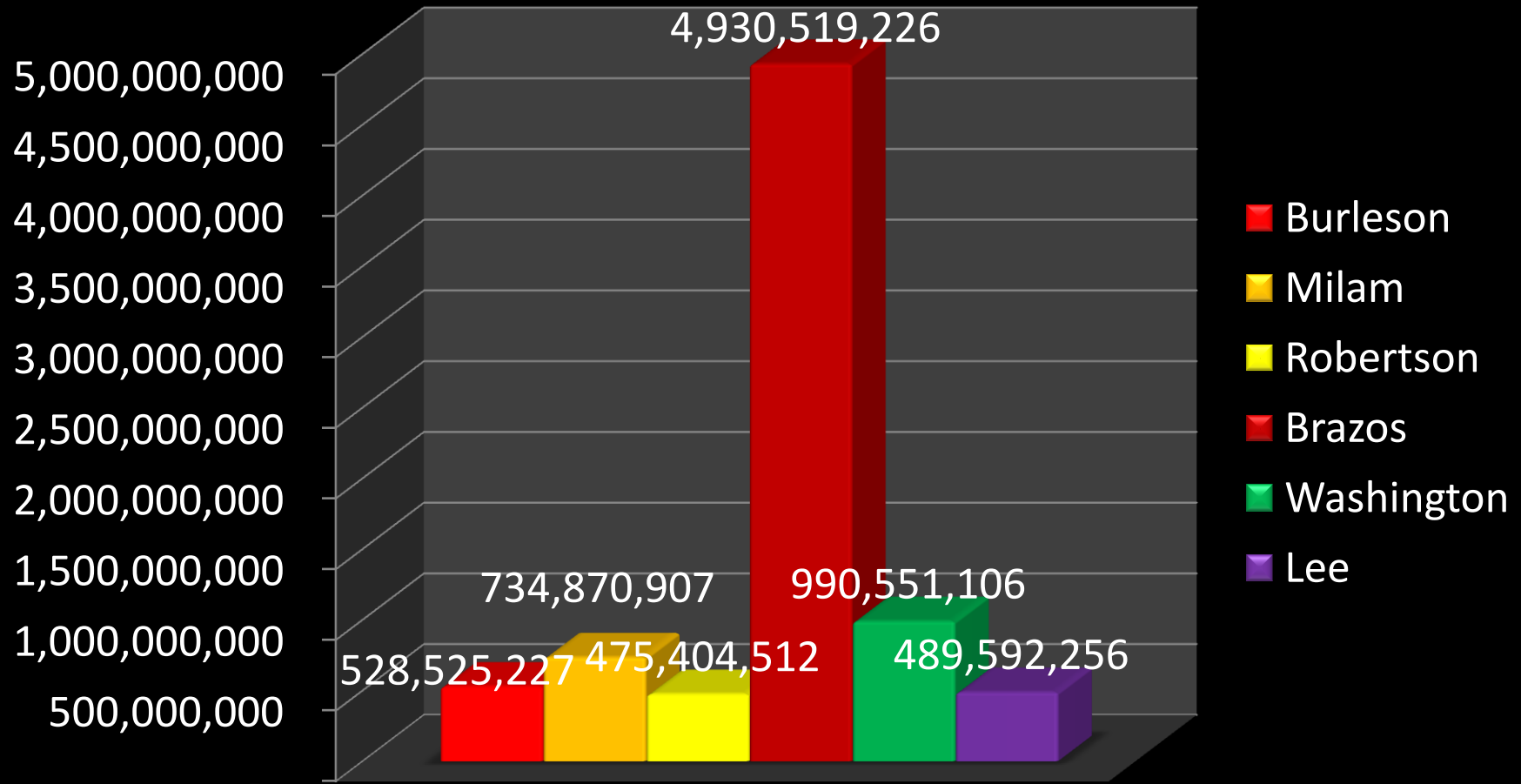
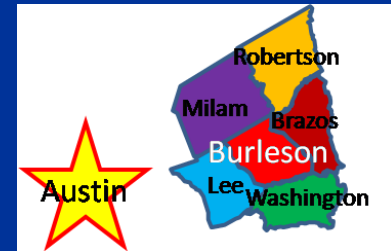
Comparative market 2008 total economy



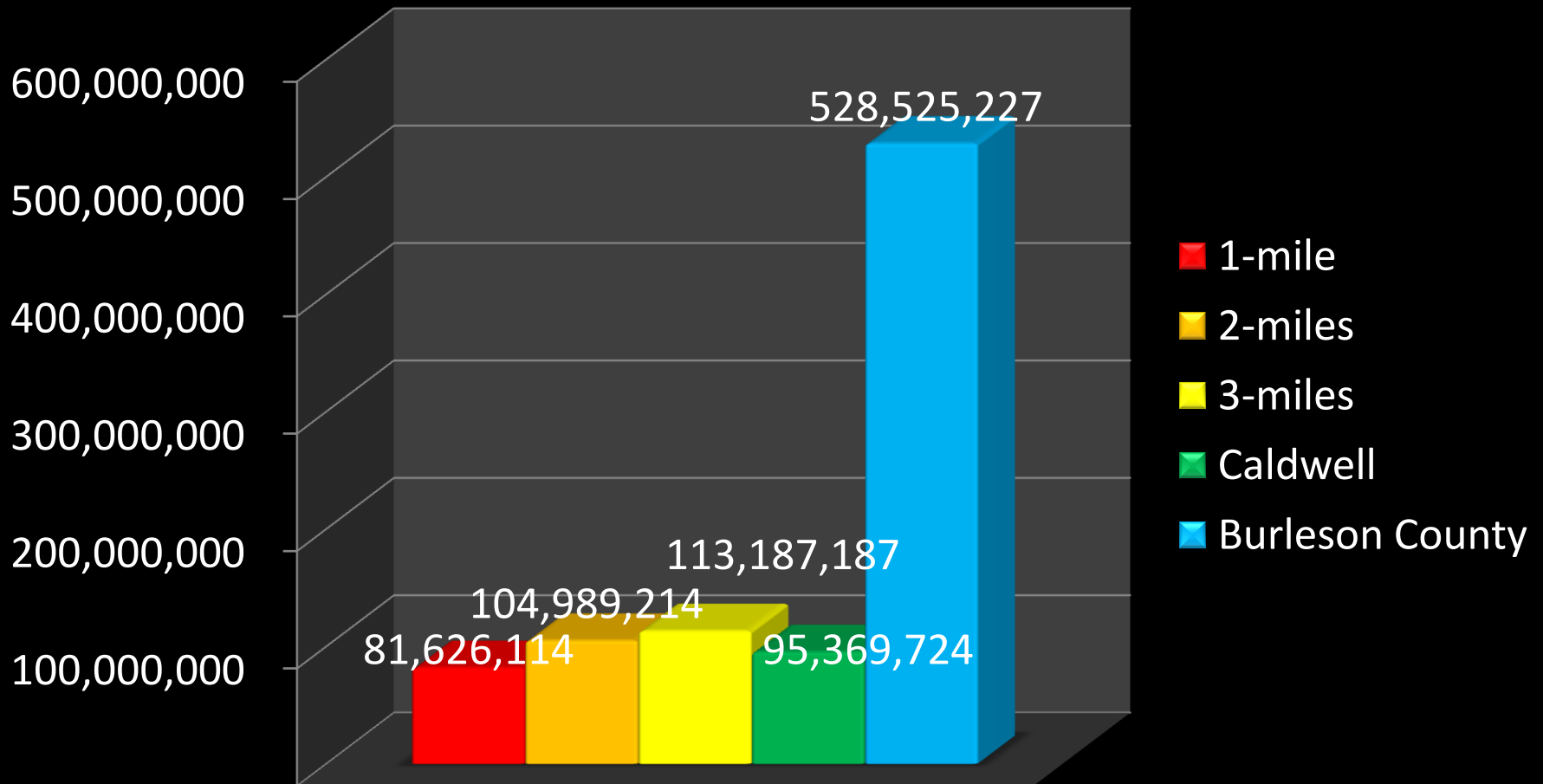
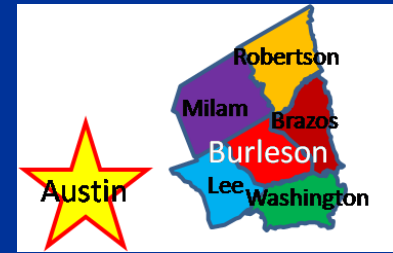
Comparative market 2008 total economy without CBSA



Comparative market 2013 total economy



Comparative market 2013 total economy without CBSA

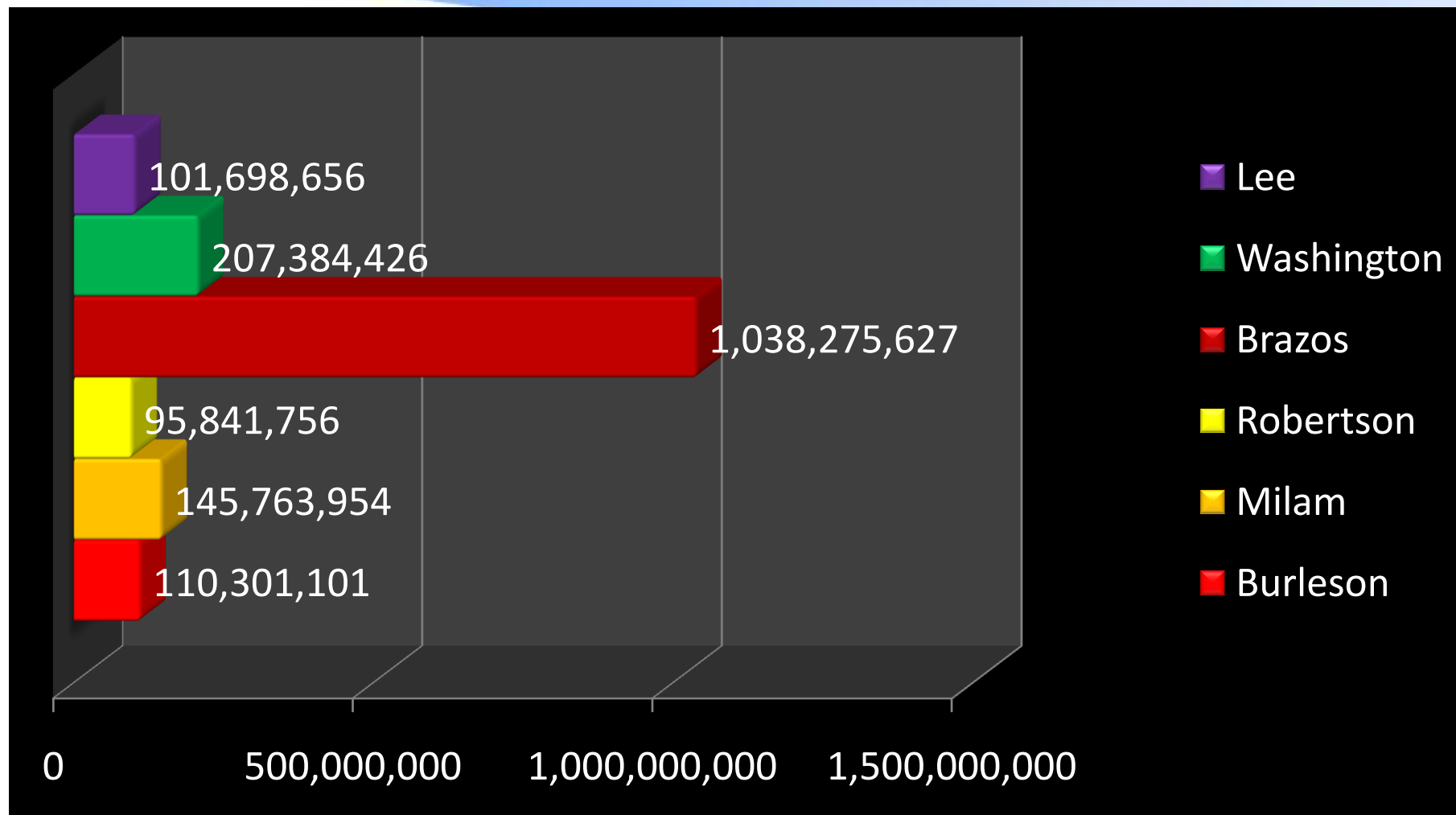
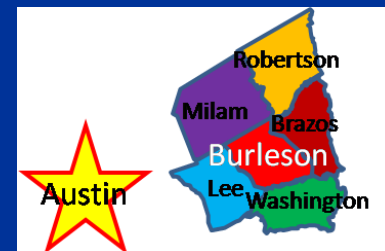




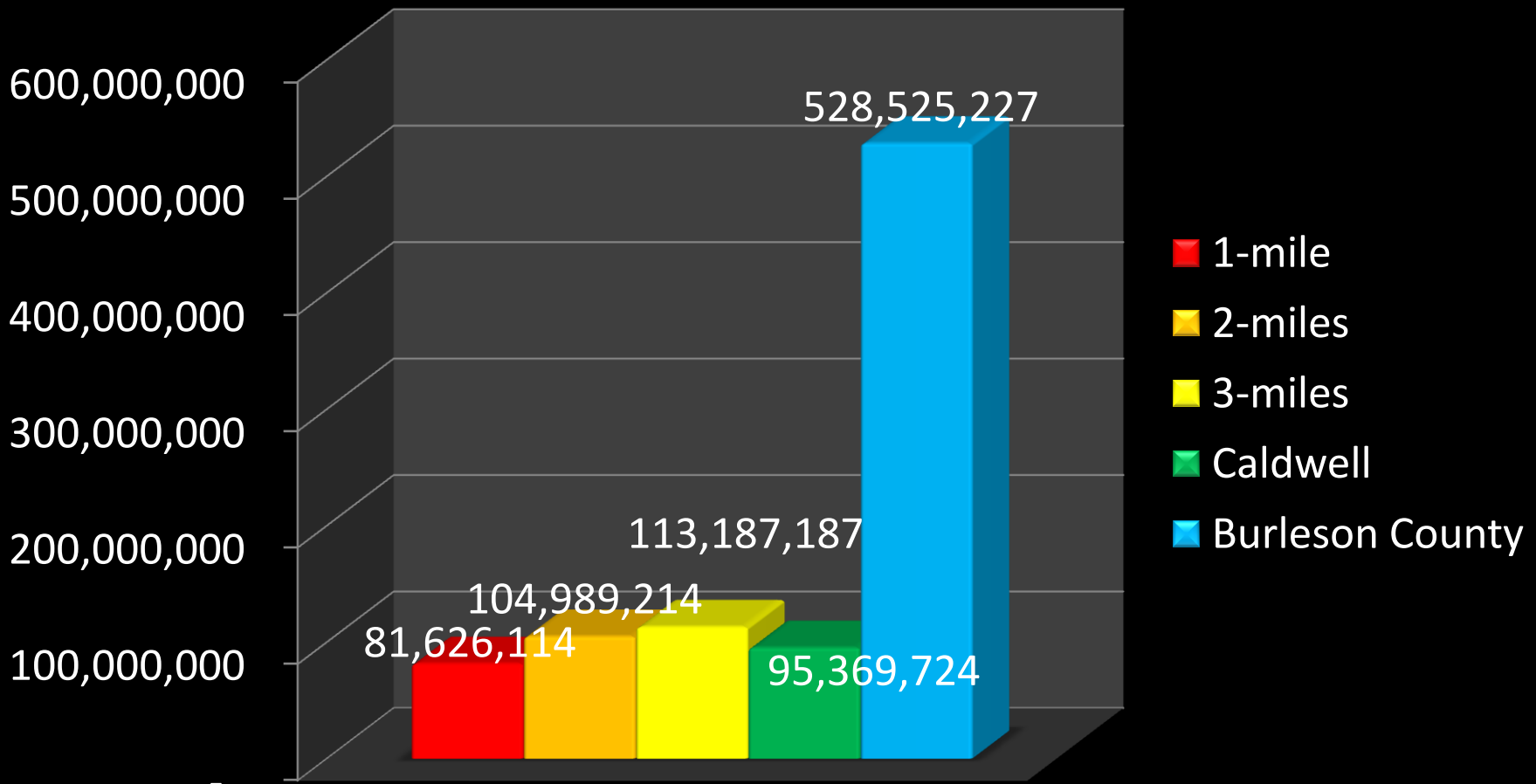
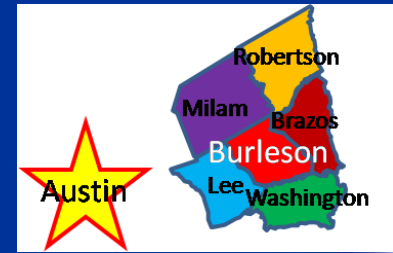
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

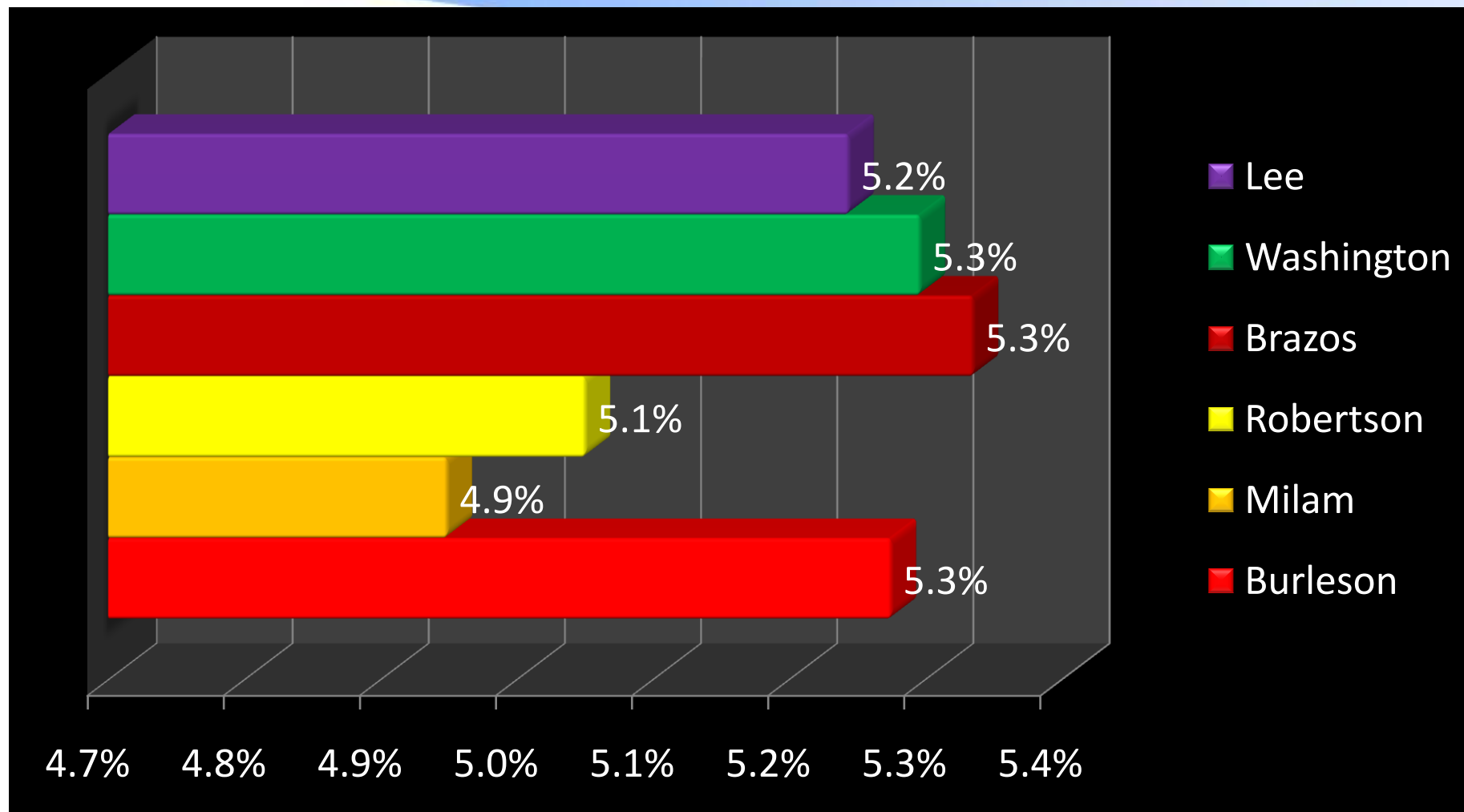
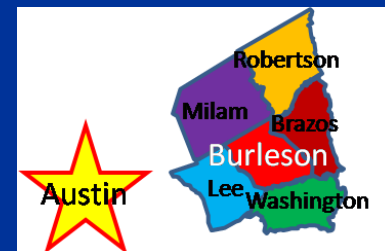
Comparative market 2008-2013 comparison of total projected \$ economic growth



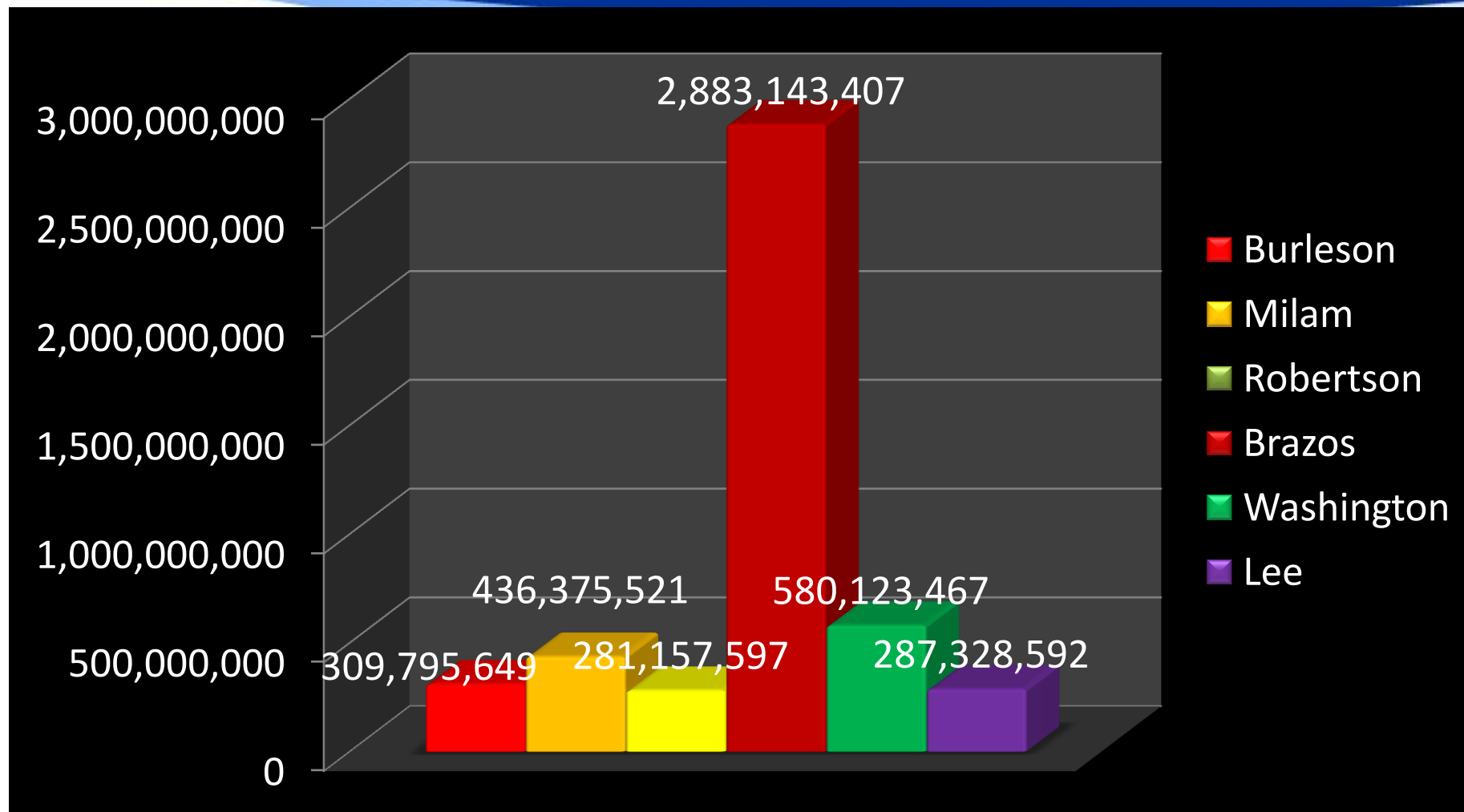
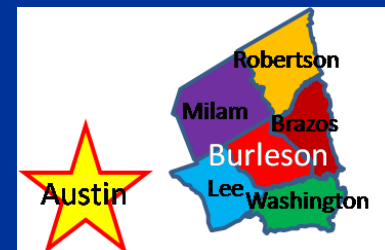
Comparative market 2008-2013 comparison of total projected \$ economic growth without CBSA



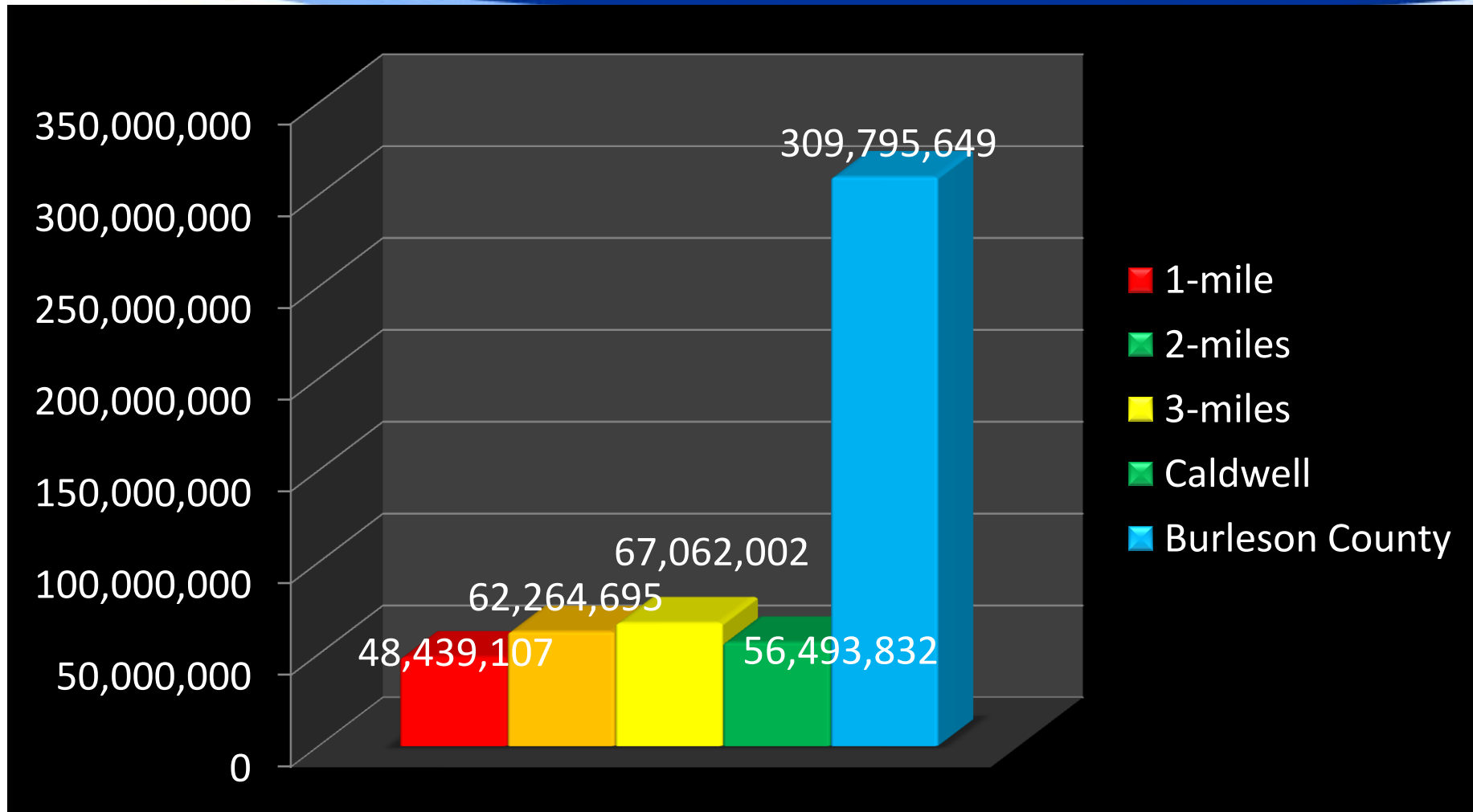
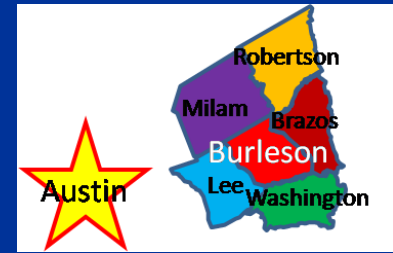
Comparative market 2008-2013 comparison of annual % economic growth



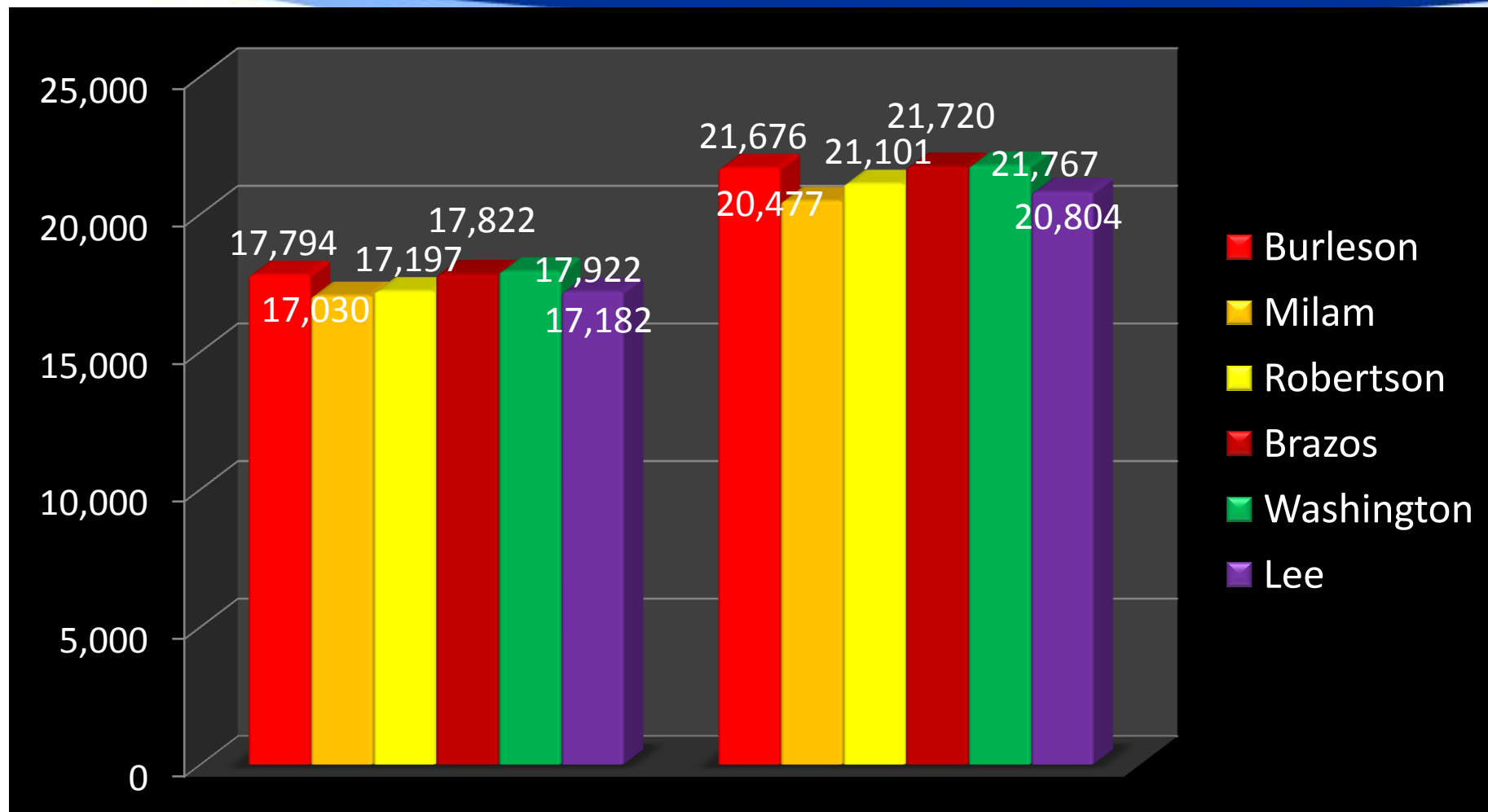
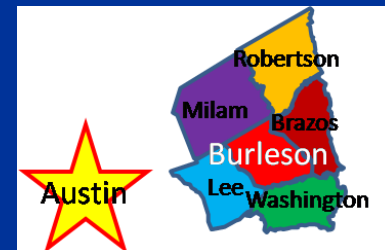
Comparative market 2008 total consumer spending



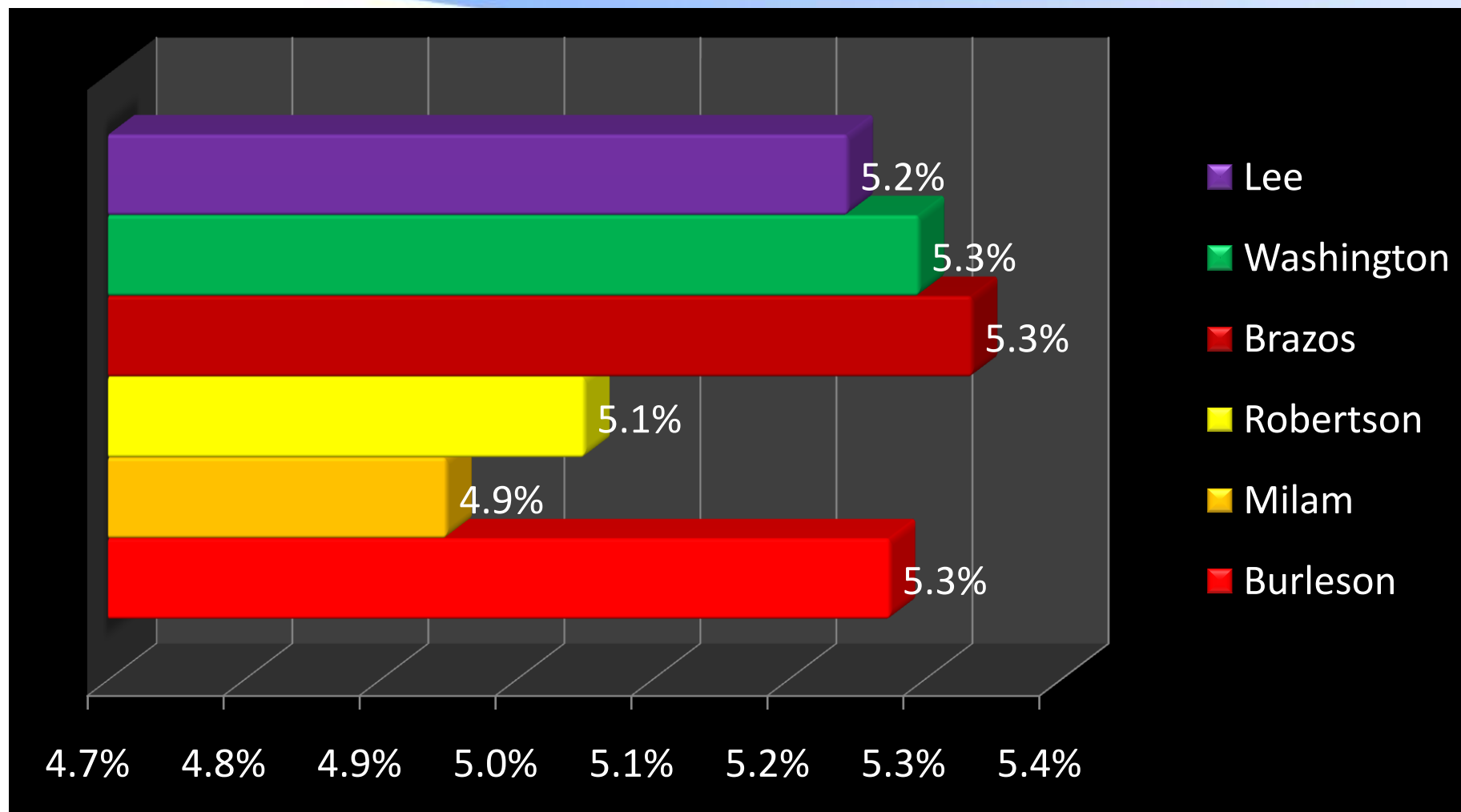
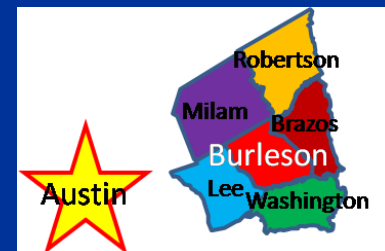
Comparative market 2008 total consumer spending without CBSA



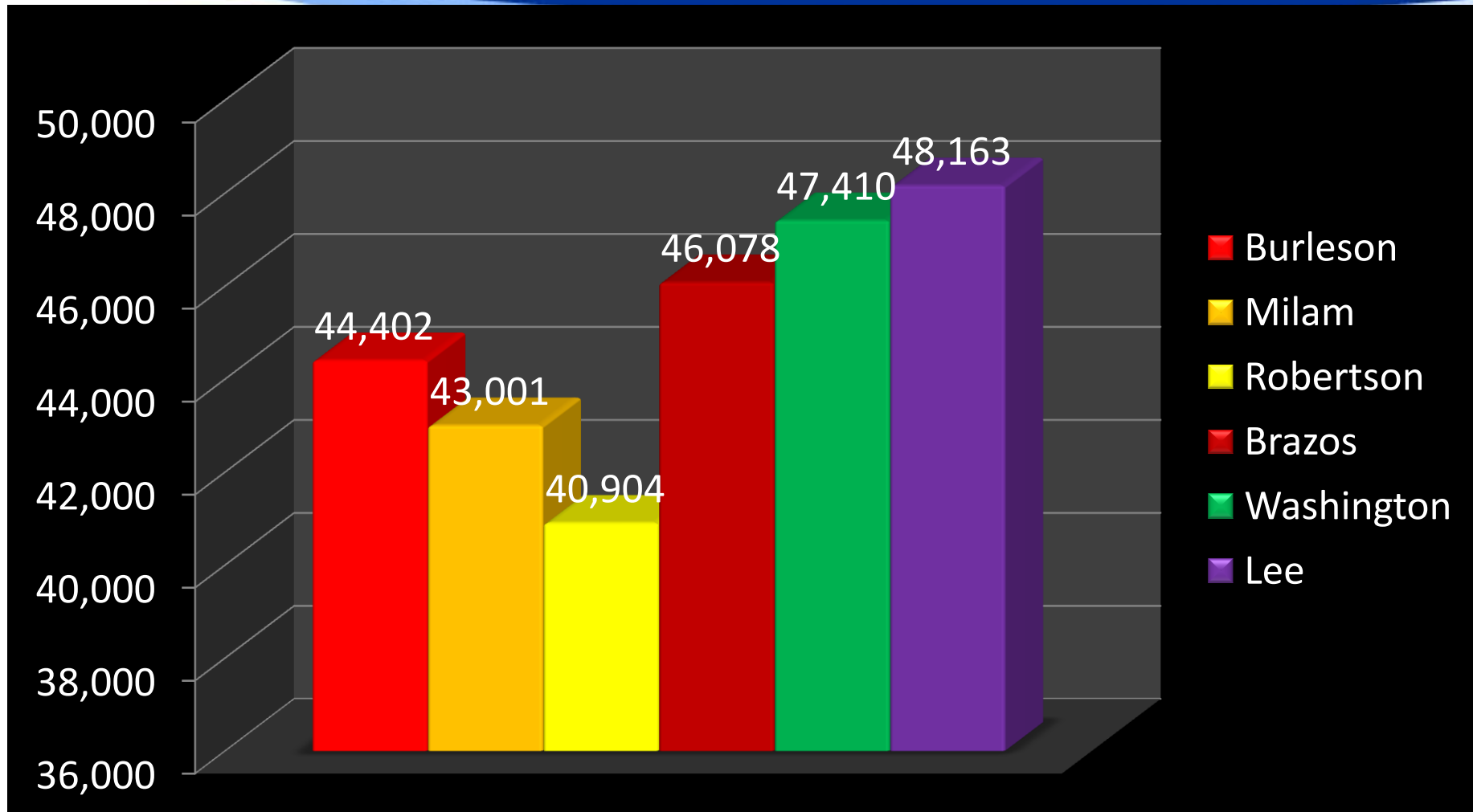
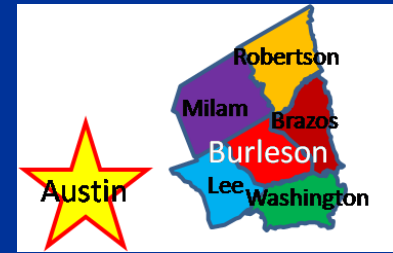
Comparative market 2008 estimated consumer spending per person



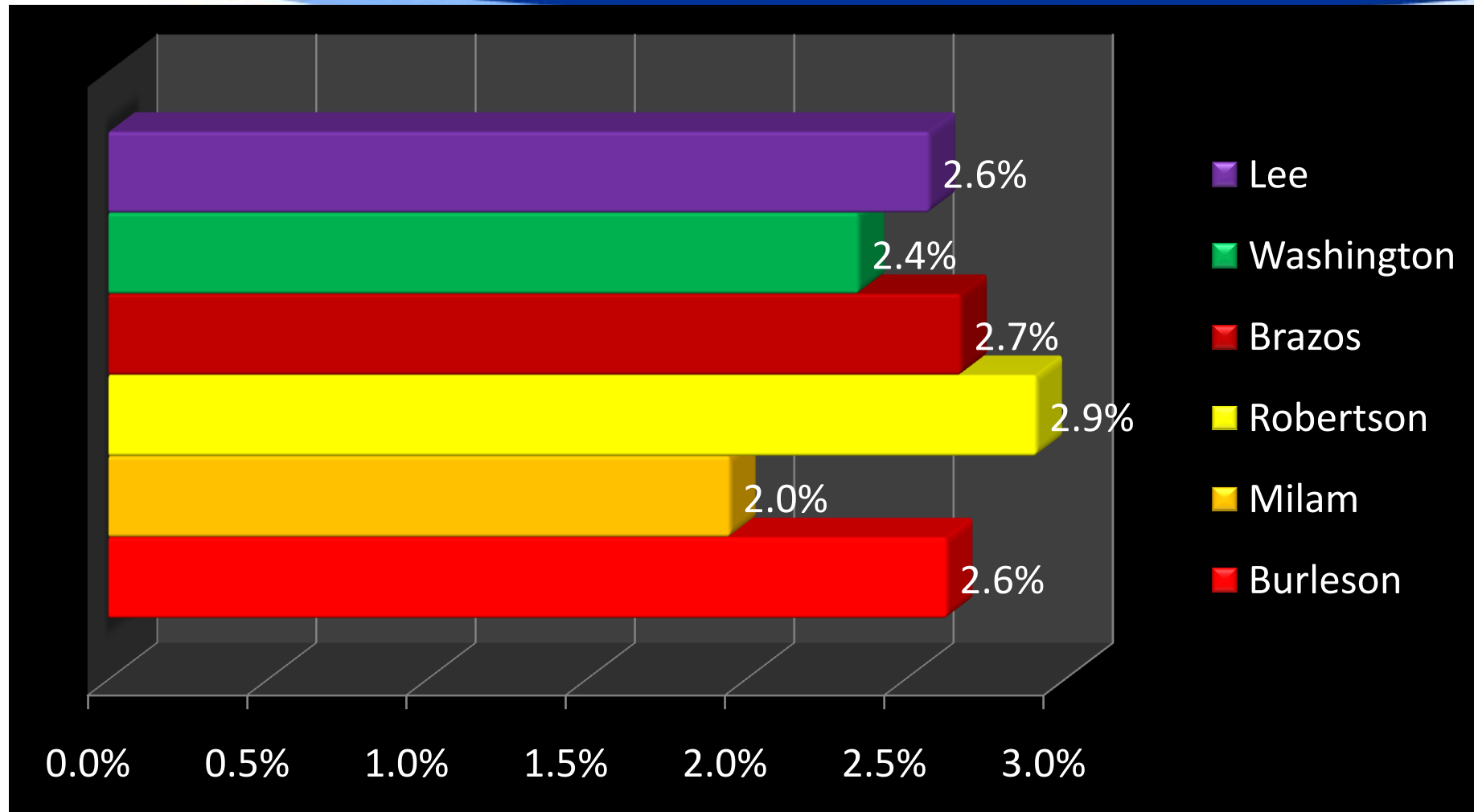
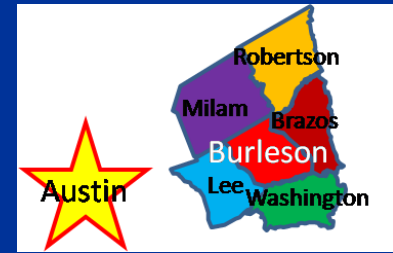
Comparative market 2008-2013 comparison of annual % consumer spending growth



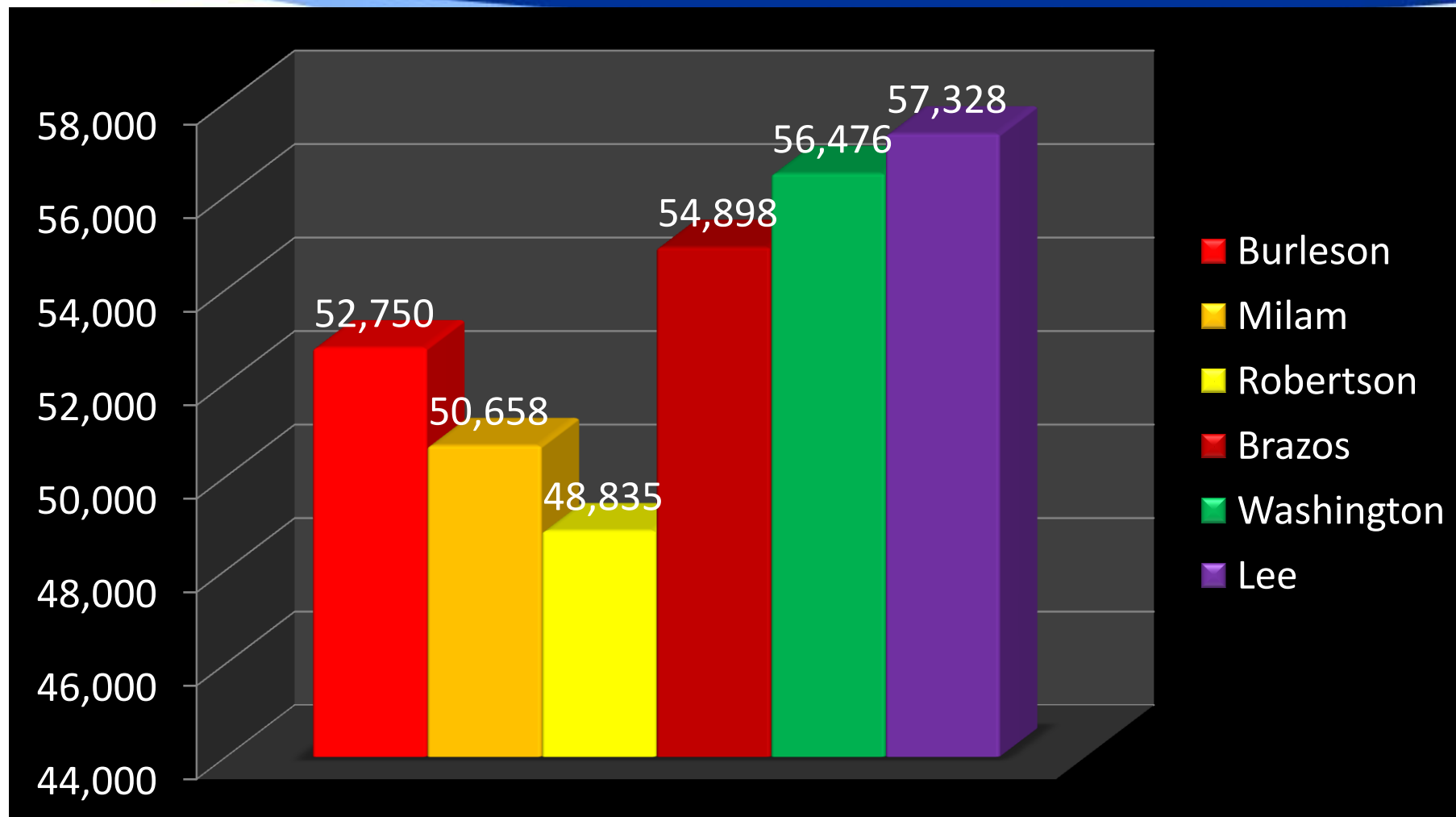
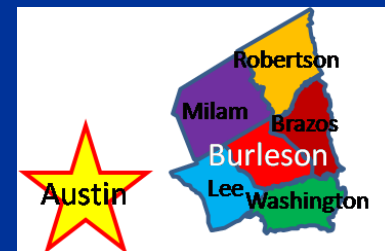
Comparative market 2008 average effective buying income



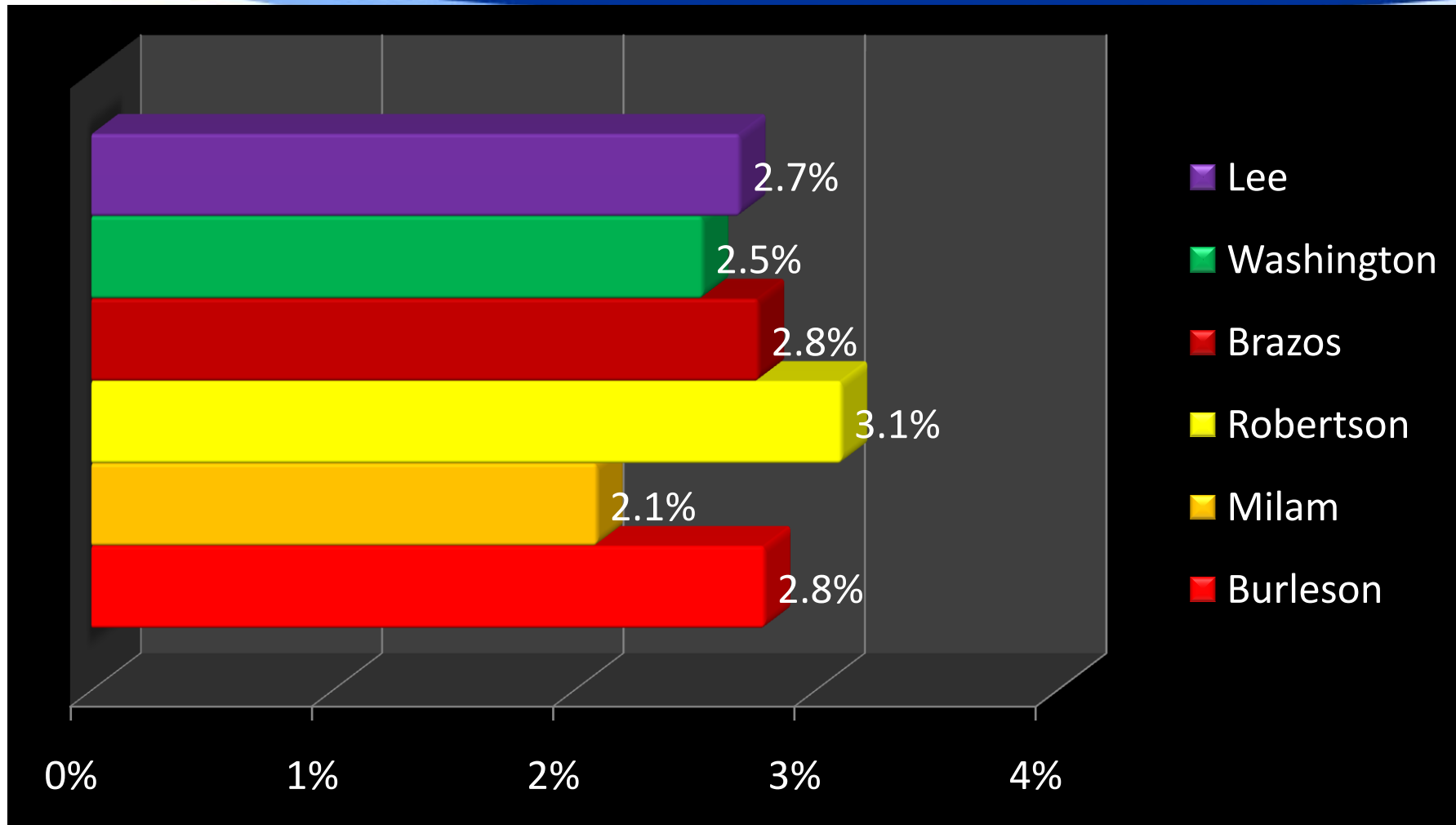
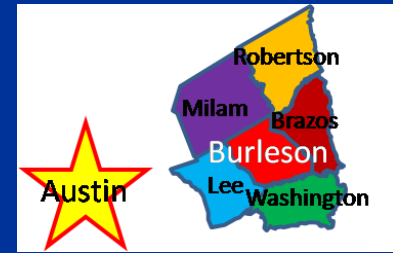
Comparative market 2008-2013 annual % growth in effective buying income



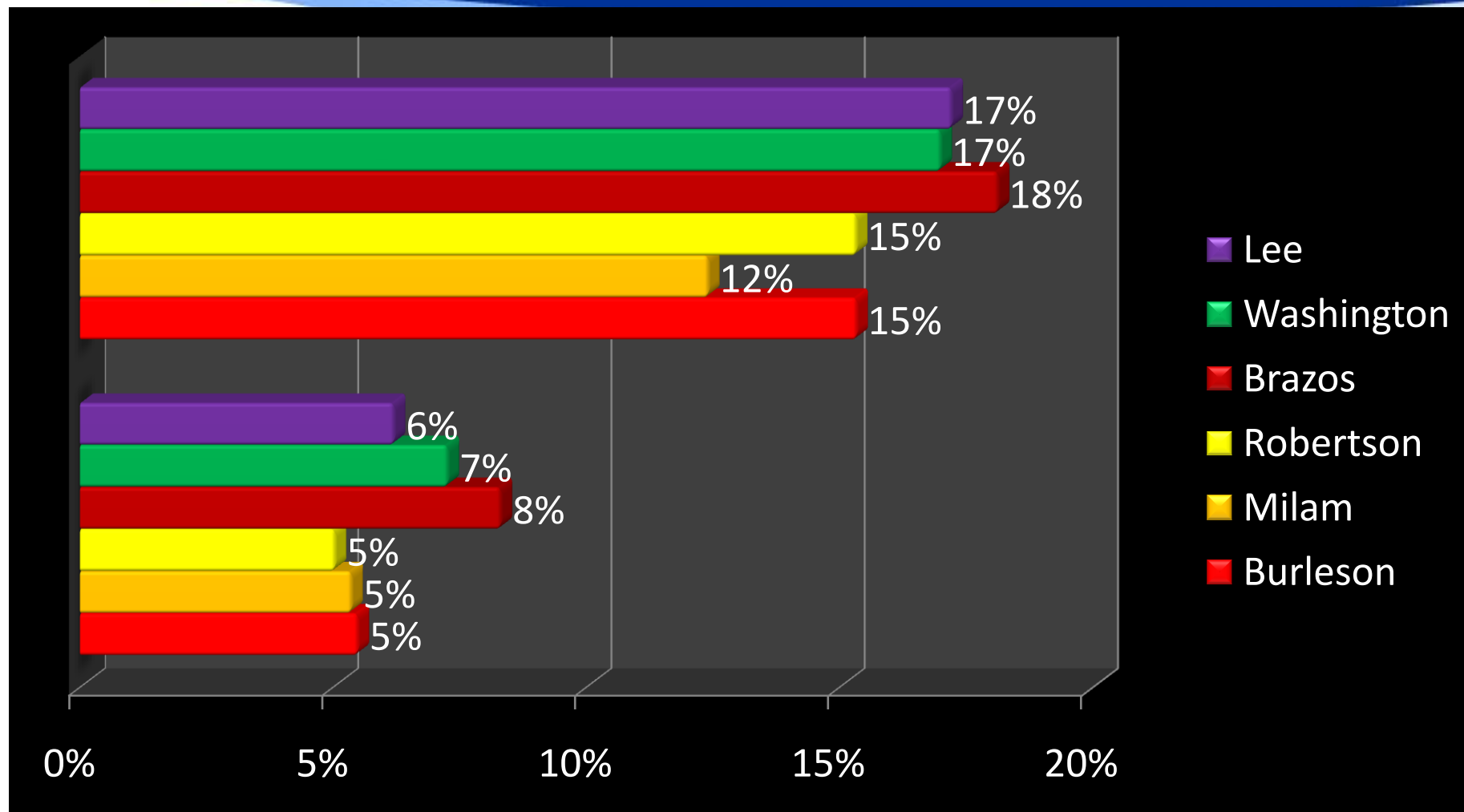
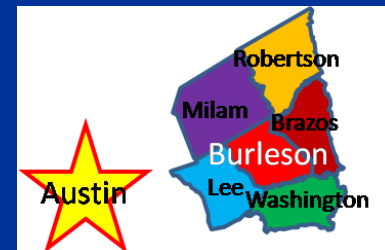
Comparative market 2008 estimated average household income



Comparative market 2008-2013 annual % growth in household income

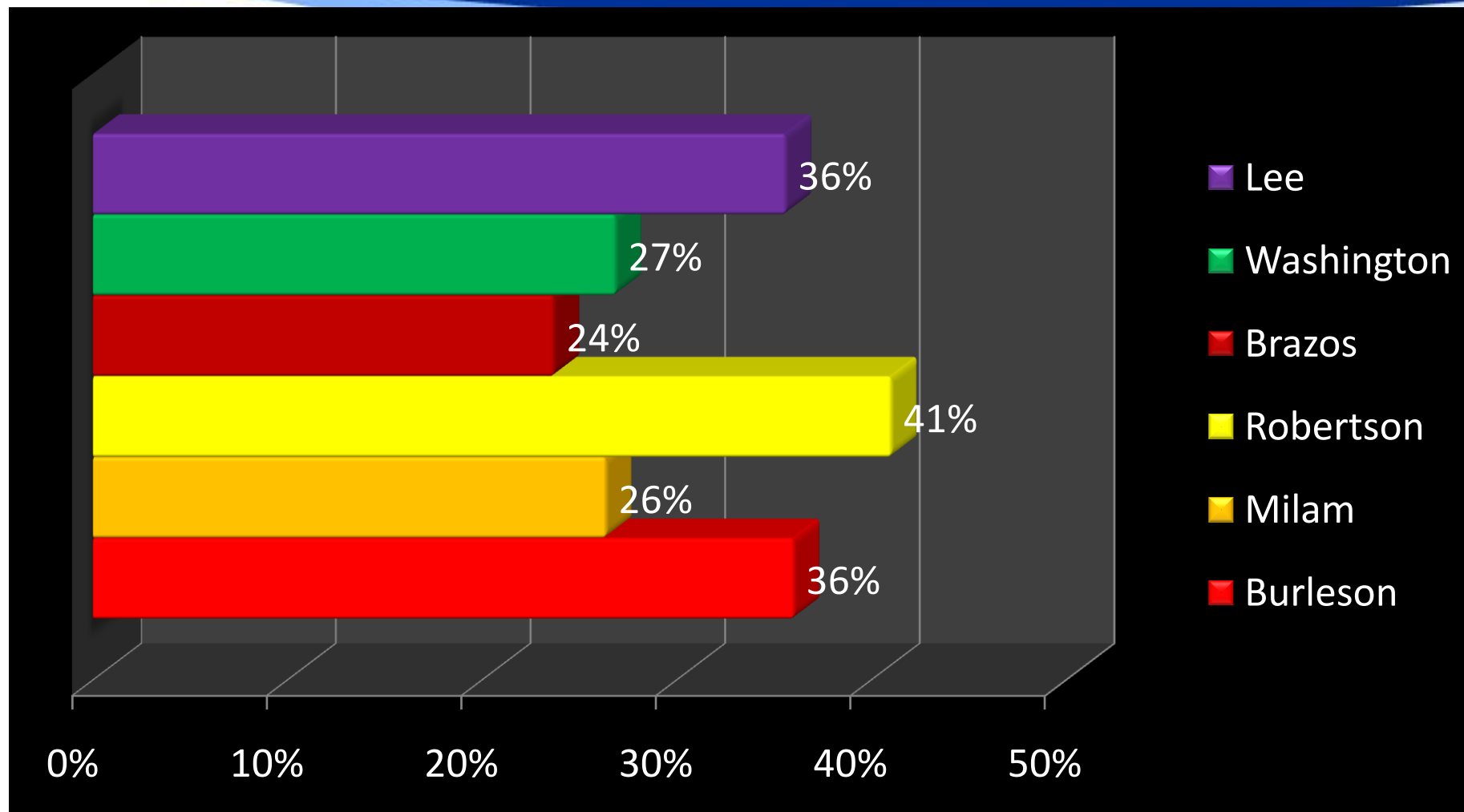
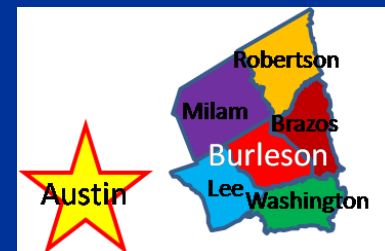


Comparative market 2008 & 2013 % of households with annual income of at least \$100K

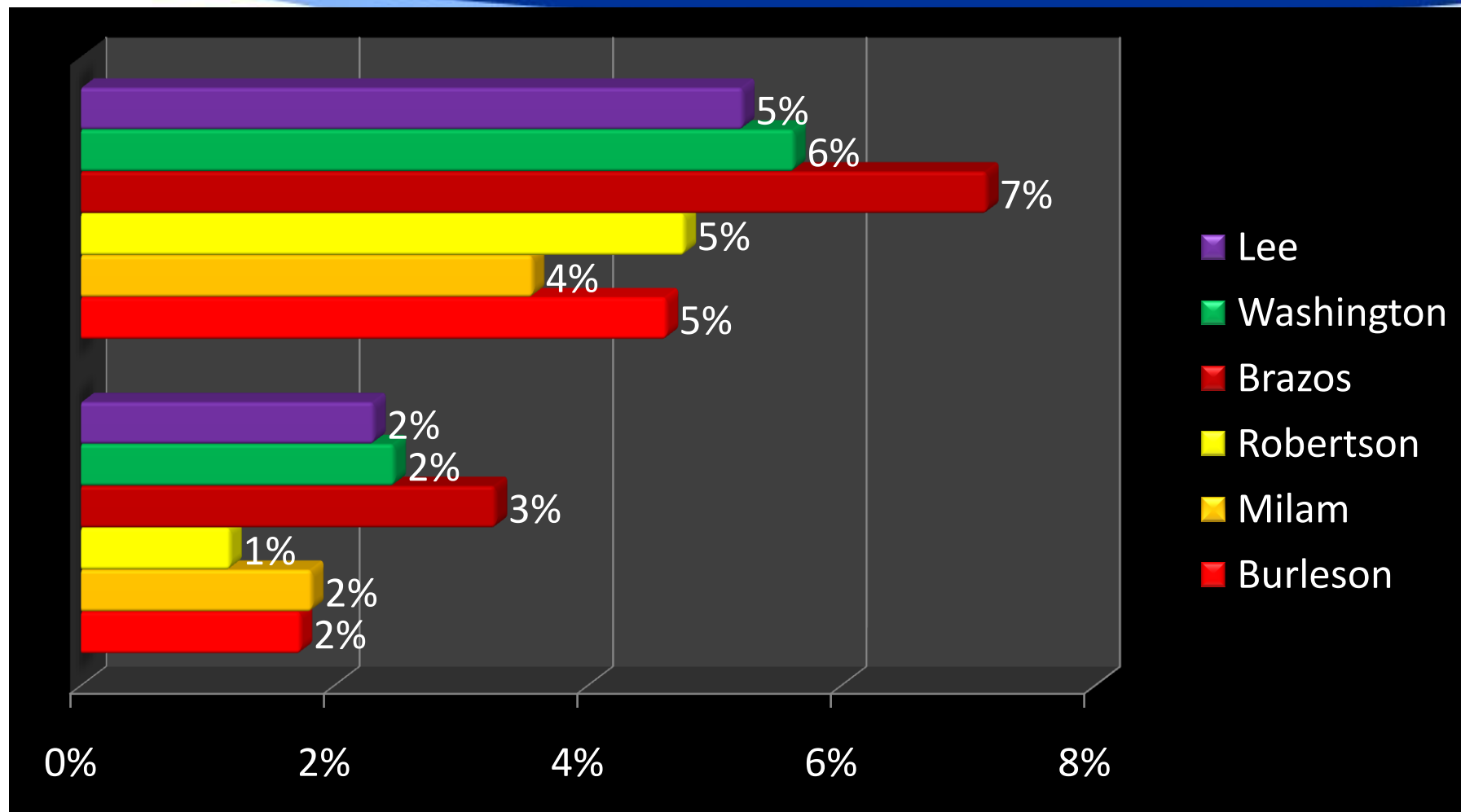
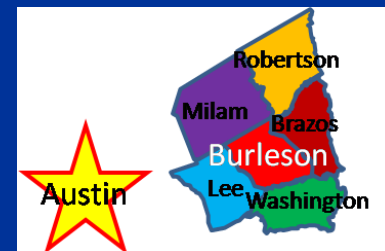


- Lee
- Washington
- Brazos
- Robertson
- Milam
- Burleson

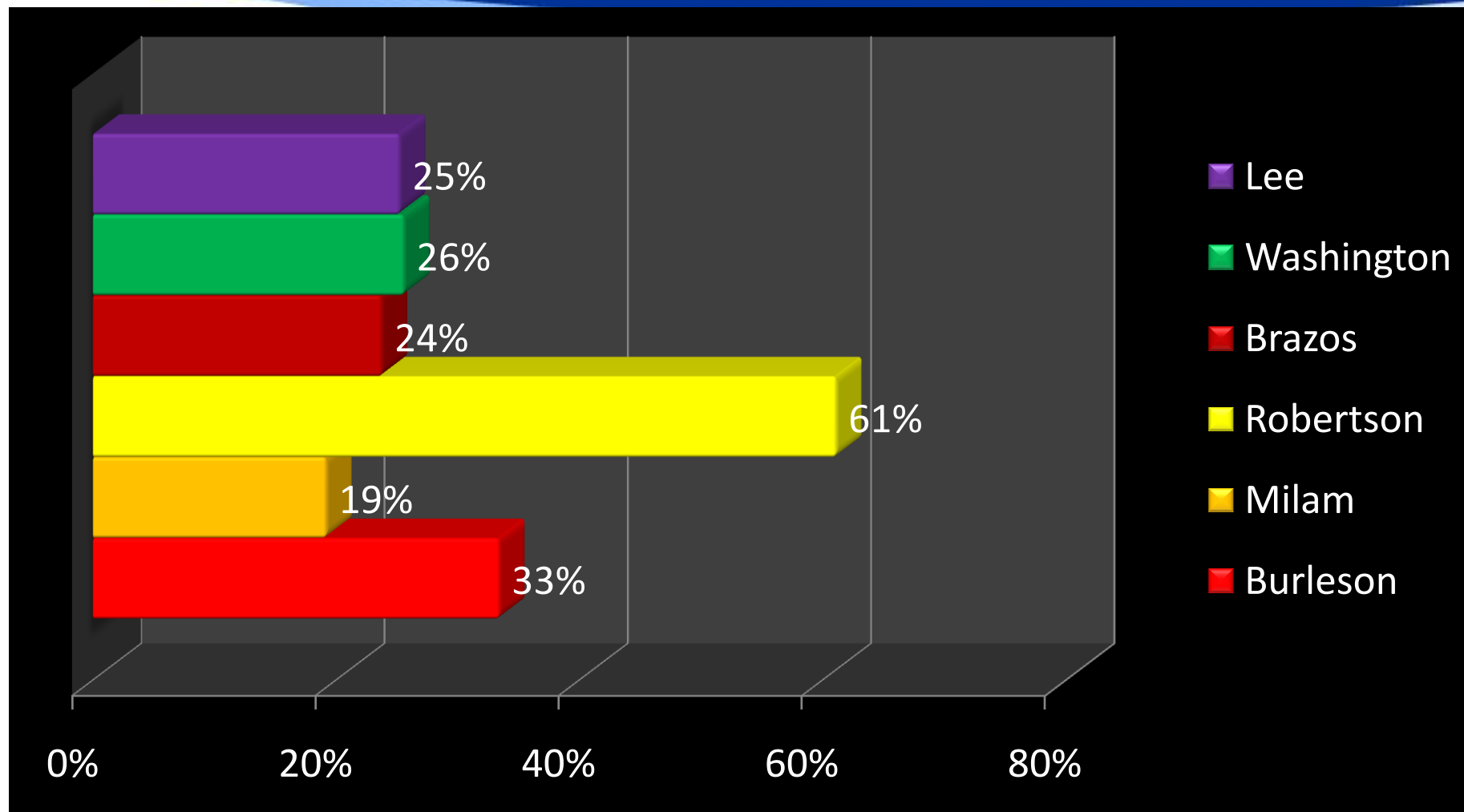
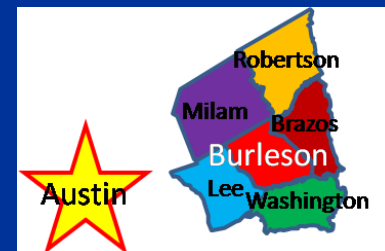
Comparative market 2008-2013 annual % growth in households with at least \$100K annual income



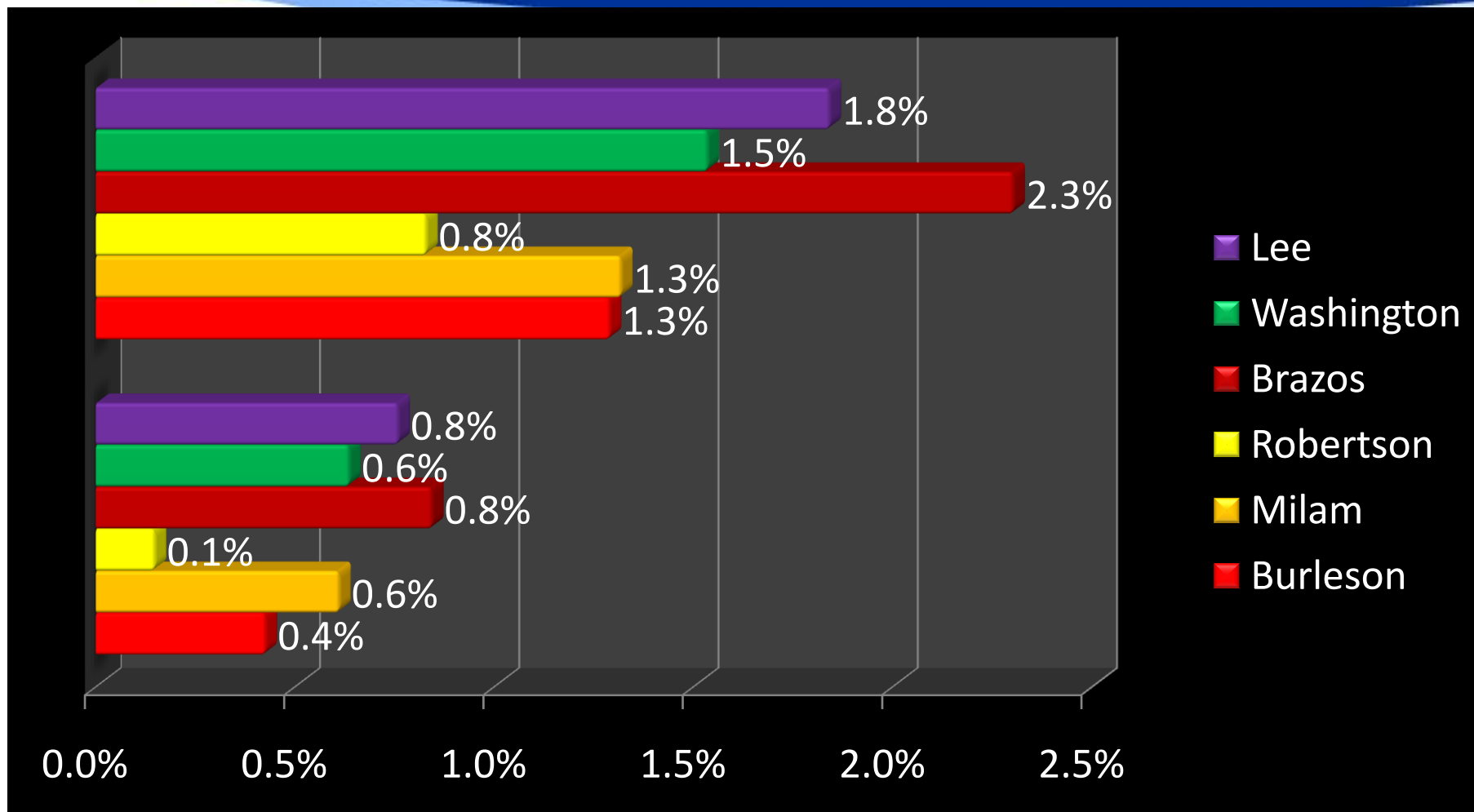
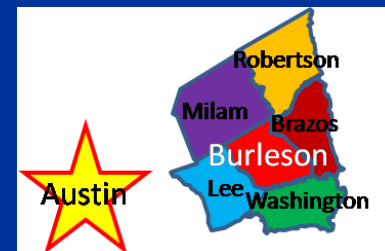
Comparative market 2008 & 2013 % of households with annual income of at least \$150K



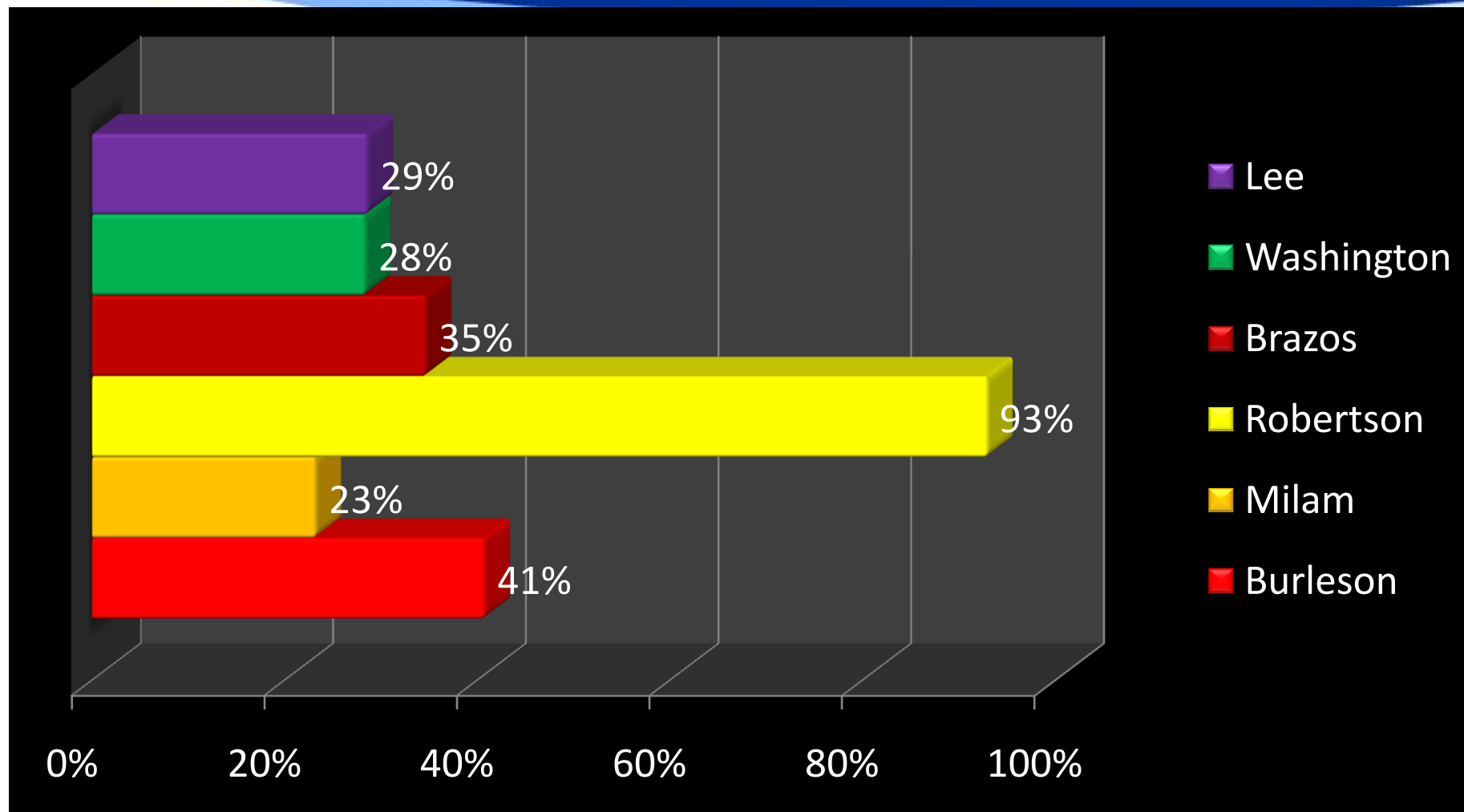
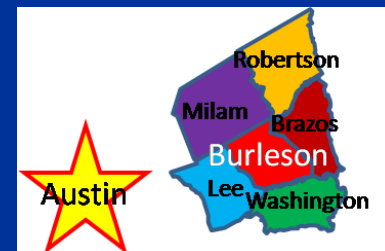
Comparative market 2008-2013 annual % growth in households with at least \$150K annual income



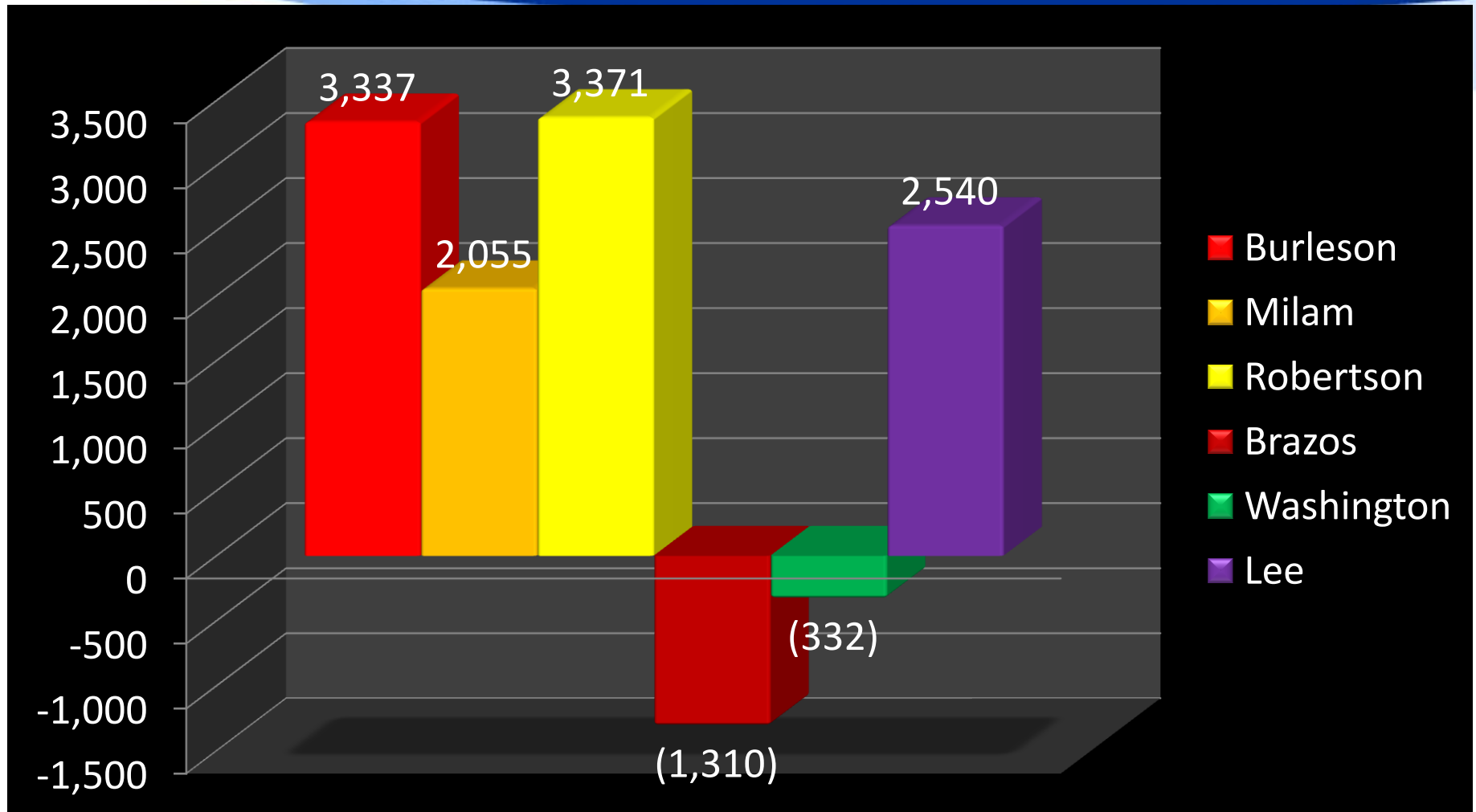
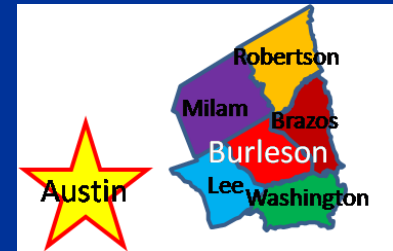
Comparative market 2008 & 2013 % of households with annual income of at least \$250K



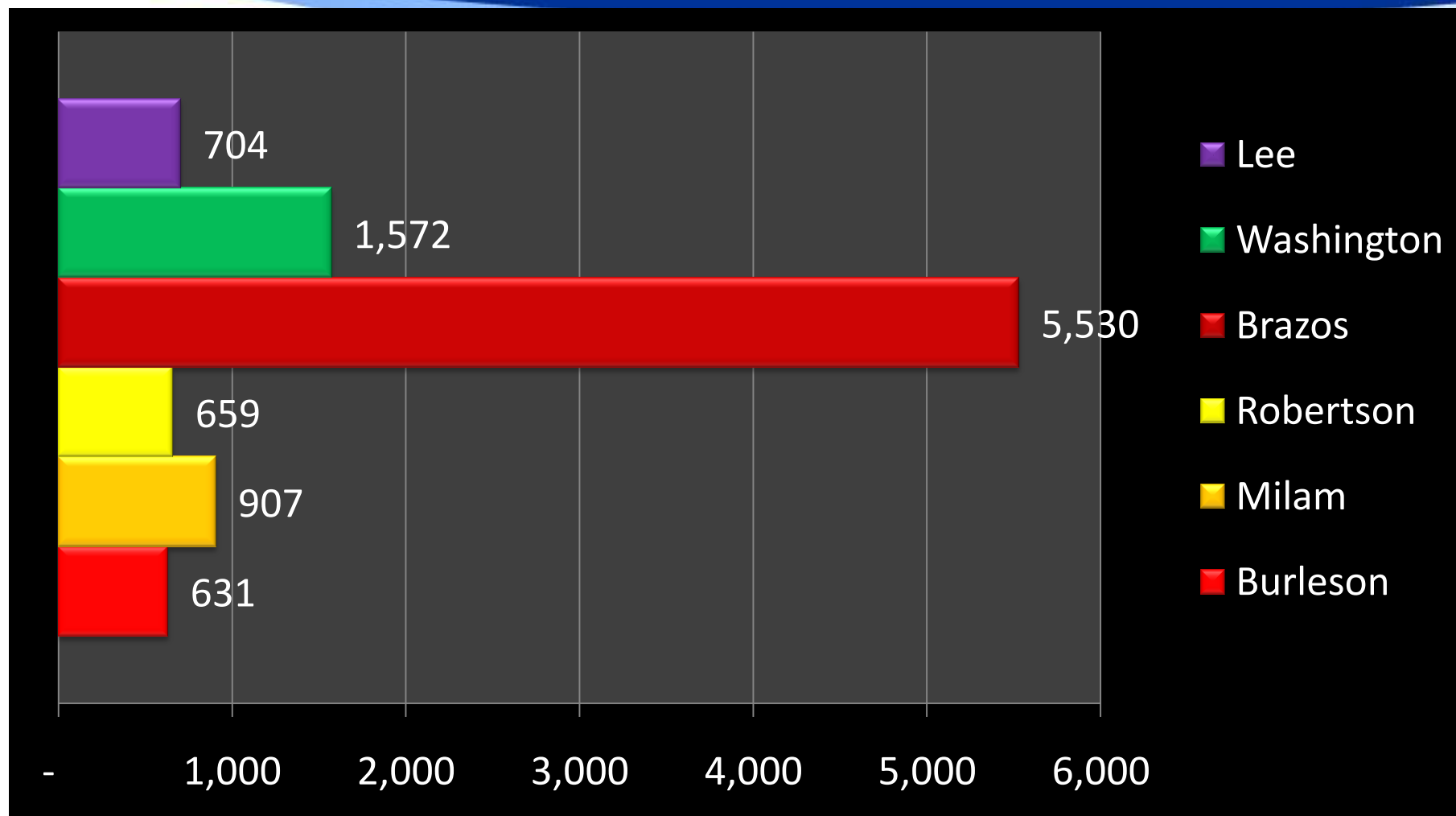
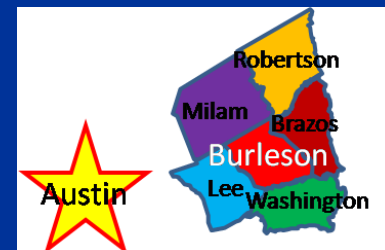
Comparative market 2008-2013 annual % growth in households with at least \$250K annual income



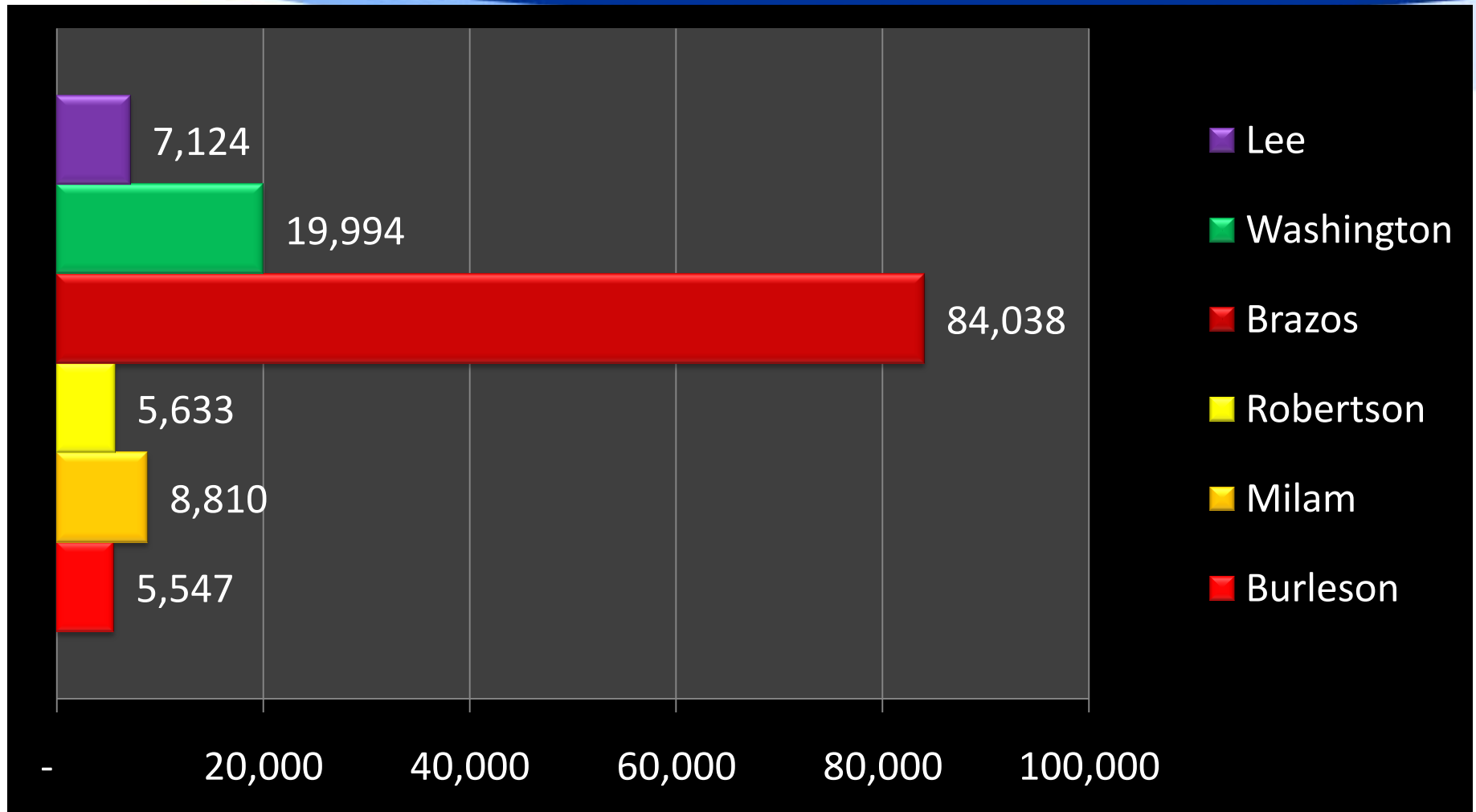
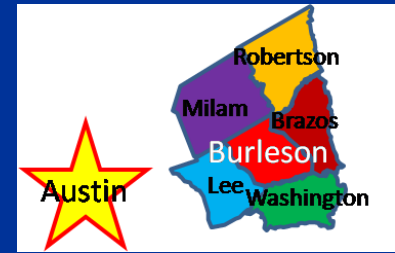
Comparative market GAFO per person in 2008



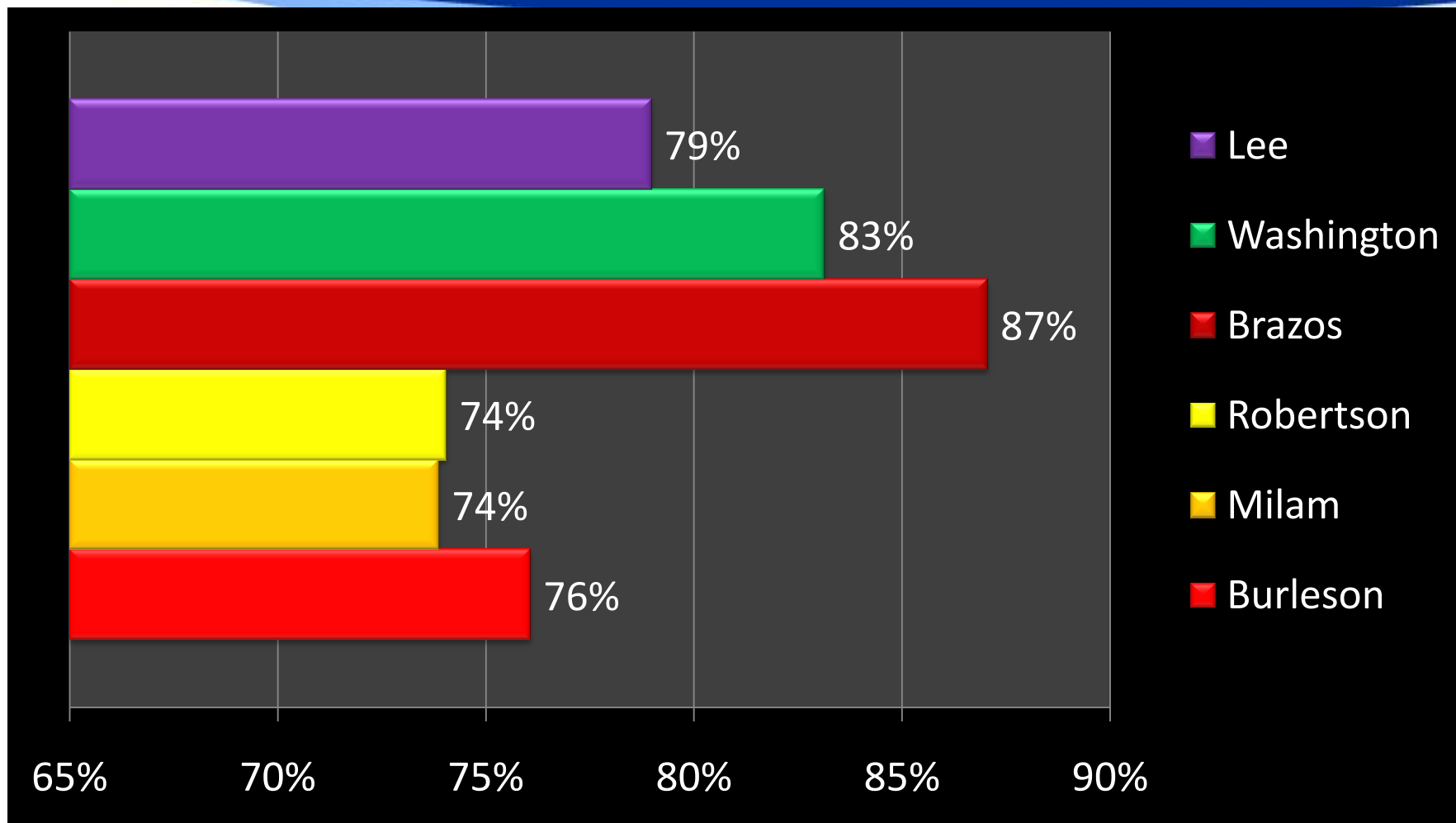
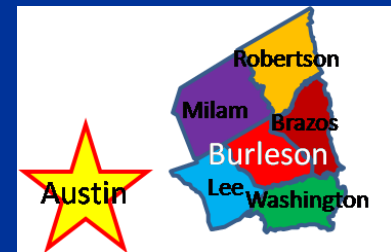
Comparative market 2008 number of private employers



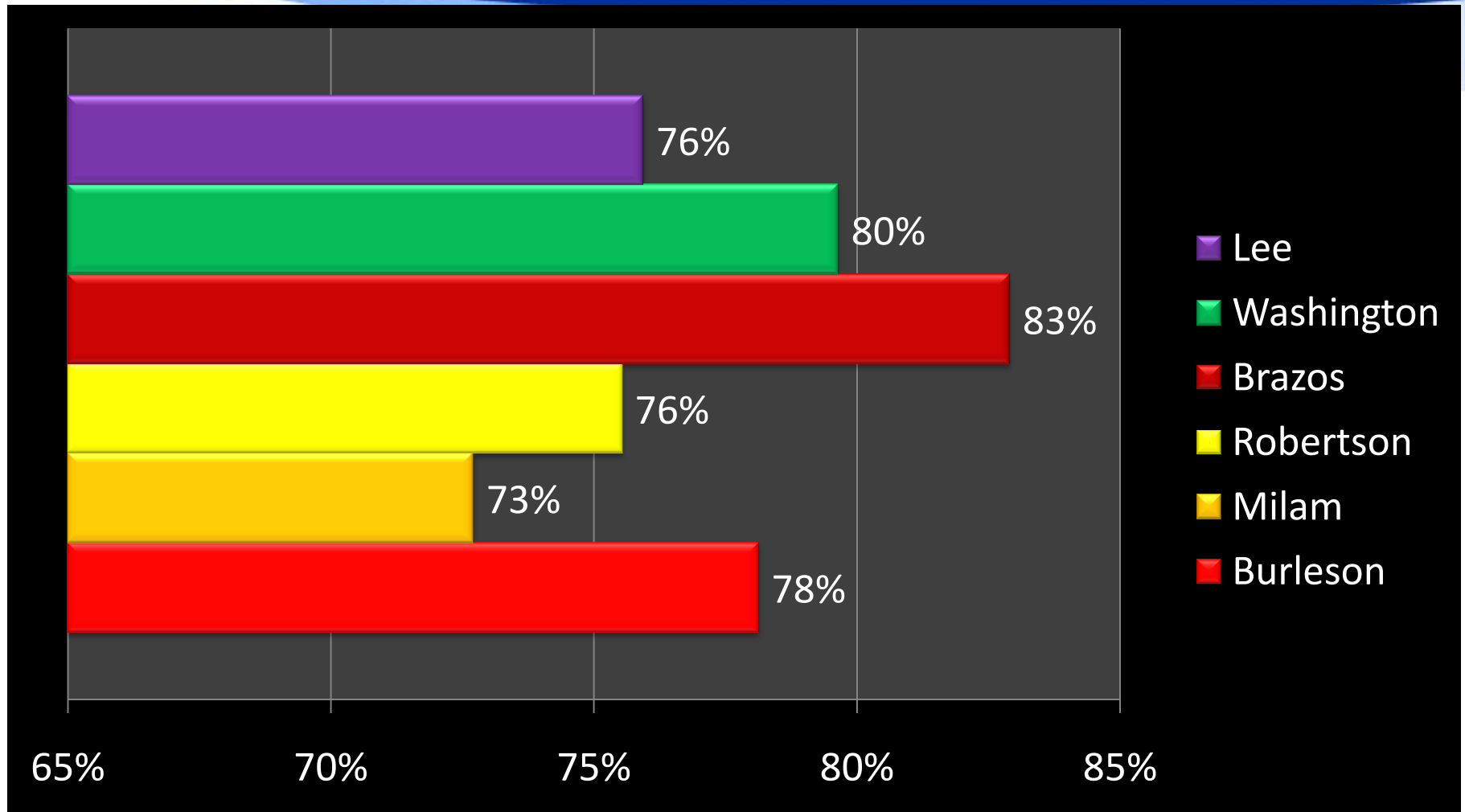
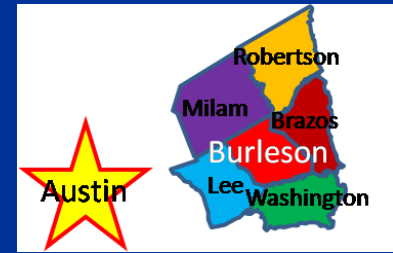
Comparative market 2008 number of private employees



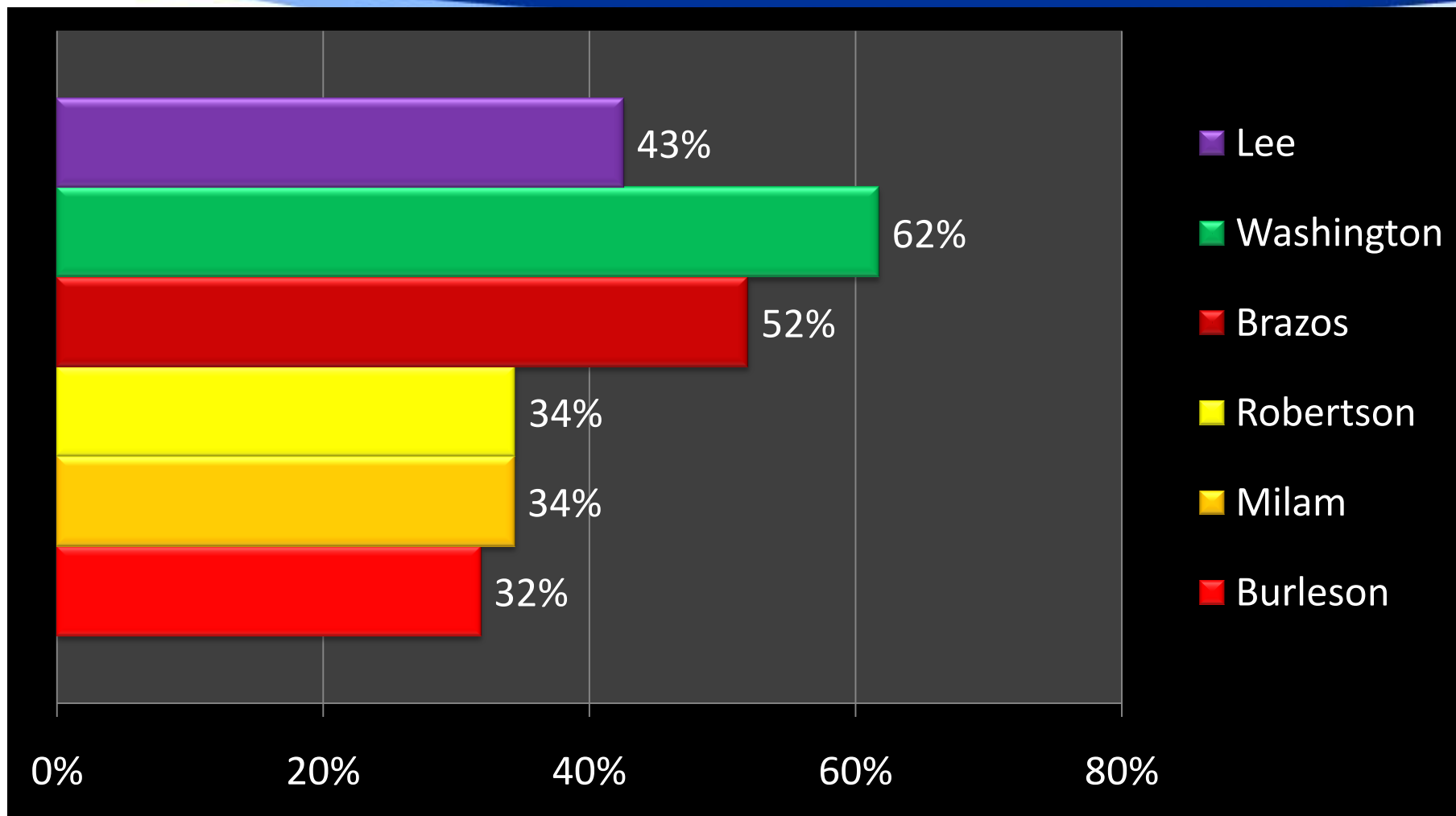
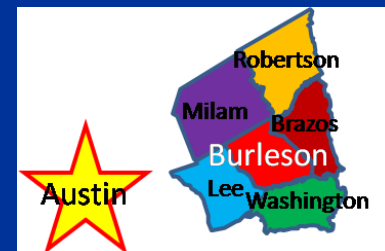
Comparative market 2008 % of private employers to total employers



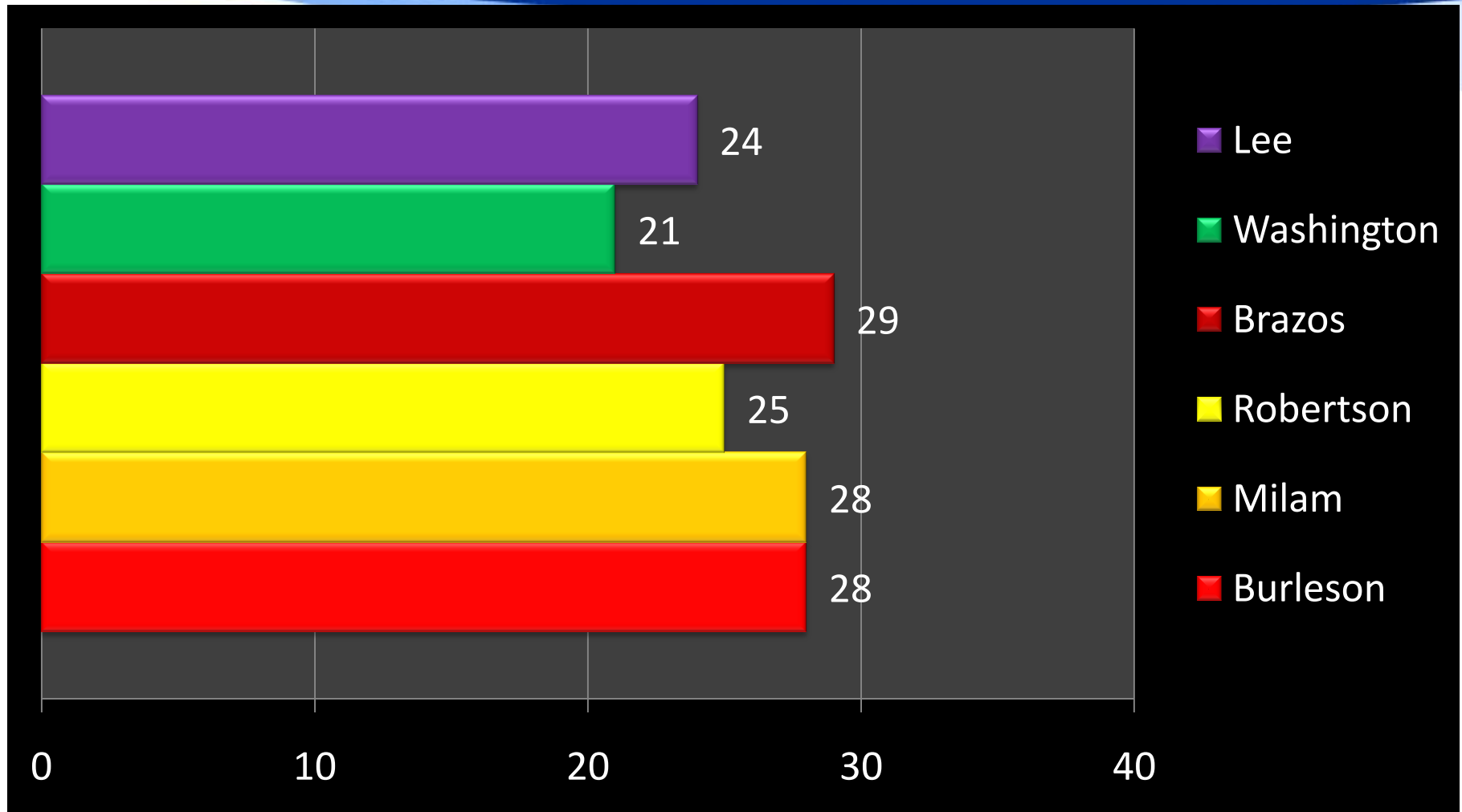
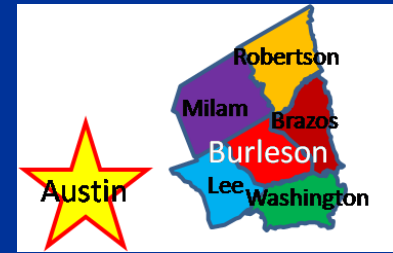
Comparative market 2008 % of private employees to total employees



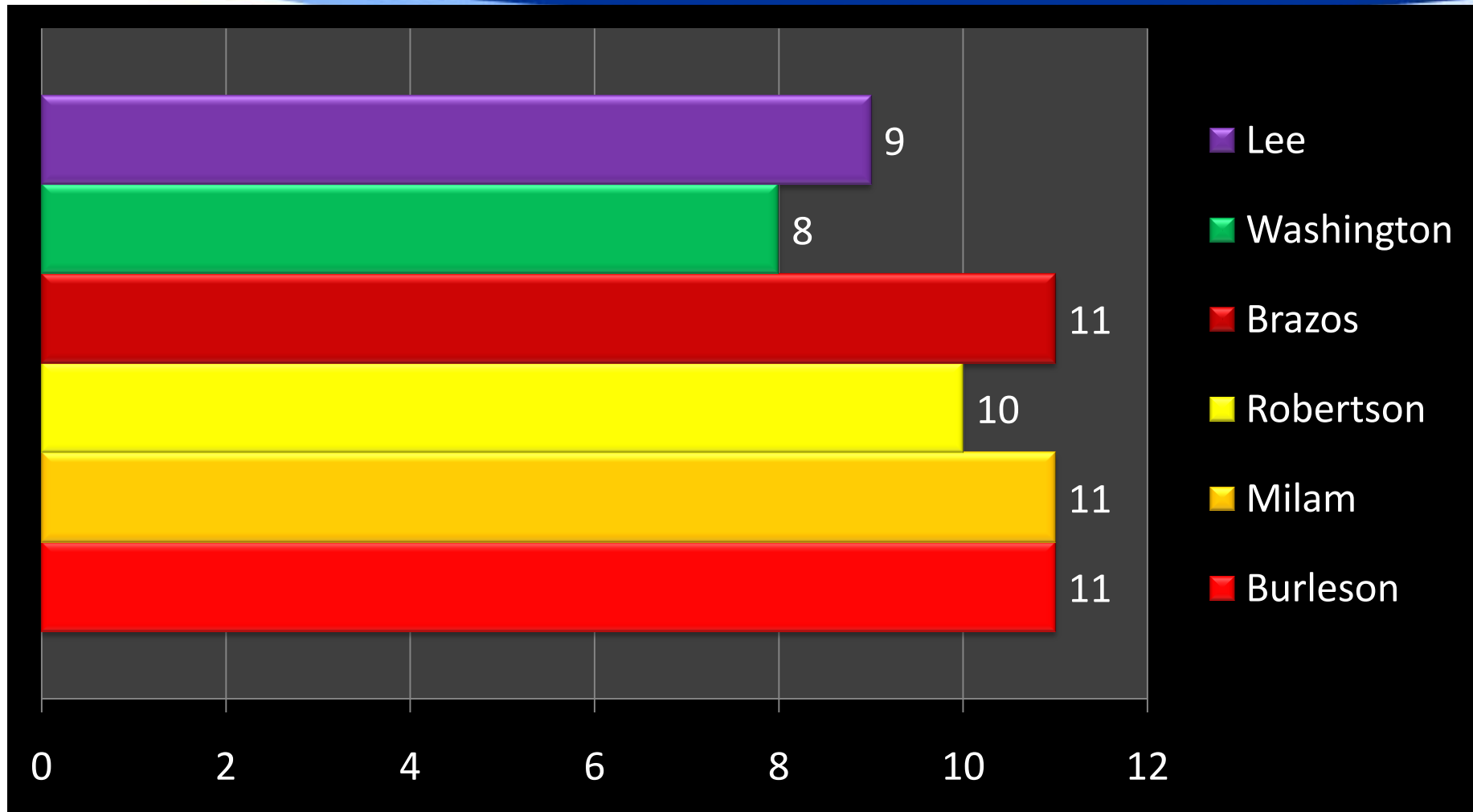
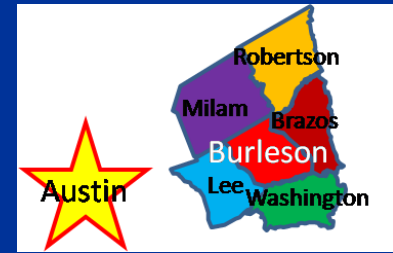
Comparative market 2008 % of population employed



Comparative market # of residents per business in 2008



Comparative market # of households per business in 2008



AVAILABLE RESEARCH, ANALYSIS & WEB LINKS



SOUTHWEST PARTNERS



216 reports utilized and available in PDF format available upon request based on different geographic parameters

2 Digit SIC Summary 2008	Demographic Snapshot
HealthCare SIC Summary 2008	Demographic Trend
Retail SIC Summary 2008	Household Income by Age of Householder
Service SIC Summary 2008	Household Quick Facts
Work Place and Employment Summary	Population Quick Facts
Consumer Spending Patterns 2008	Population by Age and Race Trend
Effective Buying Income	Population by Age and Sex Trend
Executive Summary	Population by Age by Race by Sex
Household Trend	Race and Hispanic
Census Demographic Overview	RMP Opportunity Gap - Retail Stores 2008
Census Demographic Quick Facts	Shopping Center List With Map 2008
Demographic Quick Facts	Traffic Volumes 2007

PDF graphic and analysis sets available at our website, LoopNet or at the Lands of America listing

#	Set overview
1	Site plan
2	Proforma
3	Business opportunities
4	Greater market area analysis
5	Contiguous County market analysis
6	City employment and workplace analysis
7	County employment and workplace analysis
8	CBSA employment and workplace analysis
9	Maps, drive times and distances
10	Greater market demographic & econometric summary table
11	Contiguous County demographic & econometric summary table
12	Complete graphics package (website and Lands of America only)

“Greater market” is 1, 2 & 3-mile radius, City, County & CBSA geographies. “CBSA” is Core Based Statistical Area. The CBSA includes Burleson, Robertson and Brazos Counties.



Key web links and listing team email contact

1. Dedicated website:
<http://www.loopnet.com/xNet/mainsite/Flash/Profile.aspx?LID=15840420>
2. Consumer listing link: <http://www.txls.com/detail.asp?PropID=48756>
3. Professional listing link with all graphic analysis in PDF sets:
https://www.landsofamerica.com/america/index.cfm?detail=&inv_id=184590
4. Listing team email address:
InvestInBrazosValley@CBCWorldWideSouthwestPartners.com