

**ECKERD/CVS FREESTANDING BUILDINGS - PROPERTIES FOR SALE
ALL CASH**

Location	Building Square Feet	Land Square Feet	Lease Term	Annual Rent	Option Terms	Sales Price
SEC College Street & 11 th Street ** Beaumont, Texas	10,908	83,287	10/14/99 thru 10/13/19	\$238,850	4 – 5 Year Options	\$3,294,483 7.25% CAP

NOTES:

* Landlord is responsible for roof and structural costs. Tenant reimburses Landlord for property taxes, property insurance and exterior maintenance.
 ** Tenant is responsible for all operating expenses, including property taxes, property insurance, building maintenance, roof and structural costs.
 All buildings are CMU with steel structure.
 All parking areas are concrete.

These properties are exclusively marketed by:



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