

Commercial Property Tour & Rating Report

ABC MATTREES CO

Prepared by
Todd Kuhlmann, CCIM



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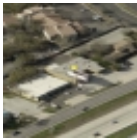

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PROPERTY COMPARISON AND RATING

#	Primary Photo	Name & Address	Rental Sq.Ft	Initial Rate	Lease Term	Rating
A		Arboretum Crossing, 9333 Research Blvd Austin, TX 78759	10,438	\$15.00	60 month	64/100
B		Volente Village, Anderson Mill and FM 620 Austin, TX 78750	6,079	\$27.00	36 month	61/100
C		13058 N Hwy 183, 13058 N Hwy 183 Austin, TX 78750	5,136	\$21.00	36 month	63/100
D		Galleria Oaks, 13376 Research Blvd Austin, TX 78750	5,473	\$19.00	36 month	<div style="background-color: green; color: white; padding: 2px;">Best Rating</div> 83/100



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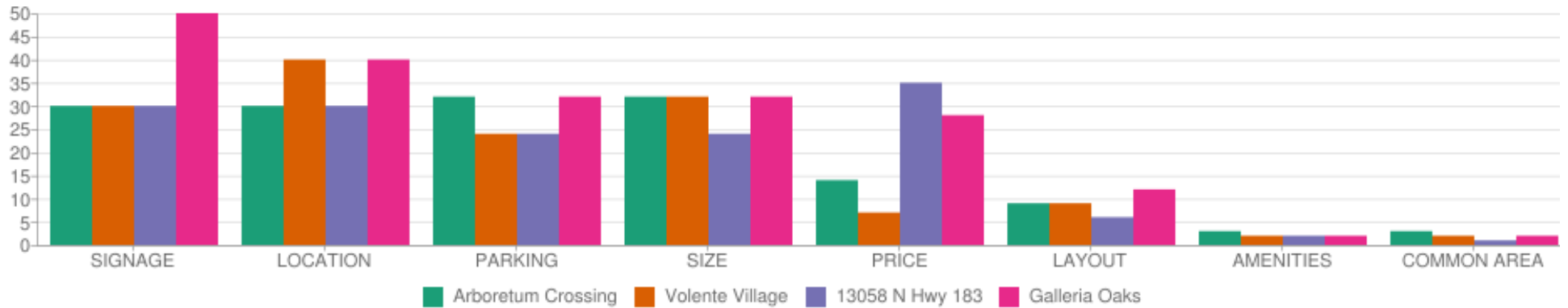
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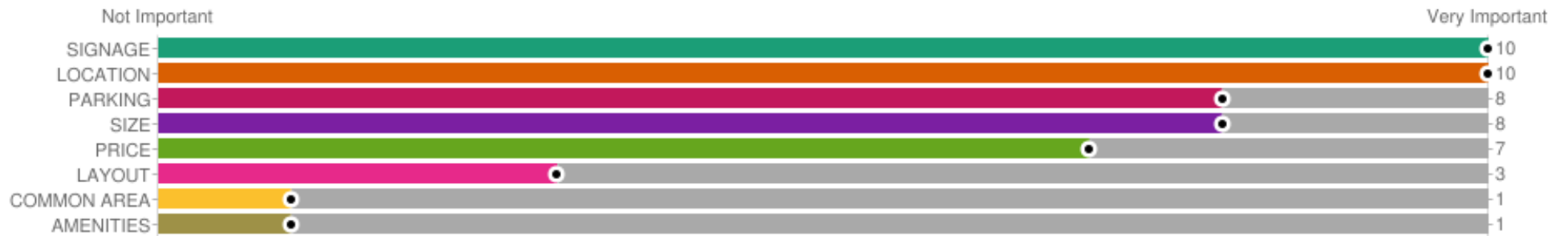
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PROPERTY COMPARISON AND RATING

Property Weighted Rating Based On Preference Scale



Rating Preference







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-  → Arboretum Crossing
-  → Volente Village
-  → 13058 N Hwy 183
-  → Galleria Oaks



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Lease Assumptions

	Arboretum Crossing	Volente Village	13058 N Hwy 183	Galleria Oaks
Lease Term (Months)	60	36	36	36
Rent Concessions	0 Months	0 Months	3 Months	2 Months
Rentable Square Feet	10,438	6,079	5,136	5,473
Usable Square Feet	9,156	6,079	5,136	5,473
Load Factor %	14.00%	0.00%	0.00%	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$15.00	\$27.00	\$21.00	\$19.00
Initial Tenant Expense/REIMB per Square Foot	\$0.00	\$0.00	\$0.00	\$0.00
Total TI's Required per Square Foot	\$10.00	\$10.00	\$10.00	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00	\$5.00	\$5.00	\$5.00
Add'l Tenant Non-refundable Move-In Costs (not in TI)	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00

Occupancy Cost Measures

Total Effective Lease Costs	\$867,742.65	\$547,713.69	\$342,088.11	\$341,447.25
Average Annual Occupancy Cost	\$173,548.53	\$182,571.23	\$114,029.37	\$113,815.75
Average Monthly Occupancy Cost	\$14,462.38	\$15,214.27	\$9,502.45	\$9,484.65
Total Effective Rate - Rentable	\$83.13	\$90.10	\$66.61	\$62.39
Total Effective Rate - Usable	\$94.77	\$90.10	\$66.61	\$62.39
Average Annual Effective Rate - Rentable	\$16.63	\$30.03	\$22.20	\$20.80
Average Annual Effective Rate - Usable	\$18.95	\$30.03	\$22.20	\$20.80

Discount Cost Measures (5.00% Rate)

NPV Total Effective Lease Costs	\$714,715.57	\$471,690.88	\$292,095.90	\$290,211.68
NPV Total Effective Rate - Rentable	\$68.47	\$77.59	\$56.87	\$53.03
NPV Total Effective Rate - Usable	\$78.06	\$77.59	\$56.87	\$53.03
NPV Average Annual Effective Rate - Rentable	\$13.69	\$25.86	\$18.96	\$17.68
NPV Average Annual Effective Rate - Usable	\$15.61	\$25.86	\$18.96	\$17.68



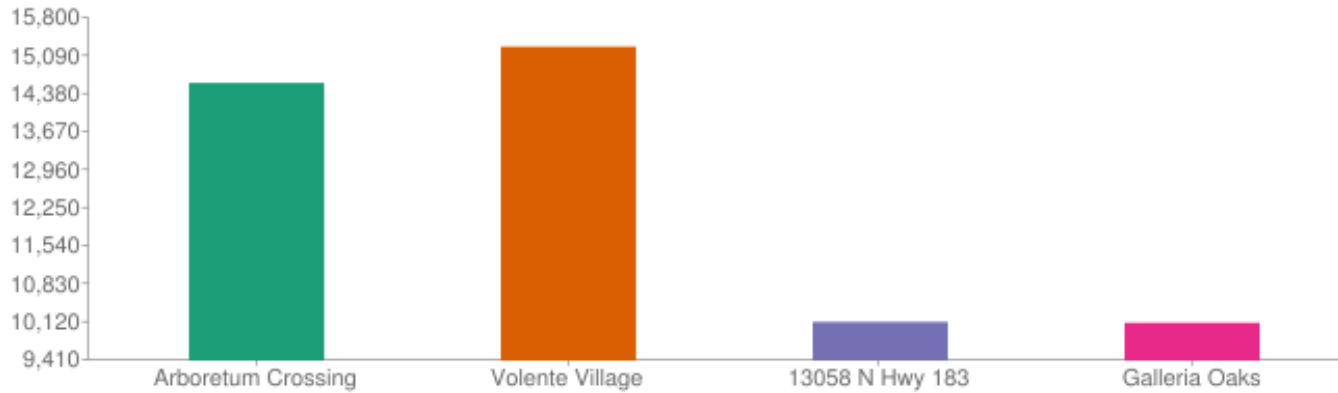
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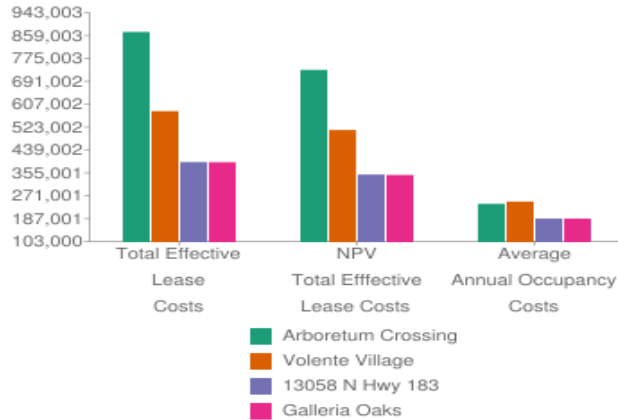


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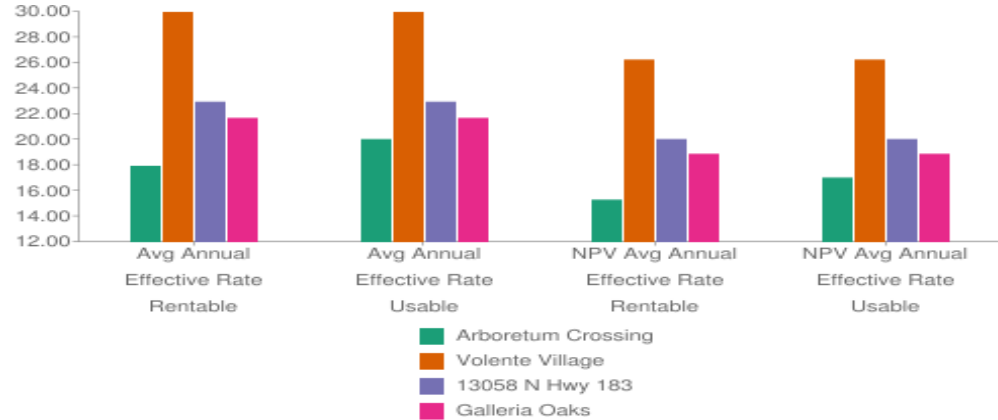
Average Monthly Occupancy Cost



Occupancy Cost Measures



Occupancy Rate Measures



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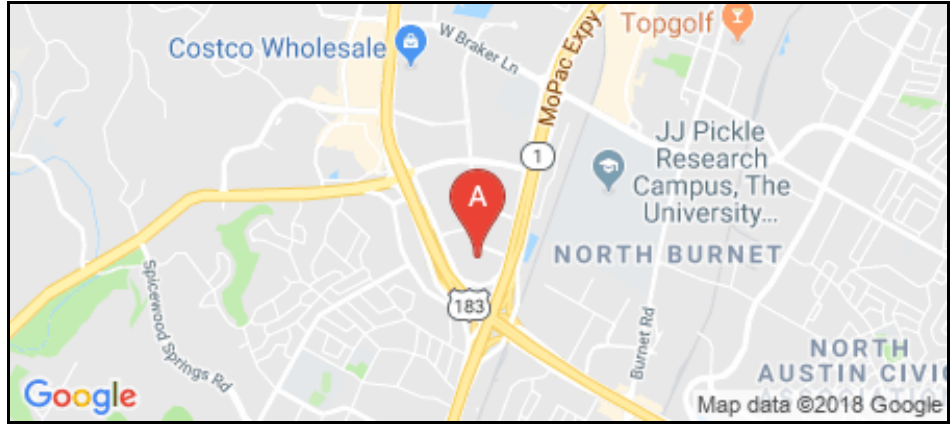


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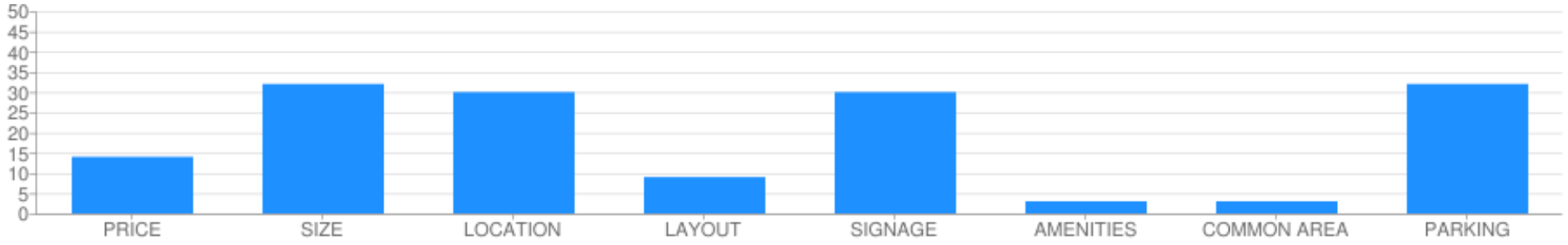
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Arboretum Crossing, 9333 Research Blvd

LEASE DETAIL



WEIGHTED RATING



Total Combined Property Rating : 64/100



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Commercial Property Tour & Rating Report

ABC Mattrees Co

Arboretum Crossing, 9333 Research Blvd

LEASE ANALYSIS DETAIL

Total Tenant Improvements	-	Landlord TI Allowance	+	Tenant Non-Refundable Move-in-Costs	=	Tenant Total Move-in-Costs
\$104,380.00		\$52,190.00		\$10,000.00		\$62,190.00

Lease Assumptions

Lease Term (Months)	60
Rent Concessions	0 Months
Rentable Square Feet	10,438
Usable Square Feet	9,156
Load Factor %	14.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$15.00
Initial Tenant Expense/REIMB per Square Foot	\$0.00
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00
Add'l Tenant Non-refundable Move-In Costs (not in TI)	\$10,000.00

Occupancy Cost Measures

Total Effective Lease Costs	\$867,742.65
Average Annual Occupancy Cost	\$173,548.53
Average Monthly Occupancy Cost	\$14,462.38
Total Effective Rate - Rentable	\$83.13
Total Effective Rate - Usable	\$94.77
Average Annual Effective Rate - Rentable	\$16.63
Average Annual Effective Rate - Usable	\$18.95

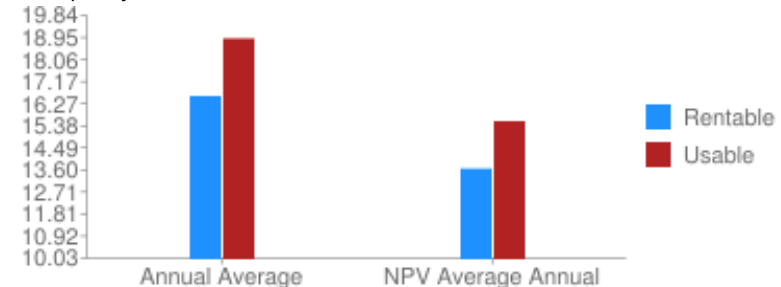
Discount Cost Measures (5.00% Rate)

NPV Total Effective Lease Costs	\$714,715.57
NPV Total Effective Rate - Rentable	\$68.47
NPV Total Effective Rate - Usable	\$78.06
NPV Average Annual Effective Rate - Rentable	\$13.69
NPV Average Annual Effective Rate - Usable	\$15.61

Occupancy Cost



Occupancy Rate



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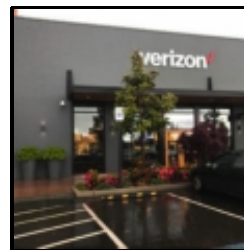
Arboretum Crossing, 9333 Research Blvd

PROPERTY DESCRIPTION

Excellent visibility from Hwy 183. This is a bustling retail center in a very popular part of Austin Texas.

LEASE TOUR NOTES

Arboretum Crossing is a great retail property. The ingress and egress is very convenient.



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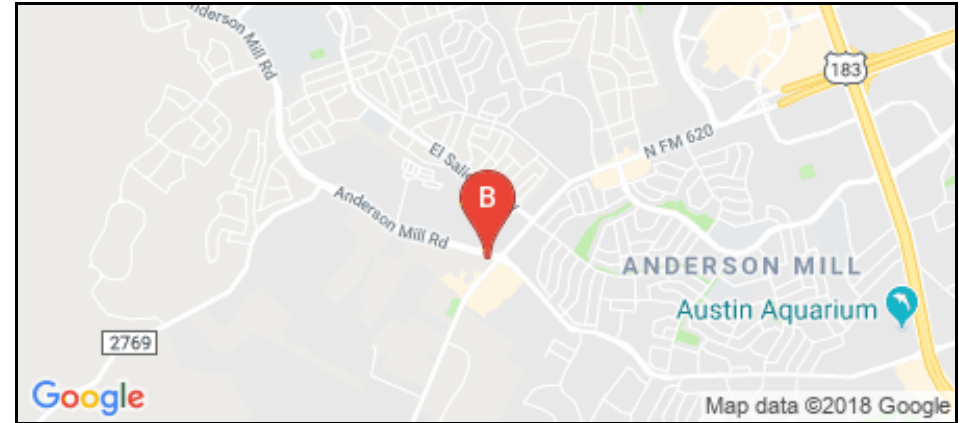


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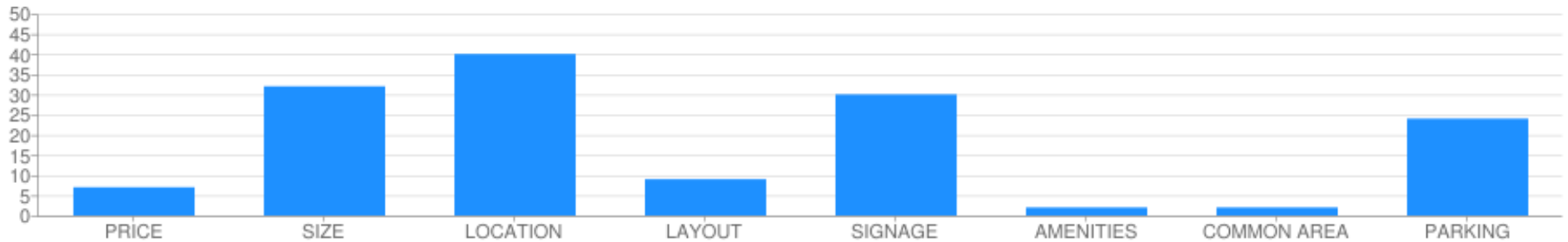
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Volente Village, Anderson Mill and FM 620

LEASE DETAIL



WEIGHTED RATING



Total Combined Property Rating : 61/100



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Volente Village, Anderson Mill and FM 620

LEASE ANALYSIS DETAIL

Total Tenant Improvements	-	Landlord TI Allowance	+	Tenant Non-Refundable Move-in-Costs	=	Tenant Total Move-in-Costs
\$60,790.00		\$30,395.00		\$10,000.00		\$40,395.00

Lease Assumptions

Lease Term (Months)	36
Rent Concessions	0 Months
Rentable Square Feet	6,079
Usable Square Feet	6,079
Load Factor %	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$27.00
Initial Tenant Expense/REIMB per Square Foot	\$7.00
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00
Add'l Tenant Non-refundable Move-In Costs (not in TI)	\$10,000.00

Occupancy Cost Measures

Total Effective Lease Costs	\$679,240.76
Average Annual Occupancy Cost	\$226,413.59
Average Monthly Occupancy Cost	\$18,867.80
Total Effective Rate - Rentable	\$111.74
Total Effective Rate - Usable	\$111.74
Average Annual Effective Rate - Rentable	\$37.25
Average Annual Effective Rate - Usable	\$37.25

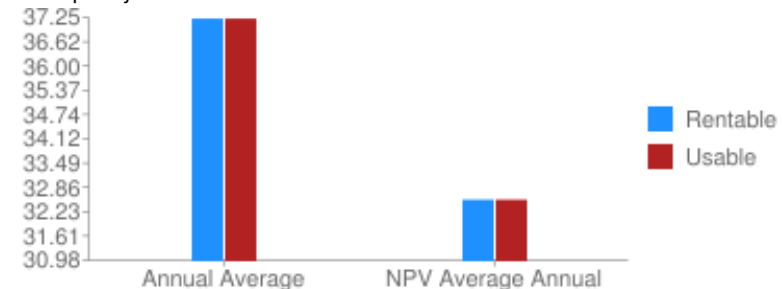
Discount Cost Measures (5.00% Rate)

NPV Total Effective Lease Costs	\$593,981.11
NPV Total Effective Rate - Rentable	\$97.71
NPV Total Effective Rate - Usable	\$97.71
NPV Average Annual Effective Rate - Rentable	\$32.57
NPV Average Annual Effective Rate - Usable	\$32.57

Occupancy Cost



Occupancy Rate



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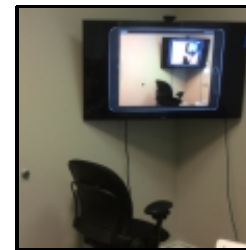
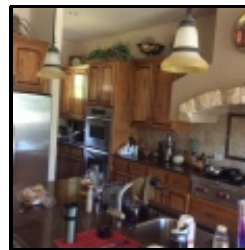
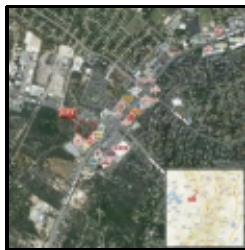
Volente Village, Anderson Mill and FM 620

PROPERTY DESCRIPTION

Lease rates \$26-\$28 NNN. NNN expenses estimated at \$7 per square foot (estimated by landlord and are subject to adjustment). Pad sites available 1,200 SF

LEASE TOUR NOTES

Volente Village meets a lot of the Mattress Company's needs, but the price is higher than the other properties being considered.



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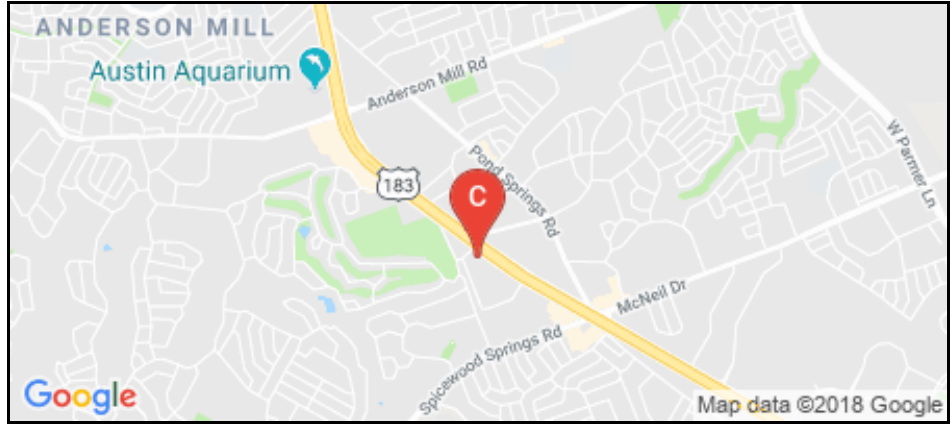
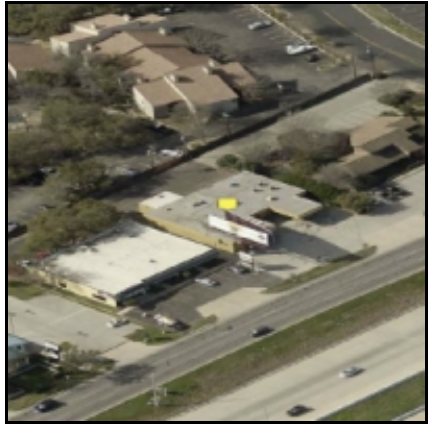


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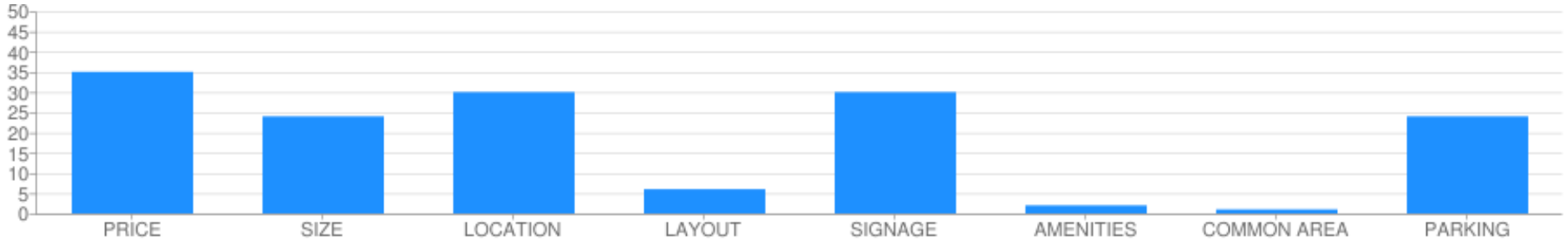
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13058 N Hwy 183, 13058 N Hwy 183

LEASE DETAIL



WEIGHTED RATING



Total Combined Property Rating : 63/100



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Commercial Property Tour & Rating Report

ABC Mattrees Co

13058 N Hwy 183, 13058 N Hwy 183

LEASE ANALYSIS DETAIL

Total Tenant Improvements	-	Landlord TI Allowance	+	Tenant Non-Refundable Move-in-Costs	=	Tenant Total Move-in-Costs
\$51,360.00		\$25,680.00		\$10,000.00		\$35,680.00

Lease Assumptions

Lease Term (Months)	36
Rent Concessions	3 Months
Rentable Square Feet	5,136
Usable Square Feet	5,136
Load Factor %	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$21.00
Initial Tenant Expense/REIMB per Square Foot	\$7.00
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00
Add'l Tenant Non-refundable Move-In Costs (not in TI)	\$10,000.00

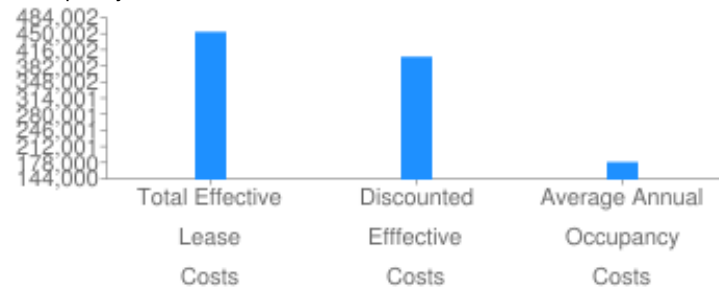
Occupancy Cost Measures

Total Effective Lease Costs	\$453,212.15
Average Annual Occupancy Cost	\$151,070.72
Average Monthly Occupancy Cost	\$12,589.23
Total Effective Rate - Rentable	\$88.24
Total Effective Rate - Usable	\$88.24
Average Annual Effective Rate - Rentable	\$29.41
Average Annual Effective Rate - Usable	\$29.41

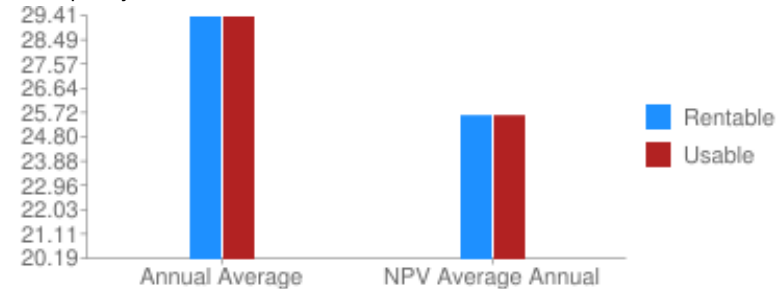
Discount Cost Measures (5.00% Rate)

NPV Total Effective Lease Costs	\$395,415.95
NPV Total Effective Rate - Rentable	\$76.99
NPV Total Effective Rate - Usable	\$76.99
NPV Average Annual Effective Rate - Rentable	\$25.66
NPV Average Annual Effective Rate - Usable	\$25.66

Occupancy Cost



Occupancy Rate



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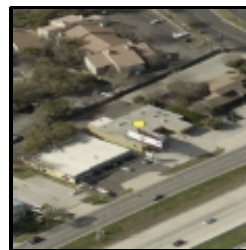
13058 N Hwy 183, 13058 N Hwy 183

PROPERTY DESCRIPTION

Freestanding building fronting Research Boulevard. 20 parking spots. Over 180,000 vehicles per day pass by on Research Boulevard. Property is in shell condition. Landlord will replace the roof, renovate the exterior and provide a TI Allowance for a lease.

LEASE TOUR NOTES

Great price, but the location may be an issue. Good current tenant mix to appeal to a mattress store.



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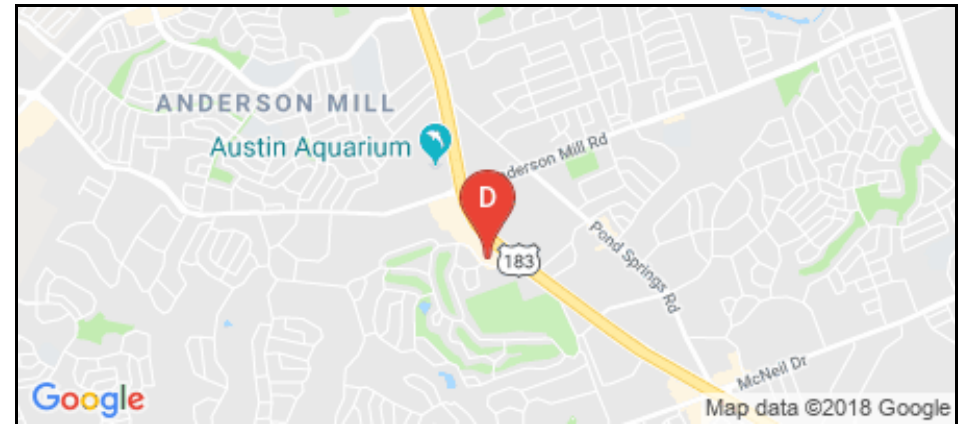


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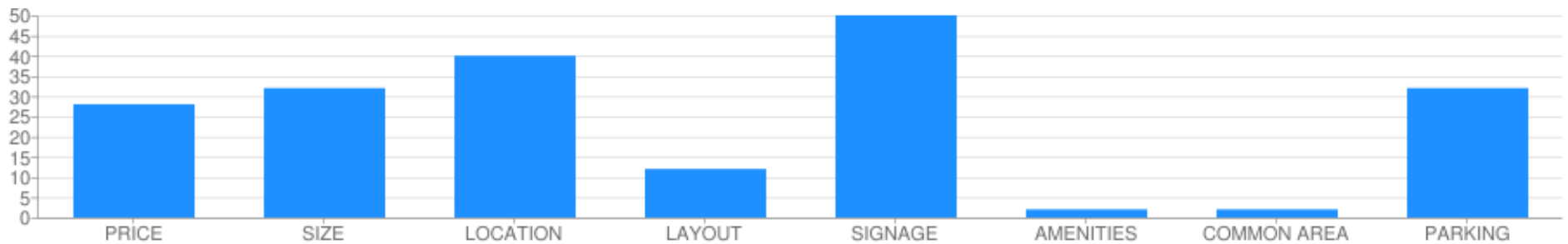
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Galleria Oaks, 13376 Research Blvd

LEASE DETAIL



WEIGHTED RATING



Total Combined Property Rating : 83/100



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Commercial Property Tour & Rating Report

ABC Mattrees Co

Galleria Oaks, 13376 Research Blvd

LEASE ANALYSIS DETAIL

Total Tenant Improvements	-	Landlord TI Allowance	+	Tenant Non-Refundable Move-in-Costs	=	Tenant Total Move-in-Costs
\$54,730.00		\$27,365.00		\$10,000.00		\$37,365.00

Lease Assumptions

Lease Term (Months)	36
Rent Concessions	2 Months
Rentable Square Feet	5,473
Usable Square Feet	5,473
Load Factor %	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$19.00
Initial Tenant Expense/REIMB per Square Foot	\$5.72
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00
Add'l Tenant Non-refundable Move-In Costs (not in TI)	\$10,000.00

Occupancy Cost Measures

Total Effective Lease Costs	\$438,209.61
Average Annual Occupancy Cost	\$146,069.87
Average Monthly Occupancy Cost	\$12,172.49
Total Effective Rate - Rentable	\$80.07
Total Effective Rate - Usable	\$80.07
Average Annual Effective Rate - Rentable	\$26.69
Average Annual Effective Rate - Usable	\$26.69

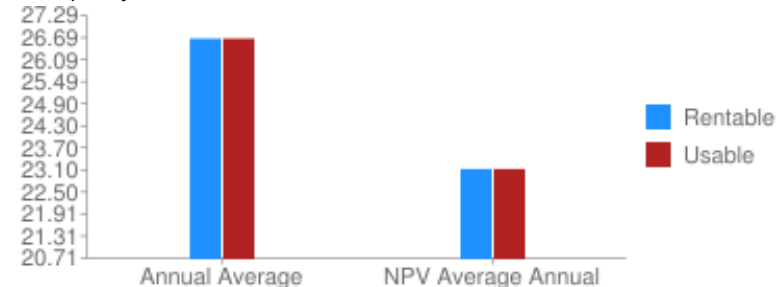
Discount Cost Measures (5.00% Rate)

NPV Total Effective Lease Costs	\$380,178.64
NPV Total Effective Rate - Rentable	\$69.46
NPV Total Effective Rate - Usable	\$69.46
NPV Average Annual Effective Rate - Rentable	\$23.15
NPV Average Annual Effective Rate - Usable	\$23.15

Occupancy Cost



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Galleria Oaks, 13376 Research Blvd

PROPERTY DESCRIPTION

High traffic center with great tenant mix. Conveniently located on the west side of Highway 183 just south of Anderson Mill rd. 62' Pylon Sign with full color LED message center. Current Tenants include The Coffee Bean and Tea Leaf, Thai Passion, Subway, Taco Cabana, AAA, Sherwin Williams, Discount Tire, Jackson Hewitt, and WellMed.

LEASE TOUR NOTES

Galleria Oaks was one of our favorite locations. The property size was excellent as well as good signage. Price is also very good.



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