

RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

WAL-MART NEIGHBORHOOD MARKET

812 Belleau Wood Blvd
Alexandria, LA 71303

INVESTMENT HIGHLIGHTS

- Long Term Modified NNN Lease
- Investment Grade AA Credit Rating
- Brand New Class "A" Construction
- Includes 6 Pump Fuel Station
- Tax Savings w/ Accelerated Depreciation
- Four 5yr Options
- 10% Rent Increases in Option Periods
- Includes Drive-Thru Pharmacy
- Adjacent to Highway Exit
- 2 Curb Cuts
- Strong Traffic Counts
- Average Household Income: \$78,399
- Wal-Mart is the #1 Retailer in the World

OFFERING SUMMARY

Price:	\$11,400,000
Cap Rate:	5.00%
GLA:	41,117 sf
Site Area:	5.468 Acres
Lease Type:	Modified NNN
Lease Expiration:	February 2035

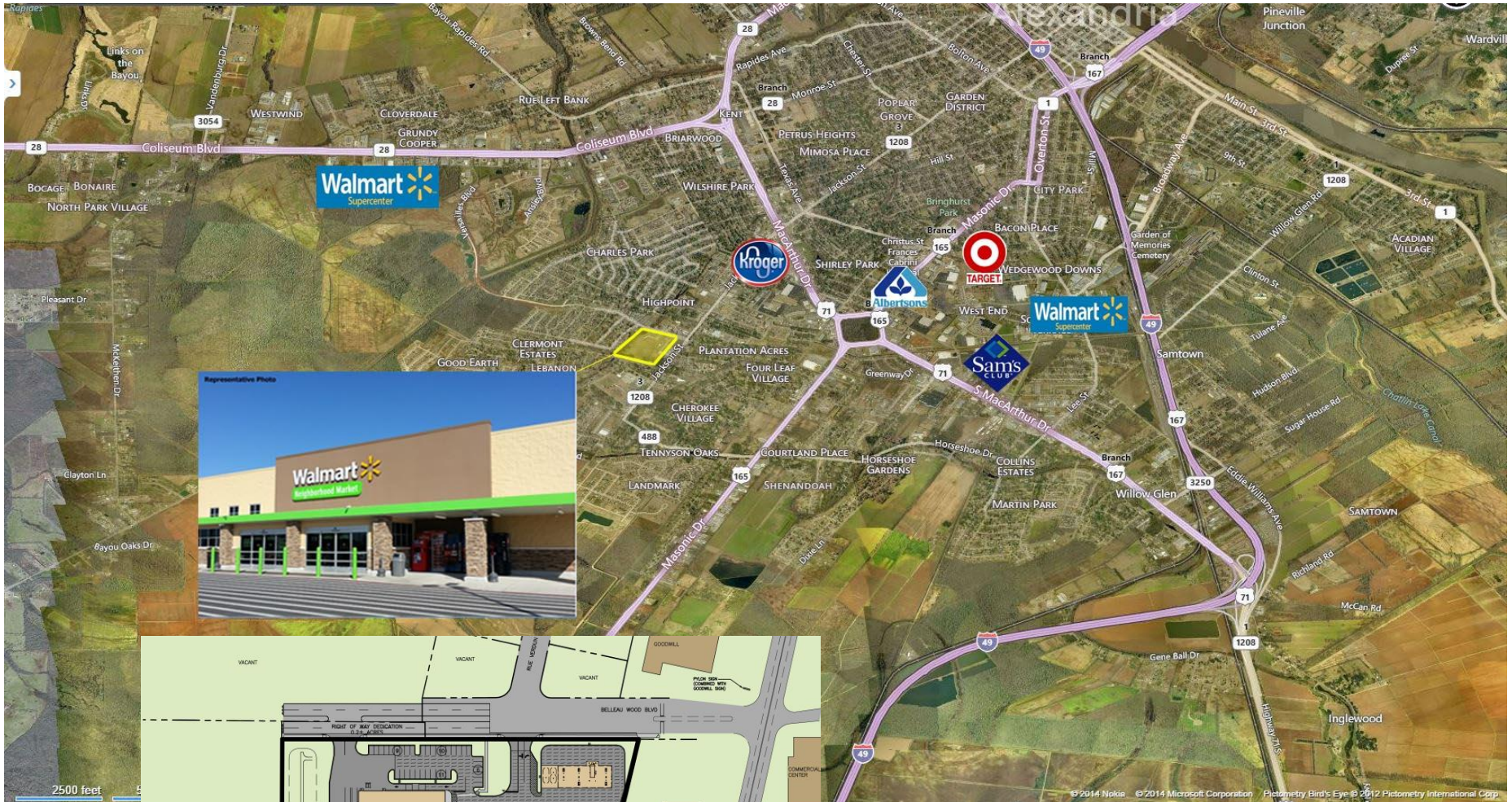


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