

Investment Offering

Wal-Mart Shadow Land

4300 N Western Ave
Connersville, IN 47331



Jason Johnson

RISER RETAIL GROUP
EXCELLENCE IN COMMERCIAL REAL ESTATE

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***All property showings are by appointment only.
Please consult your Riser Retail Group agent for more details.***

Offer Procedure

An Investor will be selected based on the ability and willingness of the Investor to close the transaction swiftly. Investors are required to submit offers on the Letter of Intent (LOI) template (See Exhibit A). The Investor's ability to close the transaction will be evaluated using a number of factors including:

1. Available financial resources for the transaction.
2. Level of discretion to invest funds
3. Experience in closing similar transactions
4. Ability to source and place debt
5. Onsite visit and inspection before contract phase
6. Willingness to accept the terms detailed in the Sellers standard (LOI)
7. Willingness to commit adequate resources necessary to close the transaction

A Letter of Intent (LOI) template (Exhibit A) is attached at the end of this package. An Investor may, at their discretion, draft and submit their own LOI stating the price and terms they are proposing. Seller reserves the right at their own discretion to accept or reject any and all offers. Offers should include, at minimum, the following transaction framework:

1. Purchase Price
2. Earnest Money Deposit
3. Name of the Ultimate Beneficial Owner(s)/Purchaser
4. Respective Interests if More than One Owner/Partnership
5. Evidence Financial Ability to Complete the Transaction
6. Method of Financing
7. Terms and Conditions of Closing
8. Due Diligence and Closing Periods

Please Submit All Offers To:

Jason Johnson

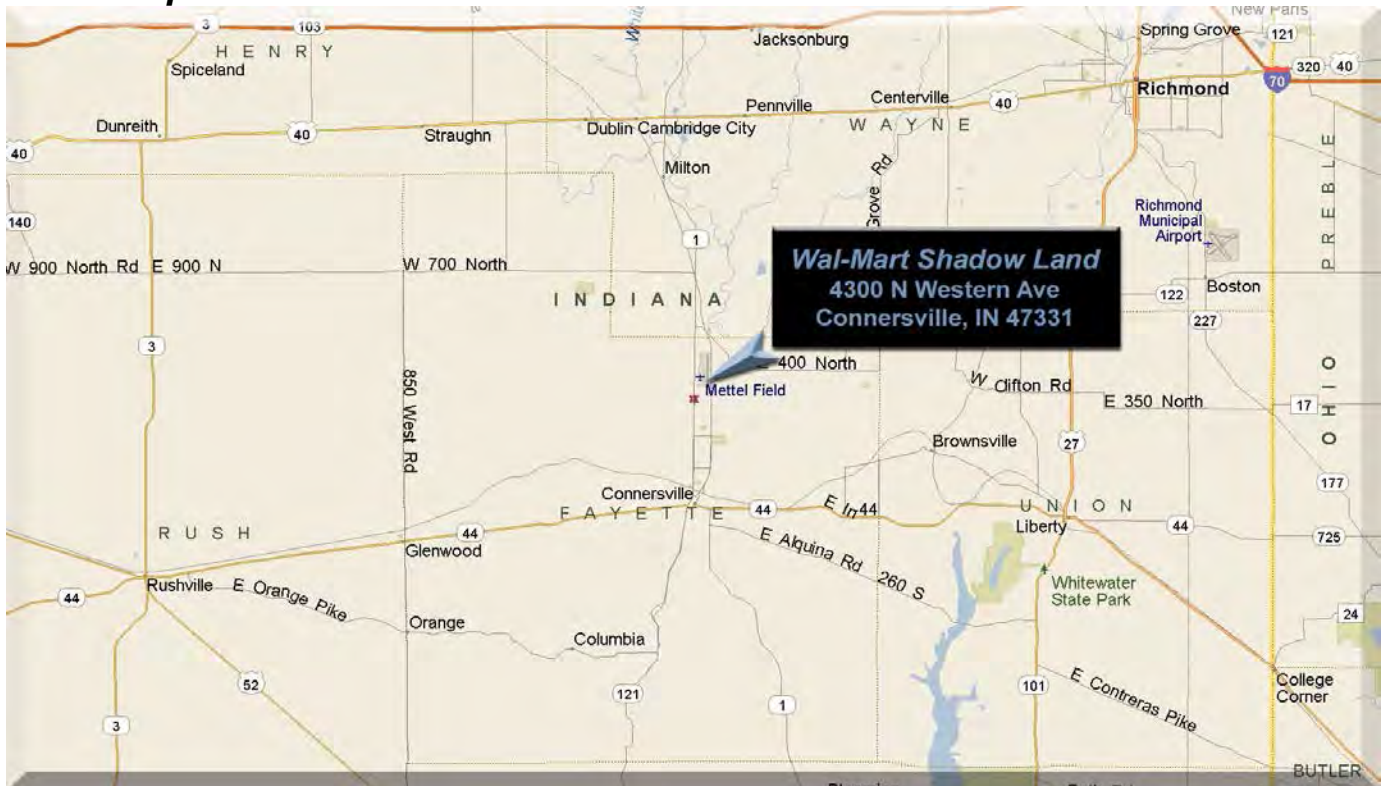
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Local Map



Regional Map







Investment Summary



Price:	\$800,000
Site Area:	4.552 Acres
Price/Acre:	\$175,746
Zoning:	Commercial

Property Information

County:	Fayette
Parcel ID:	21-05-12-200-010.000-008
Zoning:	Commercial
Current Use:	Motel
Annual Property Taxes:	\$8,824
Utilities in Place:	Water, Sewer, Electric, Gas

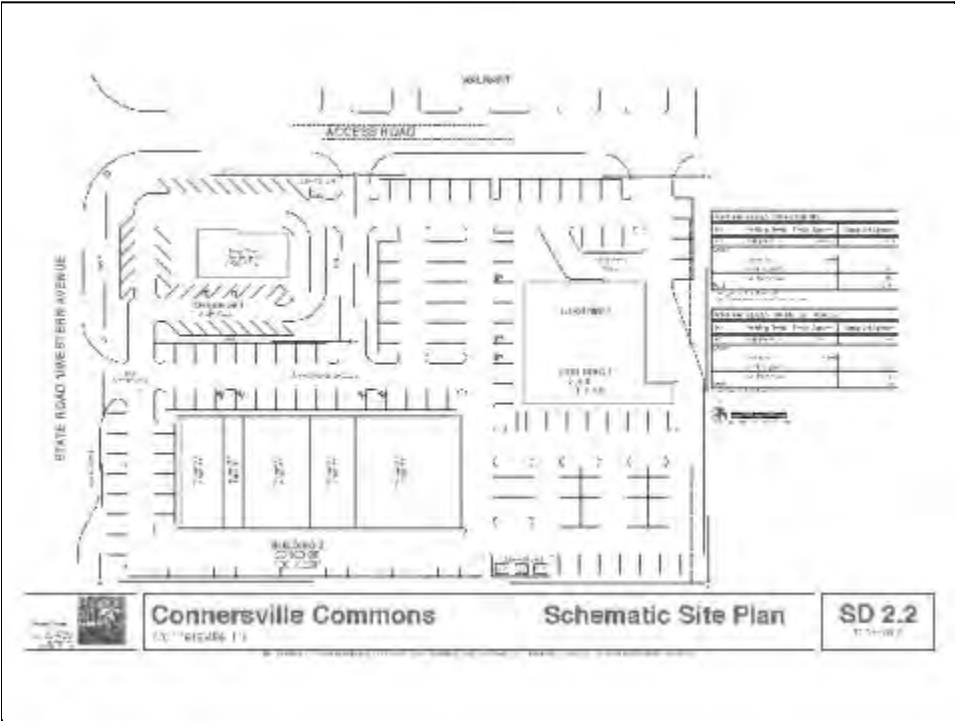
Highlights

- Wal-Mart Supercenter Shadow
 - Recently Constructed
 - Opened in 2012
 - World's #1 Retailer
- Adjacent to Wayzata Home Products Distribution Center
 - 300+ Employees
- 326 Feet of Frontage Along Hwy 1
- Market Retail Rents at \$15/sf
- Potential Tax Abatements for New Development
- New Retail Hub of Connersville
- Nearby Retailers Include
 - Goodwill; Dollar Tree; Verizon

Properties for Lease

1

4000 Western Avenue, Connersville, IN 47331



Property Details	
Total Space Available	28,600 SF
Rental Rate	\$15 - 20 /SF/Yr
Min. Divisible	1,800 SF
Max. Contiguous	9,500 SF
Property Type	Retail
Property Sub-type	Outlet Center
Gross Leasable Area	25,100 SF
Lot Size	4.38 AC
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2.1	9,500 SF	\$15 /SF/Yr	1,800 SF	9,500 SF		Now		
2	3,500 SF	\$20 /SF/Yr	3,500 SF	3,500 SF		Now		
2.2	4,000 SF	\$15 /SF/Yr				Now		
2.3	6,000 SF	\$15 /SF/Yr				Now		
2.4	1,800 SF	\$15 /SF/Yr				Now		
2.5	3,800 SF	\$15 /SF/Yr				Now		

Property Description

Proposed shopping center located on outlot of the new Walmart Supercenter.

Location Description

Located on SR 1/Western Avenue

SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.6856/-85.1373

RS1

4300 Western Ave		1 mi radius	3 mi radius	5 mi radius
Connersville, IN 47331				
POPULATION	2013 Estimated Population	1,958	11,199	17,596
	2018 Projected Population	2,008	11,487	18,049
	2010 Census Population	1,932	11,045	17,355
	2000 Census Population	2,037	12,244	18,535
	Projected Annual Growth 2013 to 2018	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2013	-0.3%	-0.7%	-0.4%
	2013 Median Age	41.4	39.4	40.5
HOUSEHOLDS	2013 Estimated Households	885	4,605	7,200
	2018 Projected Households	904	4,699	7,348
	2010 Census Households	871	4,530	7,083
	2000 Census Households	907	5,083	7,596
	Projected Annual Growth 2013 to 2018	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2013	-0.2%	-0.7%	-0.4%
RACE AND ETHNICITY	2013 Estimated White	96.9%	96.2%	96.3%
	2013 Estimated Black or African American	1.0%	1.8%	1.7%
	2013 Estimated Asian or Pacific Islander	0.6%	0.4%	0.4%
	2013 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2013 Estimated Other Races	1.4%	1.4%	1.5%
	2013 Estimated Hispanic	1.9%	1.2%	1.1%
INCOME	2013 Estimated Average Household Income	\$35,815	\$39,069	\$45,061
	2013 Estimated Median Household Income	\$25,305	\$31,849	\$35,951
	2013 Estimated Per Capita Income	\$16,367	\$16,148	\$18,585
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	5.2%	7.8%	7.3%
	2013 Estimated Some High School (Grade Level 9 to 11)	21.0%	18.4%	15.6%
	2013 Estimated High School Graduate	47.0%	43.6%	41.3%
	2013 Estimated Some College	15.0%	19.5%	20.8%
	2013 Estimated Associates Degree Only	4.3%	4.9%	5.7%
	2013 Estimated Bachelors Degree Only	3.9%	3.5%	5.3%
	2013 Estimated Graduate Degree	3.6%	2.2%	3.9%
BUSINESS	2013 Estimated Total Businesses	92	553	805
	2013 Estimated Total Employees	834	5,444	7,250
	2013 Estimated Employee Population per Business	9.1	9.9	9.0
	2013 Estimated Residential Population per Business	21.4	20.3	21.9

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EXPANDED PROFILE

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RF5

4300 Western Ave

Connersville, IN 47331

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2013)	1,958		11,199		17,596	
Projected Population (2018)	2,008		11,487		18,049	
Census Population (2010)	1,932		11,045		17,355	
Census Population (2000)	2,037		12,244		18,535	
Projected Annual Growth (2013 to 2018)	50	0.5%	289	0.5%	453	0.5%
Historical Annual Growth (2010 to 2013)	26	0.4%	154	0.5%	241	0.5%
Historical Annual Growth (2000 to 2010)	-105	-0.5%	-1,199	-1.0%	-1,180	-0.6%
Estimated Population Density (2013)	623	psm	396	psm	224	psm
Trade Area Size	3.14	sq mi	28.26	sq mi	78.51	sq mi

Households

Estimated Households (2013)	885		4,605		7,200	
Projected Households (2018)	904		4,699		7,348	
Census Households (2010)	871		4,530		7,083	
Census Households (2000)	907		5,083		7,596	
Estimated Households with Children (2013)	237	26.7%	1,444	31.3%	2,245	31.2%
Estimated Average Household Size (2013)	2.17		2.41		2.39	

Average Household Income

Estimated Average Household Income (2013)	\$35,815		\$39,069		\$45,061	
Projected Average Household Income (2018)	\$40,848		\$44,039		\$50,264	
Estimated Average Family Income (2013)	\$43,115		\$44,554		\$53,196	

Median Household Income

Estimated Median Household Income (2013)	\$25,305		\$31,849		\$35,951	
Projected Median Household Income (2018)	\$28,661		\$35,491		\$39,758	
Estimated Median Family Income (2013)	\$33,474		\$38,342		\$44,062	

Per Capita Income

Estimated Per Capita Income (2013)	\$16,367		\$16,148		\$18,585	
Projected Per Capita Income (2018)	\$18,576		\$18,108		\$20,627	
Estimated Per Capita income 5 Year Growth	\$2,209	13.5%	\$1,960	12.1%	\$2,041	11.0%
Estimated Average Household Net Worth (2013)	\$260,483		\$270,724		\$301,344	

Daytime Demos (2013)

Total Businesses	92		553		805	
Total Employees	834		5,444		7,250	
Company Headquarter Businesses	-	-	1	0.2%	1	0.1%
Company Headquarter Employees	-	-	500	9.2%	500	6.9%
Employee Population per Business	9.1		9.9		9.0	
Residential Population per Business	21.4		20.3		21.9	

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Lat/Lon: 39.6856/-85.1373

RF5

4300 Western Ave

Connersville, IN 47331

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2013)	1,898	96.9%	10,773	96.2%	16,947	96.3%
Black or African American (2013)	19	1.0%	202	1.8%	299	1.7%
American Indian or Alaska Native (2013)	3	0.1%	24	0.2%	32	0.2%
Asian (2013)	11	0.6%	39	0.4%	63	0.4%
Hawaiian or Pacific Islander (2013)	-	-	-	-	-	-
Other Race (2013)	9	0.5%	45	0.4%	50	0.3%
Two or More Races (2013)	18	0.9%	116	1.0%	205	1.2%
Not Hispanic or Latino Population (2013)	1,921	98.1%	11,062	98.8%	17,411	98.9%
Hispanic or Latino Population (2013)	36	1.9%	137	1.2%	185	1.1%
Not Hispanic or Latino Population (2018)	1,964	97.8%	11,317	98.5%	17,818	98.7%
Hispanic or Latino Population (2018)	44	2.2%	170	1.5%	231	1.3%
Not Hispanic or Latino Population (2010)	1,901	98.4%	10,928	98.9%	17,196	99.1%
Hispanic or Latino Population (2010)	31	1.6%	117	1.1%	159	0.9%
Not Hispanic or Latino Population (2000)	2,030	99.6%	12,168	99.4%	18,426	99.4%
Hispanic or Latino Population (2000)	7	0.4%	76	0.6%	109	0.6%
Projected Hispanic Annual Growth (2013 to 2018)	8	4.2%	33	4.8%	46	5.0%
Historic Hispanic Annual Growth (2000 to 2013)	29	30.9%	61	6.1%	76	5.4%

Age Distribution (2013)

Age Under 5	122	6.2%	704	6.3%	1,082	6.1%
Age 5 to 9 Years	102	5.2%	730	6.5%	1,119	6.4%
Age 10 to 14 Years	118	6.0%	755	6.7%	1,203	6.8%
Age 15 to 19 Years	109	5.6%	740	6.6%	1,101	6.3%
Age 20 to 24 Years	147	7.5%	684	6.1%	1,039	5.9%
Age 25 to 29 Years	123	6.3%	629	5.6%	915	5.2%
Age 30 to 34 Years	99	5.0%	655	5.8%	1,012	5.8%
Age 35 to 39 Years	109	5.6%	701	6.3%	1,059	6.0%
Age 40 to 44 Years	132	6.7%	711	6.4%	1,093	6.2%
Age 45 to 49 Years	119	6.1%	738	6.6%	1,148	6.5%
Age 50 to 54 Years	101	5.2%	692	6.2%	1,134	6.4%
Age 55 to 59 Years	126	6.4%	721	6.4%	1,237	7.0%
Age 60 to 64 Years	156	8.0%	749	6.7%	1,186	6.7%
Age 65 to 74 Years	219	11.2%	1,059	9.5%	1,734	9.9%
Age 75 to 84 Years	120	6.1%	627	5.6%	1,034	5.9%
Age 85 Years or Over	57	2.9%	303	2.7%	500	2.8%
Median Age	41.4		39.4		40.5	

Gender Age Distribution (2013)

Female Population	1,034	52.8%	5,800	51.8%	9,128	51.9%
Age 0 to 19 Years	230	22.2%	1,443	24.9%	2,225	24.4%
Age 20 to 64 Years	578	55.9%	3,236	55.8%	5,065	55.5%
Age 65 Years or Over	227	21.9%	1,121	19.3%	1,838	20.1%
Female Median Age	43.1		40.6		41.9	
Male Population	924	47.2%	5,399	48.2%	8,468	48.1%
Age 0 to 19 Years	221	24.0%	1,486	27.5%	2,281	26.9%
Age 20 to 64 Years	533	57.7%	3,045	56.4%	4,757	56.2%
Age 65 Years or Over	169	18.3%	867	16.1%	1,430	16.9%
Male Median Age	39.5		38.0		39.1	

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EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.6856/-85.1373

RF5

4300 Western Ave	1 mi radius		3 mi radius		5 mi radius	
Connersville, IN 47331						
Household Income Distribution (2013)						
HH Income \$200,000 or More	8	0.9%	25	0.5%	82	1.1%
HH Income \$150,000 to \$199,999	6	0.7%	43	0.9%	111	1.5%
HH Income \$100,000 to \$149,999	15	1.7%	161	3.5%	405	5.6%
HH Income \$75,000 to \$99,999	28	3.1%	224	4.9%	443	6.2%
HH Income \$50,000 to \$74,999	93	10.5%	686	14.9%	1,145	15.9%
HH Income \$35,000 to \$49,999	190	21.4%	965	20.9%	1,392	19.3%
HH Income \$25,000 to \$34,999	138	15.6%	658	14.3%	1,018	14.1%
HH Income \$15,000 to \$24,999	174	19.7%	785	17.1%	1,127	15.7%
HH Income Under \$15,000	234	26.4%	1,060	23.0%	1,477	20.5%
HH Income \$35,000 or More	339	38.3%	2,102	45.6%	3,578	49.7%
HH Income \$75,000 or More	56	6.3%	452	9.8%	1,041	14.5%
Housing (2013)						
Total Housing Units	995		5,163		8,010	
Housing Units Occupied	885	89.0%	4,605	89.2%	7,200	89.9%
Housing Units Owner-Occupied	467	52.7%	2,975	64.6%	4,691	65.2%
Housing Units, Renter-Occupied	419	47.3%	1,630	35.4%	2,508	34.8%
Housing Units, Vacant	110	11.0%	558	10.8%	810	10.1%
Marital Status (2013)						
Never Married	391	24.2%	2,096	23.3%	3,290	23.2%
Currently Married	741	45.9%	4,185	46.4%	6,919	48.8%
Separated	45	2.8%	396	4.4%	599	4.2%
Widowed	140	8.7%	755	8.4%	1,188	8.4%
Divorced	298	18.4%	1,578	17.5%	2,196	15.5%
Household Type (2013)						
Population Family	1,343	68.6%	8,683	77.5%	13,713	77.9%
Population Non-Family	577	29.5%	2,392	21.4%	3,530	20.1%
Population Group Quarters	38	1.9%	124	1.1%	353	2.0%
Family Households	492	55.6%	2,955	64.2%	4,710	65.4%
Non-Family Households	393	44.4%	1,649	35.8%	2,490	34.6%
Married Couple with Children	120	16.2%	793	19.0%	1,281	18.5%
Average Family Household Size	2.7		2.9		2.9	
Household Size (2013)						
1 Person Households	325	36.8%	1,383	30.0%	2,115	29.4%
2 Person Households	300	33.9%	1,557	33.8%	2,532	35.2%
3 Person Households	128	14.5%	738	16.0%	1,125	15.6%
4 Person Households	79	8.9%	519	11.3%	806	11.2%
5 Person Households	36	4.0%	240	5.2%	377	5.2%
6 or More Person Households	17	1.9%	168	3.6%	245	3.4%
Household Vehicles (2013)						
Households with 0 Vehicles Available	208	23.5%	573	12.4%	754	10.5%
Households with 1 Vehicles Available	303	34.2%	1,775	38.5%	2,664	37.0%
Households with 2 or More Vehicles Available	374	42.3%	2,257	49.0%	3,782	52.5%
Total Vehicles Available	1,185		7,060		11,818	
Average Vehicles Per Household	1.3		1.5		1.6	

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1 mi radius

3 mi radius

5 mi radius

Labor Force (2013)

Estimated Labor Population Age 16 Years or Over	1,569		8,752		13,642	
Estimated Civilian Employed	689	43.9%	3,836	43.8%	6,170	45.2%
Estimated Civilian Unemployed	114	7.3%	646	7.4%	873	6.4%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	766	48.8%	4,270	48.8%	6,599	48.4%
Unemployment Rate	7.3%		7.4%		6.4%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	628		3,830		6,337	
Management, Business, Financial Operations	16	2.5%	229	6.0%	457	7.2%
Professional, Related	99	15.8%	672	17.5%	1,239	19.5%
Service	174	27.7%	865	22.6%	1,365	21.5%
Sales, Office	133	21.1%	725	18.9%	1,250	19.7%
Farming, Fishing, Forestry	-	-	3	0.1%	9	0.1%
Construct, Extraction, Maintenance	44	7.0%	272	7.1%	494	7.8%
Production, Transport Material Moving	162	25.8%	1,063	27.8%	1,524	24.0%
White Collar Workers	39.4%		42.5%		46.5%	
Blue Collar Workers	60.6%		57.5%		53.5%	

Consumer Expenditure (2013)

Total Household Expenditure	\$31.3 M		\$172 M		\$293 M	
Total Non-Retail Expenditure	\$17.7 M	56.5%	\$97.7 M	56.9%	\$167 M	57.0%
Total Retail Expenditure	\$13.6 M	43.5%	\$74.1 M	43.1%	\$126 M	43.0%
Apparel	\$1.49 M	4.8%	\$8.18 M	4.8%	\$14.0 M	4.8%
Contributions	\$1.04 M	3.3%	\$5.76 M	3.4%	\$10.1 M	3.5%
Education	\$670 K	2.1%	\$3.64 M	2.1%	\$6.41 M	2.2%
Entertainment	\$1.70 M	5.4%	\$9.37 M	5.5%	\$16.1 M	5.5%
Food and Beverages	\$5.02 M	16.0%	\$27.4 M	15.9%	\$46.3 M	15.8%
Furnishings and Equipment	\$1.26 M	4.0%	\$7.00 M	4.1%	\$12.2 M	4.2%
Gifts	\$761 K	2.4%	\$4.19 M	2.4%	\$7.33 M	2.5%
Health Care	\$2.13 M	6.8%	\$11.4 M	6.7%	\$19.1 M	6.5%
Household Operations	\$1.00 M	3.2%	\$5.60 M	3.3%	\$9.80 M	3.3%
Miscellaneous Expenses	\$553 K	1.8%	\$2.99 M	1.7%	\$5.04 M	1.7%
Personal Care	\$460 K	1.5%	\$2.51 M	1.5%	\$4.28 M	1.5%
Personal Insurance	\$289 K	0.9%	\$1.60 M	0.9%	\$2.80 M	1.0%
Reading	\$103 K	0.3%	\$561 K	0.3%	\$960 K	0.3%
Shelter	\$6.04 M	19.3%	\$33.0 M	19.2%	\$56.4 M	19.2%
Tobacco	\$251 K	0.8%	\$1.33 M	0.8%	\$2.17 M	0.7%
Transportation	\$6.16 M	19.7%	\$34.3 M	20.0%	\$58.6 M	20.0%
Utilities	\$2.40 M	7.7%	\$12.9 M	7.5%	\$21.6 M	7.4%

Educational Attainment (2013)

Adult Population Age 25 Years or Over	1,336		7,483		11,723	
Elementary (Grade Level 0 to 8)	70	5.2%	587	7.8%	858	7.3%
Some High School (Grade Level 9 to 11)	281	21.0%	1,376	18.4%	1,828	15.6%
High School Graduate	628	47.0%	3,262	43.6%	4,840	41.3%
Some College	200	15.0%	1,457	19.5%	2,444	20.8%
Associate Degree Only	58	4.3%	369	4.9%	670	5.7%
Bachelor Degree Only	52	3.9%	264	3.5%	626	5.3%
Graduate Degree	48	3.6%	168	2.2%	458	3.9%

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EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

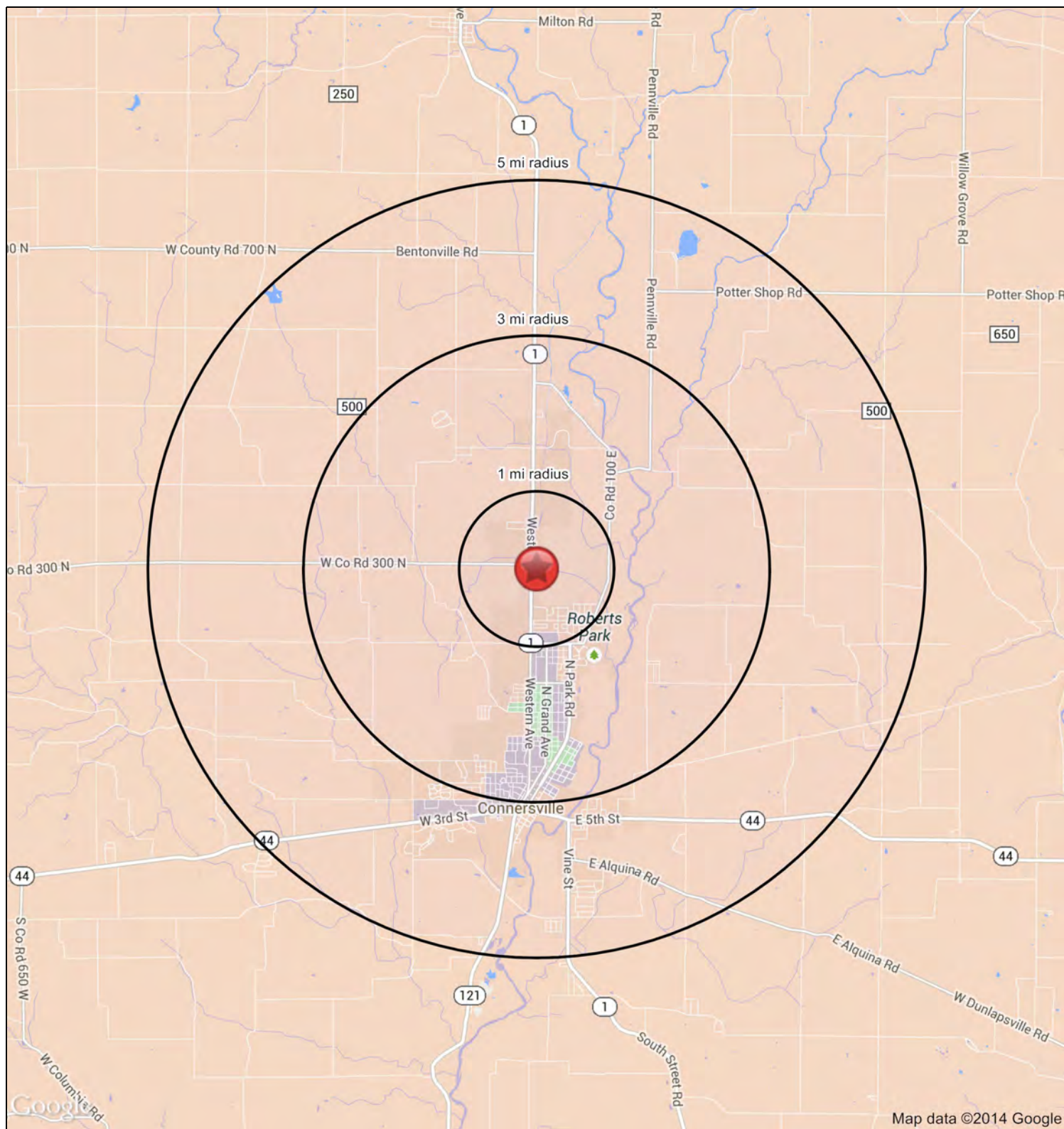
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Lat/Lon: 39.6856/-85.1373

RF5

4300 Western Ave	1 mi radius		3 mi radius		5 mi radius	
Connersville, IN 47331						
Units In Structure (2010)						
1 Detached Unit	461	52.8%	3,380	74.6%	5,244	74.0%
1 Attached Unit	61	7.0%	121	2.7%	158	2.2%
2 to 4 Units	96	11.1%	360	7.9%	560	7.9%
5 to 9 Units	108	12.4%	182	4.0%	239	3.4%
10 to 19 Units	9	1.0%	26	0.6%	177	2.5%
20 to 49 Units	38	4.3%	102	2.3%	212	3.0%
50 or More Units	60	6.9%	66	1.5%	144	2.0%
Mobile Home or Trailer	38	4.4%	292	6.5%	349	4.9%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	14	1.6%	81	1.8%	158	2.2%
Homes Built 2000 to 2004	23	2.6%	149	3.3%	273	3.9%
Homes Built 1990 to 1999	92	10.6%	453	10.0%	854	12.1%
Homes Built 1980 to 1989	137	15.8%	370	8.2%	541	7.6%
Homes Built 1970 to 1979	147	16.9%	510	11.3%	916	12.9%
Homes Built 1960 to 1969	116	13.3%	490	10.8%	832	11.7%
Homes Built 1950 to 1959	118	13.5%	558	12.3%	889	12.6%
Homes Built Before 1949	224	25.8%	1,918	42.3%	2,620	37.0%
Home Values (2010)						
Home Values \$1,000,000 or More	2	0.5%	22	0.8%	34	0.7%
Home Values \$500,000 to \$999,999	1	0.1%	12	0.4%	28	0.6%
Home Values \$400,000 to \$499,999	1	0.1%	8	0.3%	22	0.5%
Home Values \$300,000 to \$399,999	3	0.6%	21	0.7%	89	1.9%
Home Values \$200,000 to \$299,999	16	3.6%	118	4.0%	254	5.5%
Home Values \$150,000 to \$199,999	31	6.9%	170	5.8%	361	7.9%
Home Values \$100,000 to \$149,999	75	16.4%	384	13.2%	852	18.5%
Home Values \$70,000 to \$99,999	117	25.7%	875	30.0%	1,229	26.7%
Home Values \$50,000 to \$69,999	89	19.6%	466	16.0%	666	14.5%
Home Values \$25,000 to \$49,999	75	16.6%	587	20.1%	744	16.2%
Home Values Under \$25,000	45	9.8%	251	8.6%	316	6.9%
Owner-Occupied Median Home Value	\$73,088		\$73,271		\$85,786	
Renter-Occupied Median Rent	\$472		\$483		\$473	
Transportation To Work (2010)						
Drive to Work Alone	512	80.6%	3,265	85.8%	5,341	84.9%
Drive to Work in Carpool	72	11.3%	287	7.5%	573	9.1%
Travel to Work by Public Transportation	1	0.1%	27	0.7%	31	0.5%
Drive to Work on Motorcycle	-	0.1%	19	0.5%	20	0.3%
Walk or Bicycle to Work	49	7.8%	156	4.1%	193	3.1%
Other Means	-	-	29	0.8%	74	1.2%
Work at Home	1	0.2%	22	0.6%	60	1.0%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	293	46.2%	1,837	48.6%	3,011	48.3%
Travel to Work in 15 to 29 Minutes	129	20.4%	788	20.8%	1,481	23.8%
Travel to Work in 30 to 59 Minutes	174	27.4%	823	21.8%	1,193	19.1%
Travel to Work in 60 Minutes or More	38	6.0%	334	8.8%	547	8.8%
Average Minutes Travel to Work	17.5		15.6		15.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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Population Density

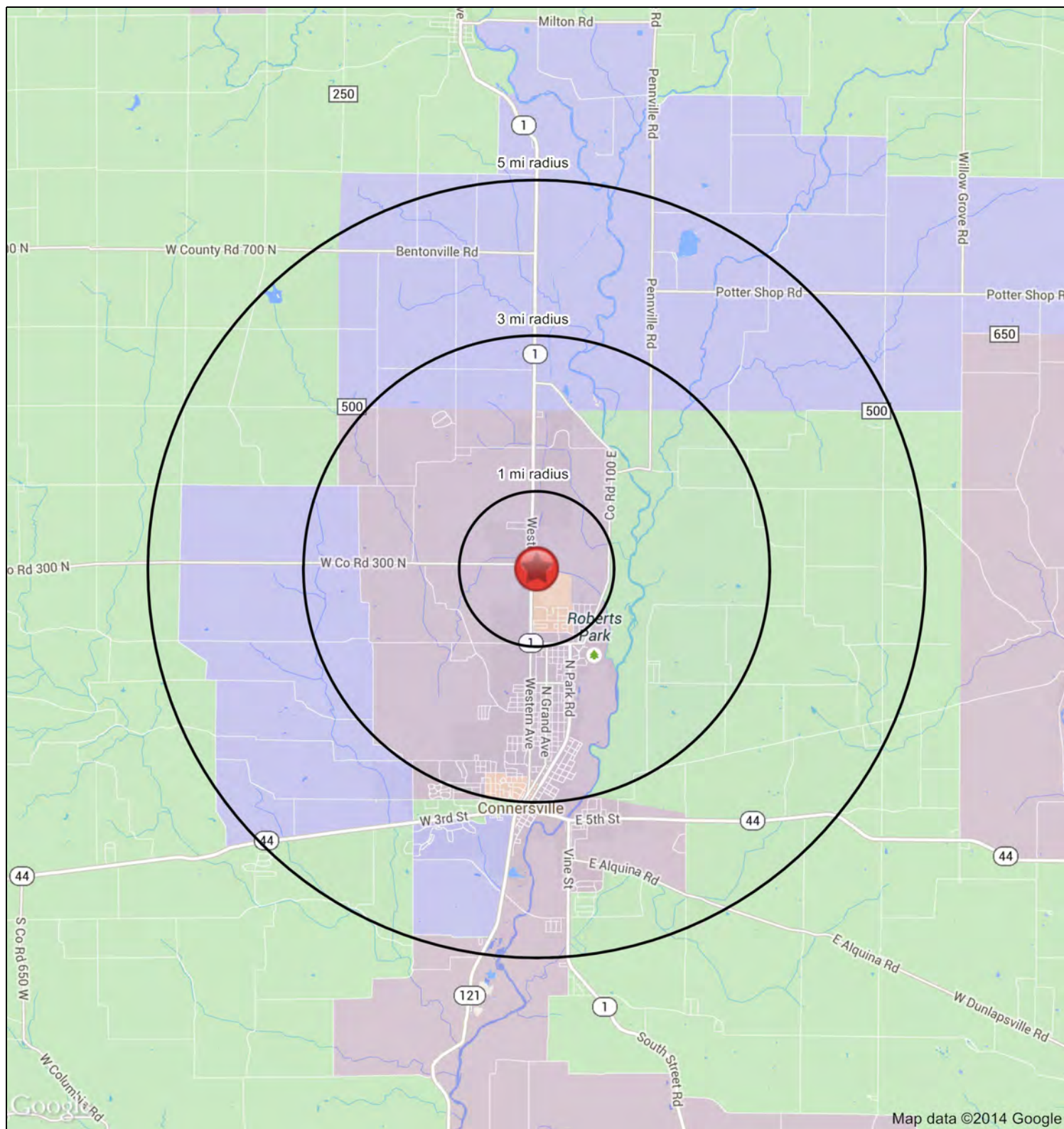
By Block Groups

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

4300 Western Ave

Connersville, IN 47331

Current Year Estimated
Persons per Square Mile
July 2014



Map data ©2014 Google
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Average HH Income

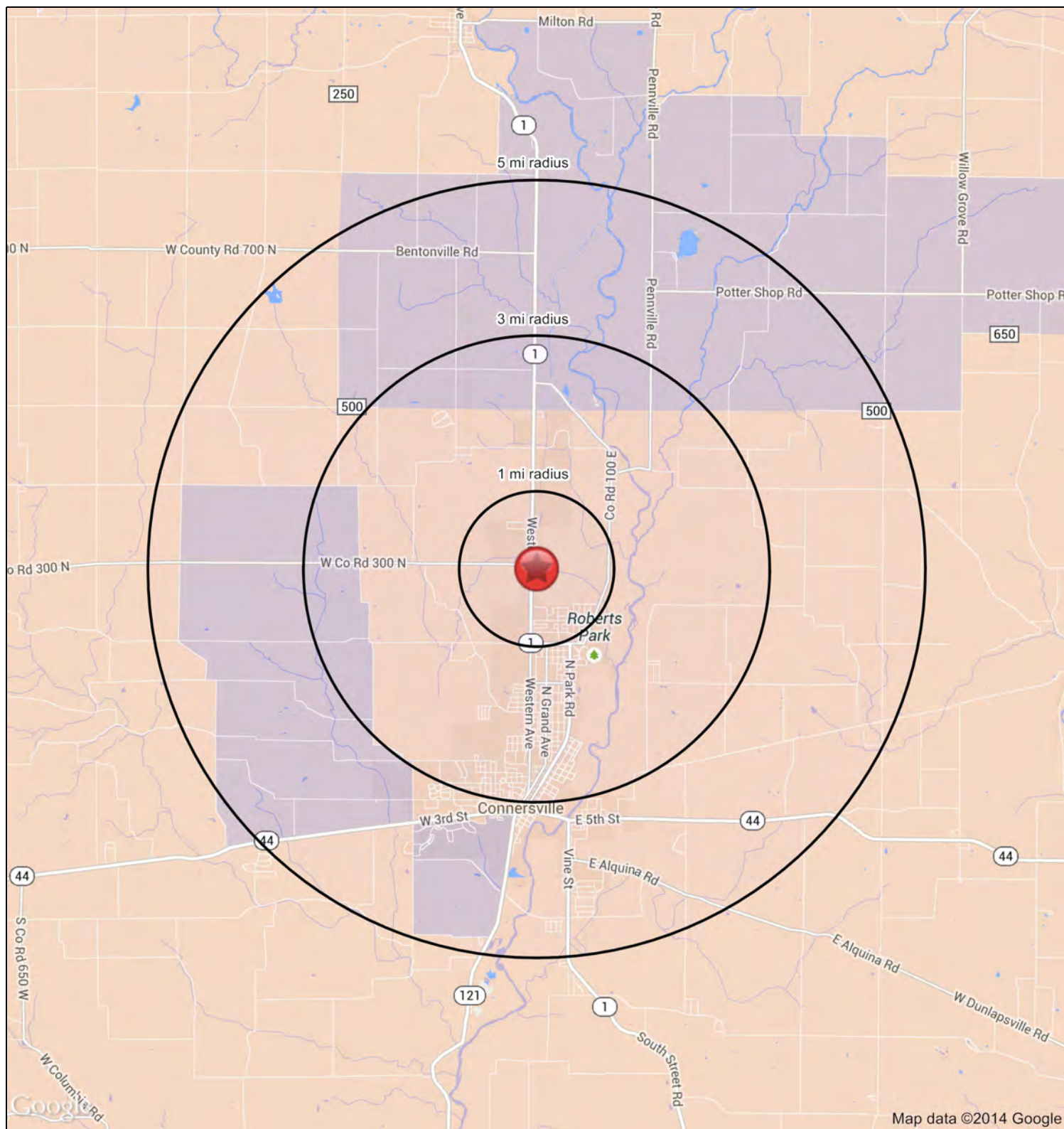
By Block Groups



4300 Western Ave

Connersville, IN 47331

Current Year Estimated
Average Household Income
July 2014



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4300 Western Ave

Connersville, IN 47331

Current Yr Est Annual Average
Retail Expenditures per Household
July 2014

Total Retail Exp/Hhld

By Block Groups



Exhibit A LOI Template

Jason Johnson

Riser Retail Group
600 East 96th Street
Suite 590
Indianapolis, IN 46240
P: 317.844.0700
F: 317.844.0701
jjohnson@riserretailgroup.com

Re: Offer for the purchase of the Wal-Mart Shadow Land located at 4300 N Western Ave, Connersville, Indiana & hereinafter referred to as the "Property":

_____ and/or Related Assignee(s) ("Buyer")

Dear John:

For your consideration please find the following Letter of Intent for the above referenced Property. This letter set forth the general terms and conditions for the proposed acquisition of the Property, but shall remain non-binding:

1. Purchase Price: \$_____
2. Conditions: The transaction shall be subject to Buyer's review of the following items ("Due Diligence Items"):
 - a. Executed leases between Tenants and the Seller;
 - b. Title Commitment and exception documents;
 - c. All Environmental Reports in Seller's possession; and
 - d. Survey.

The above referenced due diligence items shall be delivered to Buyer within seven (7) days of the execution of a Purchase and Sale Agreement ("Purchase Agreement"). There may be additional due diligence required that may be added to the Purchase Agreement.

Buyer shall have twenty-one (21) days from the later of receipt of the Due Diligence Items ("Due Diligence Period") to review and approve the same for the Property. If Buyer notifies Seller prior to the expiration of the Due Diligence Period that it has elected to terminate the Purchase Agreement, the Purchase Agreement between Buyer and Seller shall be null and void, and Buyer and Seller shall have no further obligations there under.

Buyer shall pay all costs associated with its review of the above items, as well as any and all due diligence costs incurred by Buyer.

3. **Deposits:** Upon execution of the Purchase Agreement, Buyer will deposit \$50,000.00 with Title company of seller's choice as an earnest money deposit. If the Purchase Agreement is not properly terminated in accordance with Paragraph 2 hereof, Buyer shall deposit with the Title Company additional earnest money in the amount of \$50,000.00 immediately upon the expiration of the Due Diligence Period.

4. **Closing Costs:** Buyer will pay all closing costs including the base premium of the Owner's Title Policy, any endorsements to the Owner's Title Policy, the cost of the Mortgagee Title Policy, and the cost of any new or updated survey.

5. **Loan Contingency:** None All in Cash

6. **Closing Date:** 30 Days after Due Diligence

7. **Commission:** Commission shall be per the terms of the separate Representation Agreement between Seller and Riser Retail Group.

8. **1031 Exchange:** The undersigned Buyer hereby represents and warrants that the Property will be nominated by Buyer as the number one replacement property on Buyer's 1031 starker list submitted to its accommodator. If for any reason Buyer does not nominate this Property as the number one replacement Property on said starker list, Seller may at any time under its sole discretion cancel any subsequent Purchase and Sale Agreement and keep the Deposit as damages. Buyer will submit its starker list to Seller within five (5) calendar days or this agreement shall be null and void.

Any additional terms not stated herein shall be further defined in any subsequent Purchase and Sale Agreement between Buyer and Seller.

This letter is an expression of interest in Seller's and Buyer's mutual intent and will constitute a non-binding agreement while Seller and Buyer make a good faith, diligent effort to complete and execute a mutually acceptable Purchase and Sale Agreement on the Property that reflects the basic terms contained in this letter.

Sincerely,

Buyer

Date

Agreed and Accepted: _____

Seller or Seller's Authorized Agent

Date

IMPORTANT NOTE: It is imperative that this letter of intent is accompanied by a buyer profile/resume, proof of funds, exchange accommodator account information (if applicable), or any other financial statements proving the potential purchaser's ability to acquire this asset.

Wal-Mart Shadow Land
4300 N Western Ave
Connersville, IN 47331

Exclusively Listed By:

Jason Johnson

RISER RETAIL GROUP
EXCELLENCE IN COMMERCIAL REAL ESTATE

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