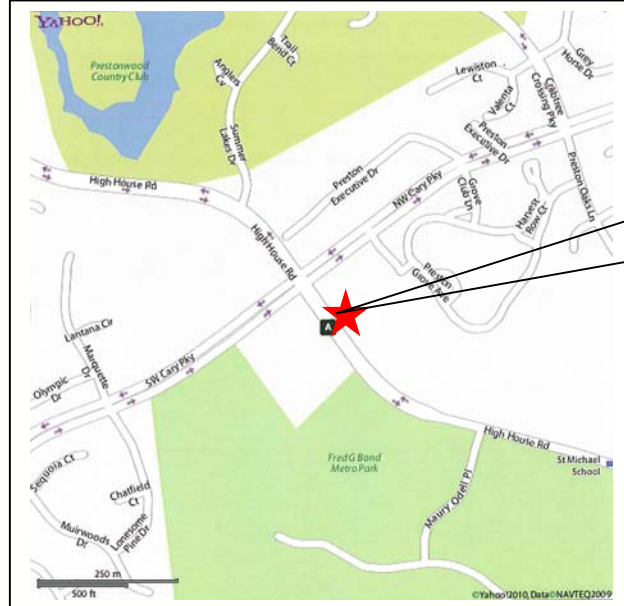


INVESTMENT PROPERTY FOR SALE



EXCLUSIVE PRESTON CORNERS SHOPPING CENTER +/- 8,100 SF

- Asking price: \$2,800,000.
- 8.2% Cap Rate.
- +/- 8,100 SF leased to four tenants:
 - Jersey Mike's (occupant since 1994)**
 - Jiffy Lube (occupant since 1994)**
 - Electric Beach (occupant since 2004)**
 - Dry Clean City (occupant since 2001)**
- Current NOI: \$229,233. In addition, landlord receives an annual management fee equal to 4% of the rents, plus administrative costs.
- Located in the exclusive Preston Corners Shopping Center district.



**PRESTON
CORNERS
SHOPPING
CENTER**

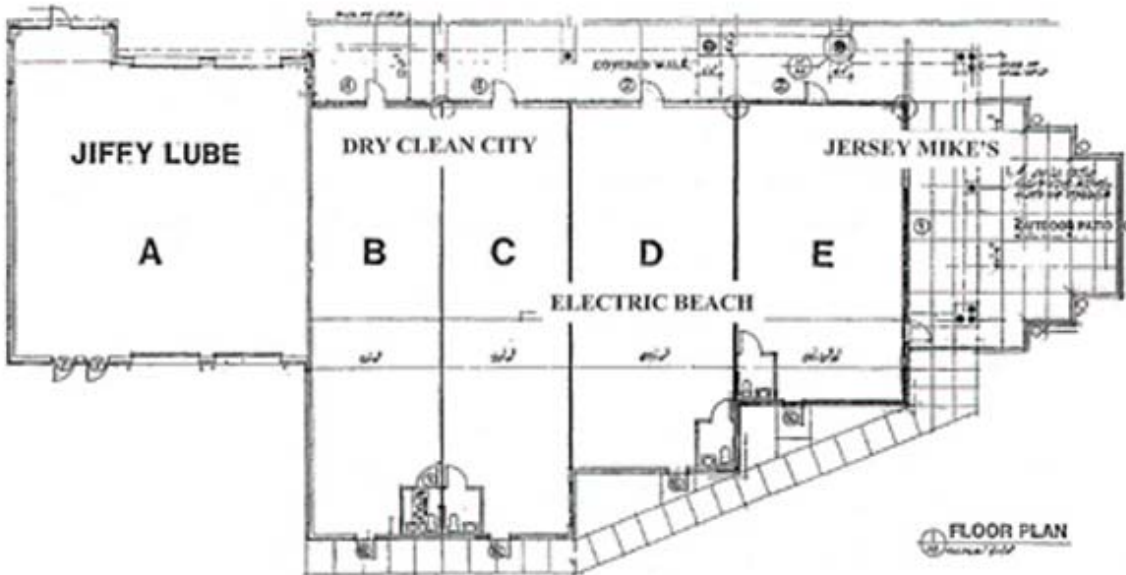
**957 HIGH HOUSE ROAD
CARY, NORTH CAROLINA 27513**

Information provided herein is secured from sources presumed to be reliable. However, all information is subject to verification.

CAPITAL ASSOCIATES®

Bret Muller (919) 233-9901 phone (919) 233-9905 fax

PRESTON CORNERS



957 High House Road



Preston Center includes
Jersey Mike's, Electric Beach,
Dry Clean City and Jiffy Lube



Jersey Mike's features an
outdoor seating area

For more information, contact:

Bret Muller at (919) 233-9901

email bmuller@casso.com or visit www.casso.com

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1255 Crescent Green, Suite 300 Cary, North Carolina 27518 (919) 233-9901 phone (919) 233-9905 fax