

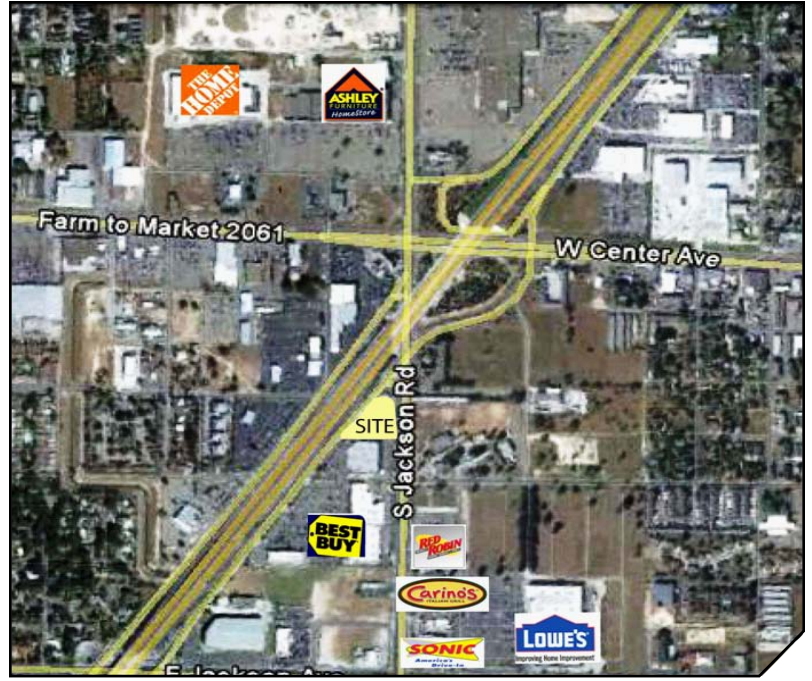


**Former Taco Cabana
McAllen, TX
Anchor: Best Buy**

CONTACT:
Chad Moss
W 281-668-3456
chadmoss@propertycommerce.com

Clay Trozzo
W 281-668-3444
ctrozzo@propertycommerce.com

SUB-LEASE: Former Taco Cabana



AVAILABLE SUB-LEASE

ASSUME LEASE OBLIGATION

12/14/2007 - Tenant Opened for Business
\$ 150,000/yr thru 12/15/2012 (1-5 yrs)
\$ 165,000/yr (6 - 10 yrs)
\$ 181,500/yr (11-15 yrs)

TERM

16 yrs Remaining on Primary Term

OPTIONS

3 - 5 Year Periods with 10% Bump in Rental Rate Fixed for each 5 Year Period

TAXES

Tenants Obligation

SIZE

Building 4,200/sf plus 443/sf Patio Area
Lot ±0.977 acres

PARKING

56 Spaces

YEAR BUILT

2007

PROPERTY-AS-IS-CONDITION

Location/ Rio Grande Valley - McAllen, TX
SWC US Hwy 83 & S. Jackson
Hildago County, McAllen, TX

Traffic Counts/ US Hwy 83: 121,000 cpd
2007 Average Daily Traffic Counts
S. Jackson: 22,000 cpd
2007 Average Daily Traffic Counts

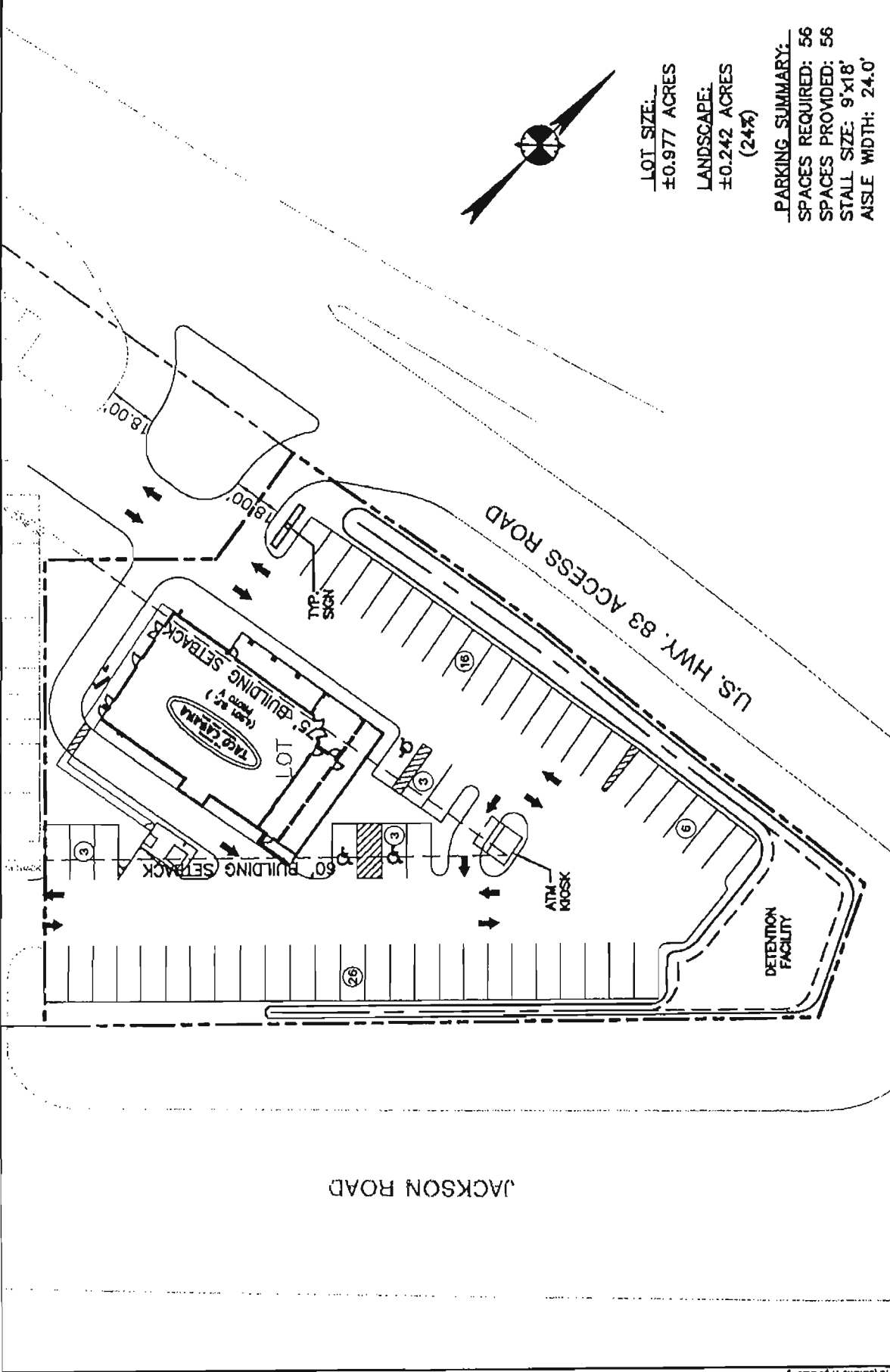
Facts/ Best Buy anchored shopping center
Outstanding Visibility & Access

Area retailers include Wal-Mart Supercenter, Sam's Club, Target, Home Depot, Lowe's, Marshall's, Ross, Academy, Office Depot & Walgreens

Demographics 2011/	3mi	5mi	10mi
Population	84,842	214,686	494,283
Avg. HH Income (\$)	43,762	47,561	47,495
Number of HH	27,359	64,299	145,429



This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



LOT SIZE:
±0.977 ACRES

LANDSCAPE:
±0.242 ACRES
(24%)

PARKING SUMMARY:
SPACES REQUIRED: 56
SPACES PROVIDED: 56
STALL SIZE: 9'x18'
AISLE WIDTH: 24.0'

Bury+Partners
ENGINEERING SOLUTIONS
822 Juan Enal, Suite 100
San Antonio, TX 78216
Tel. (210)525-8000 Fax (210)525-8529
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TACO CABANA

SCHEME 'H'
GOLDEN TRIANGLE
U.S. HWY 83 & JACKSON ROAD
McALLEN, TEXAS

SCALE	1"=50'
DATE	05/04/07
DATE	05/04/07
SHEET NO.	1
	OF 1

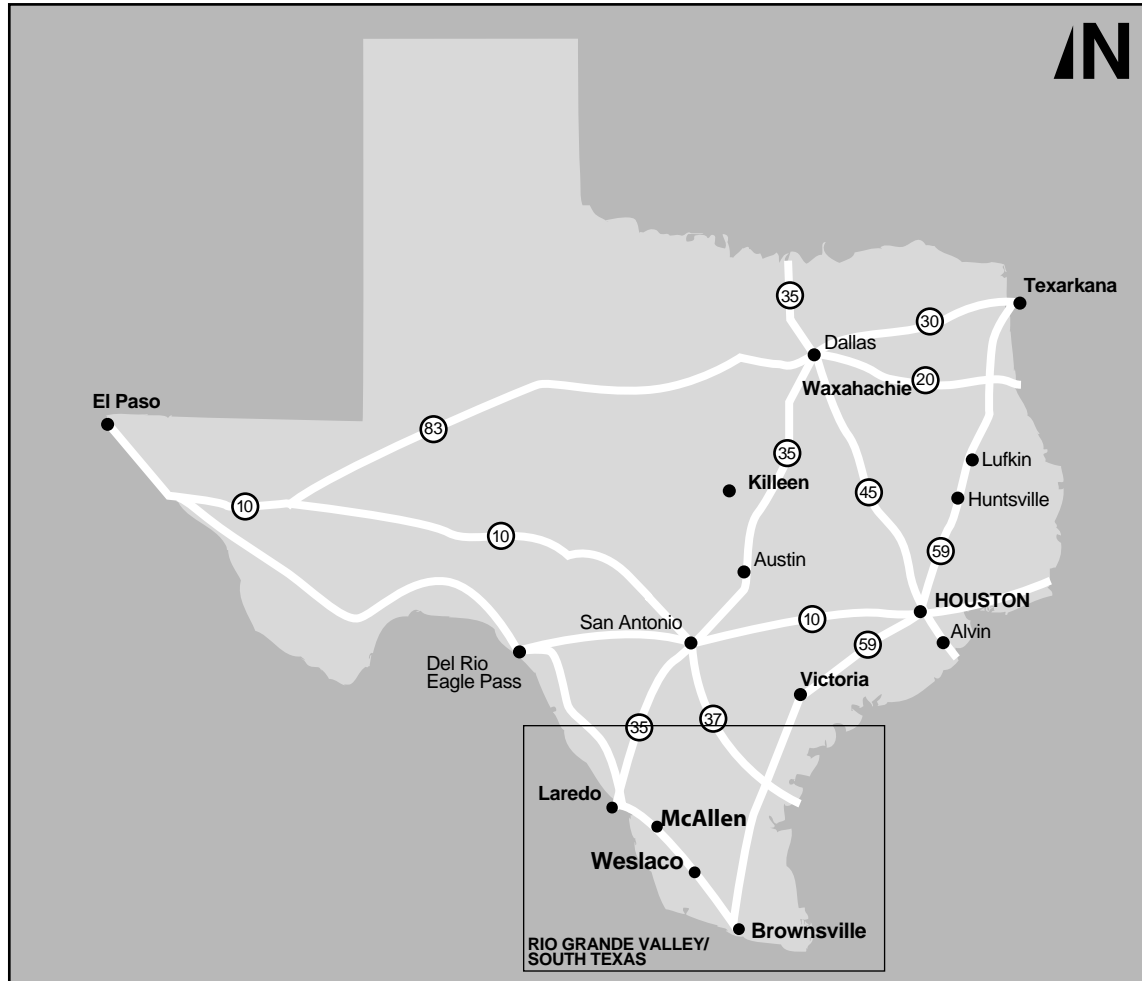
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Former Taco Cabana
McAllen, TX
Anchor: Best Buy



Texas



Rio Grande Valley / South Texas



Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: 26.191390/-98.210480, aggregate

Radius 2: 26.191390/-98.210480, aggregate

Radius 3: 26.191390/-98.210480, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2016 Projection	90,839		236,057		548,988	
2011 Estimate	84,842		214,686		494,283	
2000 Census	74,723		164,674		359,230	
1990 Census	70,313		129,921		253,837	
Growth 1990 - 2000	6.27%		26.75%		41.52%	
Households						
2016 Projection	29,588		71,049		162,338	
2011 Estimate	27,359		64,299		145,429	
2000 Census	23,155		48,547		103,118	
1990 Census	20,354		36,817		70,346	
Growth 1990 - 2000	13.76%		31.86%		46.59%	
2011 Est. Population by Single Classification Race						
White Alone	69,330	81.72	173,383	80.76	397,689	80.46
Black or African American Alone	453	0.53	1,107	0.52	2,475	0.50
American Indian and Alaska Native Alone	619	0.73	1,369	0.64	2,458	0.50
Asian Alone	943	1.11	2,850	1.33	5,703	1.15
Native Hawaiian and Other Pacific Islander Alone	55	0.06	124	0.06	267	0.05
Some Other Race Alone	11,287	13.30	30,487	14.20	74,225	15.02
Two or More Races	2,155	2.54	5,367	2.50	11,467	2.32
2011 Est. Population Hispanic or Latino						
Hispanic or Latino	75,463	88.95	190,890	88.92	436,657	88.34
Not Hispanic or Latino	9,380	11.06	23,796	11.08	57,626	11.66
2011 Tenure of Occupied Housing Units						
Owner Occupied	15,782	57.68	40,767	63.40	97,008	66.70
Renter Occupied	11,577	42.32	23,532	36.60	48,420	33.29
2011 Average Household Size						
	3.07		3.32		3.38	

Pop-Facts: Demographic Quick Facts 2011 Report

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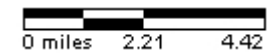
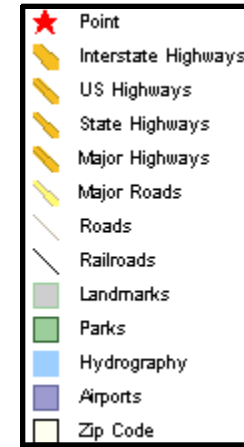
Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2011 Est. Households by Household Income	27,359		64,299		145,429	
Income Less than \$15,000	7,580	27.71	14,718	22.89	33,155	22.80
Income \$15,000 - \$24,999	4,437	16.22	10,591	16.47	24,215	16.65
Income \$25,000 - \$34,999	3,448	12.60	8,491	13.21	19,177	13.19
Income \$35,000 - \$49,999	4,047	14.79	10,114	15.73	21,783	14.98
Income \$50,000 - \$74,999	3,908	14.28	9,646	15.00	22,200	15.27
Income \$75,000 - \$99,999	1,727	6.31	4,610	7.17	10,981	7.55
Income \$100,000 - \$124,999	968	3.54	2,570	4.00	6,088	4.19
Income \$125,000 - \$149,999	434	1.59	1,428	2.22	3,414	2.35
Income \$150,000 - \$199,999	328	1.20	891	1.39	1,831	1.26
Income \$200,000 - \$499,999	413	1.51	1,039	1.62	2,099	1.44
Income \$500,000 and over	70	0.26	199	0.31	486	0.33
2011 Est. Average Household Income	\$43,762		\$47,561		\$47,495	
2011 Est. Median Household Income	\$29,824		\$33,056		\$33,002	
2011 Est. Per Capita Income	\$14,233		\$14,326		\$14,046	
2011 Median HH Inc by Single Race Class or Ethn						
White Alone	29,721		33,104		32,950	
Black or African American Alone	44,086		50,065		52,683	
American Indian and Alaska Native Alone	25,254		27,763		28,633	
Asian Alone	57,602		63,777		67,671	
Native Hawaiian and Other Pacific Islander Alone	36,587		28,984		29,509	
Some Other Race Alone	27,668		29,720		30,093	
Two or More Races	25,835		31,215		35,293	
Hispanic or Latino	26,677		30,034		30,028	
Not Hispanic or Latino	44,738		49,440		49,312	

Area Map

Prepared For:

Order #: 970228431
Site: 01

Coord: 26.191390, -98.210480
Radius - See Appendix for Details



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

