

# EIGHT



# PORTFOLIO SALE

Plus One Publix Anchored Center



		ANNUAL GROSS RENT	ASKING PRICE 6.50% cap	RENT COMM. DATE	TERM	EXTENSION OPTIONS	SALES excluding prescription plans
1	DECATUR, GA	6.50% \$ 320,000	\$ 4,923,078	April 2001	20 yrs.	8 - 5 yrs.	\$ 2,687,206.38
2	LILBURN, GA	6.50% \$ 385,000	\$ 5,923,077	June 2000	20 yrs.	8 - 5 yrs.	\$ 3,189,325.20
3	MARIETTA, GA	6.50% \$ 320,000	\$ 4,923,077	Sept. 2002	20 yrs.	8 - 5 yrs.	\$ 1,740,532.41
4	BRADENTON, FL	6.50% \$ 420,000	\$ 6,461,538	Sept. 1997	20 yrs.	8 - 5 yrs.	\$ 3,427,781.52
6	MERRITT ISLAND, FL	6.50% \$ 405,000	\$ 6,230,769	June 1998	20 yrs.	8 - 5 yrs.	\$ 2,586,051.11
9	TAMPA, FL	6.50% \$ 333,000	\$ 5,123,077	Aug. 2001	20 yrs.	8 - 5 yrs.	\$ 2,577,071.47
10	OLDSMAR, FL	6.50% \$ 280,000	\$ 4,307,692	Aug. 1998	20 yrs.	8 - 5 yrs.	\$ 2,300,206.10
11	SEMINOLE, FL	6.50% \$ 330,000	\$ 5,076,923	Sept. 1996	20 yrs.	8 - 5 yrs.	\$ 1,950,191.73

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\$ 2,793,000 **\$ 42,969,231**

## 14 TEMPLE TERRACE, FL. PUBLIX CENTER

PUBLIX	\$ 531,180		Sept. 1999	25 yrs.	6 - 5 yrs.
Less; Publix property insurance	\$ (40,000)				
DOMINO'S	\$ 25,160		April 2005	5 yrs.	1 - 5 yr.
H & R BLOCK	\$ 39,653		April 2007	5 yrs.	1 - 3 yr.
UPS STORE	\$ 34,776		Dec. 2003	10 yrs	None
<b>TOTAL PUBLIX CENTER</b>	<b>6.35% \$ 590,769</b>	<b>\$ 9,303,448</b>			

**TOTAL PRICE WITH PUBLIX \$ 3,383,769 \$ 52,272,680**



For more information please contact:

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