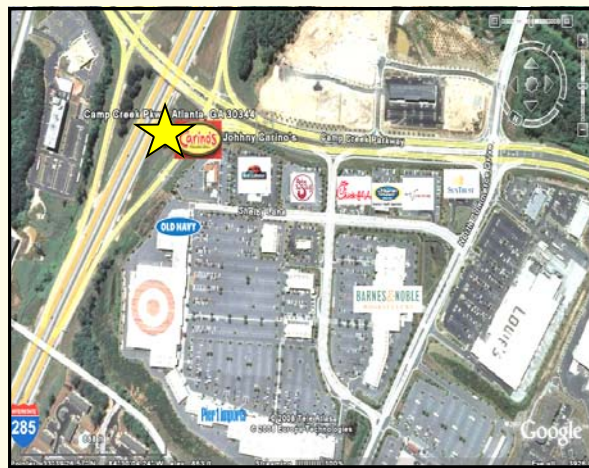
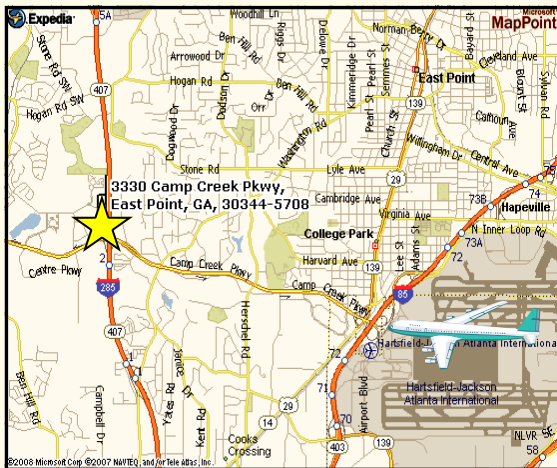


7.5% CAP ATLANTA, GA NNN JOHNNY CARINO'S



ATLANTA, GEORGIA



BULL REALTY, INC.

VIRGINIA I. WRIGHT
(404) 876-1640 EXT. 134
VIRGINIA@BULLREALTY.COM



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BULL REALTY
COMMERCIAL & INVESTMENT
REAL ESTATE SERVICES

Any included income, expenses, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller or landlord and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants or sellers.

This offer is subject to prior sale without notice.



3330 Camp Creek Parkway, Atlanta, GA 30344
\$4,160,000 @ 7.5% Cap

Bull Realty Incorporated is pleased to offer this attractive single tenant NNN leased Johnny Carino's in one of Atlanta's fastest growing MSA corridors. The property offers a strong cash flow and excellent appreciation potential in a booming local market neighboring our nation's busiest airport, Hartsfield—Jackson Atlanta International. The lease, which runs through 2018, provides a cap rate of 7.5% at \$4,160,000 and has 1% annual rent increases.

This highly visible location is on the corner of the I-285 and Camp Creek Parkway intersection with a traffic count exceeding 130,000 cars daily. Great location in front of a major Target Shopping Center and is neighbored by Red Lobster. Other national retailers in the area include Target, Lowe's, Pier One Imports, Barnes & Noble, Staples, Linens -N- Things, Ross, Marshalls, Old Navy, FedEx Kinkos, Petsmart, Bank of America, Wachovia, Suntrust and more. Local national restaurants include Johnny Carino's, Red Lobster, Ruby Tuesday, Chick-Fil-A, LongHorn Steakhouse and Chili's.



SALES PRICE: \$4,160,000

ANNUAL RENT: \$312,181 (2008)
* 1% annual increases

CAP RATE: 7.5%

SQUARE FOOTAGE: 5,629 SQ FT

YEAR BUILT: 2003

ACERAGE: +/- 1.7 acres

LEASE COMMENCEMENT: NOVEMBER 2003

LEASE TERM: 15 years (initial term through 2018)

OPTION: 2, FIVE-year options

LANDLORD RESPONSIBILITY: None

TENANT: FRANCHISOR: FIRED UP, INC. FRANCHISEE: AMELIORATE, LLC

ACCESS: Ingress & egress point located at rear of property accessing Shelby Lane.
The property benefits from corner exposure & a high traffic intersection.

TRAFFIC COUNTS: Camp Creek Parkway and I - 285: 130,100 AADT*
Camp Creek Parkway and S. Desert Dr: 28,310 AADT*
* Average Annual Daily Traffic Count

Rent Increases	Rent
Nov. 5, 2008—Nov. 4, 2008	\$312,181
Nov. 5, 2008 - Nov. 4, 2009	\$315,303
Nov. 5, 2009 - Nov. 4, 2010	\$318,456
Nov. 5, 2010 - Nov. 4, 2011	\$321,640
Nov. 5, 2011 - Nov. 4, 2012	\$324,857
Nov. 5, 2012 - Nov. 4, 2013	\$328,105
Nov. 5, 2013 - Nov. 4, 2014	\$331,386
Nov. 5, 2014 - Nov. 4, 2015	\$334,700
Nov. 5, 2015 - Nov. 4, 2016	\$338,047
Nov. 5, 2016 - Nov. 4, 2017	\$341,428
Nov. 5, 2017 - Nov. 4, 2018	\$344,842





Tenant Trade Name: Johnny Carino's

Franchisor: Fired Up, Inc.

Franchisee: Ameliorate, LLC

Web Site: www.JohnnyCarino.com

Franchisor Description

Italian cooking and casual dining are two things that excite this company. Fired Up operates and franchises more than 170 Johnny Carino's Italian restaurants in about 30 states. The full-service eateries offer pizza and freshly prepared pasta along with beef, chicken and pork dishes inspired by the cuisine of Southern Italy. The company owns about half the restaurants and franchises the rest. A handful of Johnny Carino's units are located in Bahrain, Egypt, Kuwait, and United Arab Emirates. Fired Up was founded in 1997 by partners and former Brinker International executives Norman Abdallah and Creed Ford. The company is backed by Rosewood Capital and U. S. Bancorp Piper Jaffray.

Franchisee Description

Ameliorate, LLC currently is the exclusive franchisee for 11 Johnny Carino's Restaurants in Georgia and Alabama. Under their exclusive development agreement, it is anticipated that there will be 30 stores opening by the end of 2009. The principals of the group are experienced restaurant operators with over 20 years in the industry.

Fired Up, Inc. Financial Highlights	
Fiscal Year End:	December
Revenue (2007):	89.00 M
Employees (2007):	415

Key Ameliorate, LLC Financial Highlights	
Fiscal Year-End	June
2007 Sales (mil.)	\$20.0





Front View



Rear View



Side View



**View from Intersection of
Camp Creek Pkwy and I-285**



Neighboring Red Lobster



**Subject is an out parcel to this Super
Target Shopping Center**

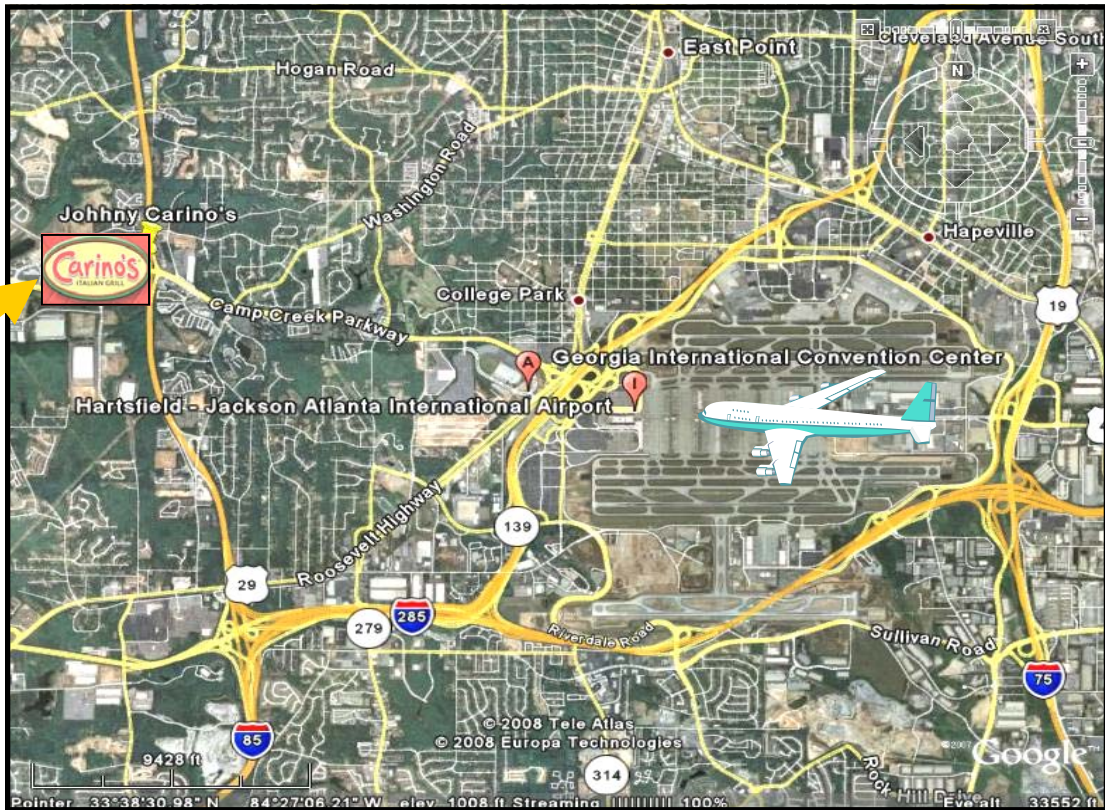


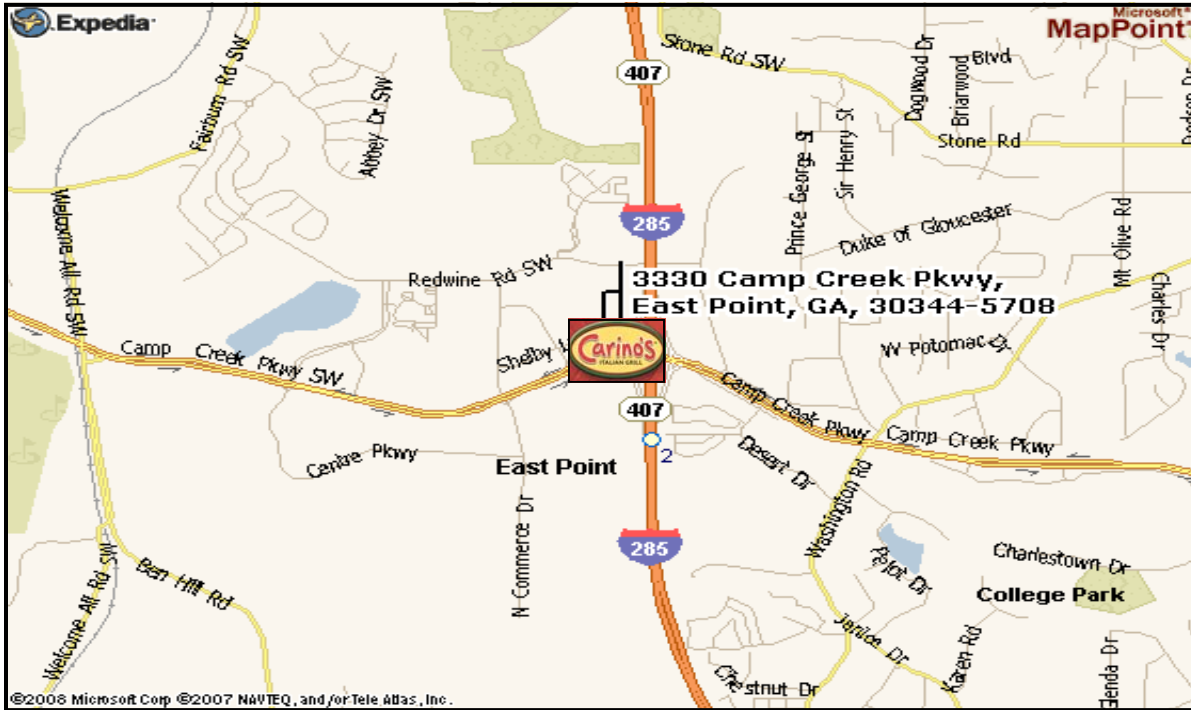
Subject



Maximum corner lot exposure with visibility from I - 285 and frontage on Camp Creek Parkway

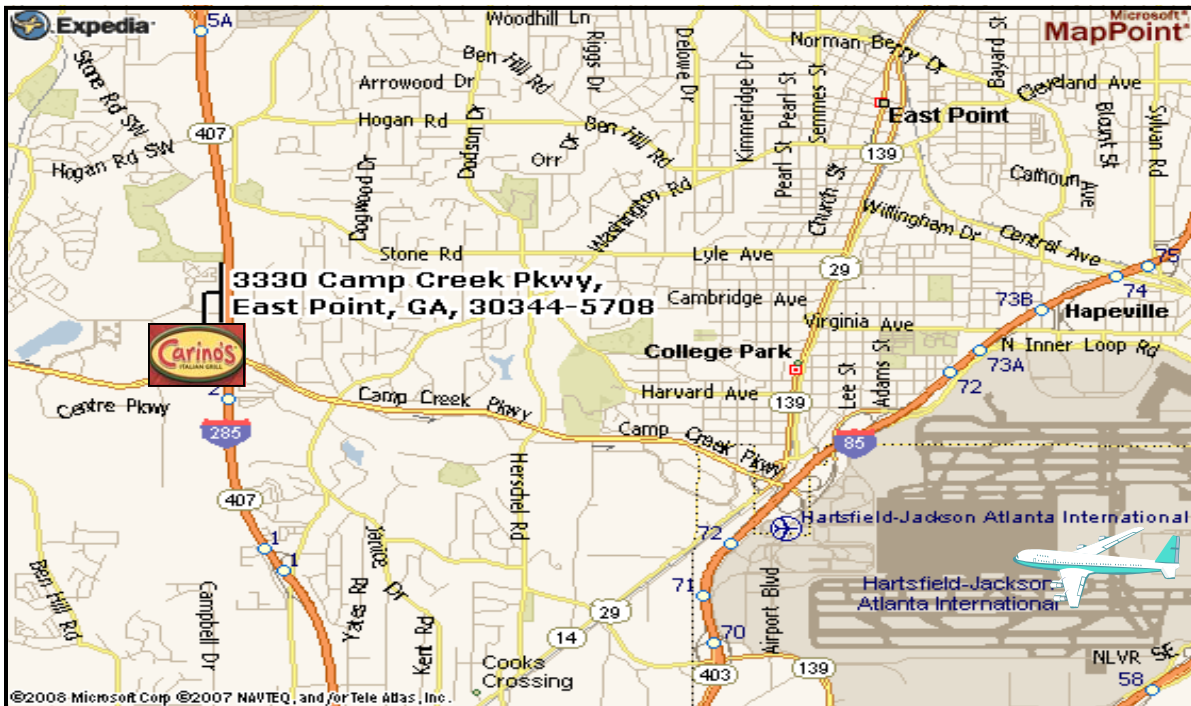
Subject





Driving Directions from Airport: Start going south on Airport Blvd / S Terminal Pkwy toward Airport Cir. (0.8 miles); Right onto Riverdale Rd / GA-139. Continue to follow Riverdale Rd (1.1 miles); Turn right onto Global Gateway Conn (1.0 miles); Turn left onto Camp Cr. Pkwy. (2.0 miles); End at 3330 Camp Creek Pkwy, Atlanta, GA 30344.

Driving Directions from Downtown Atlanta: Take I-75 S / I-85 S via the ramp on the left (5.3 miles); Merge onto Langford Pkwy / GA-166 via exit 243 toward East Point (5.9 miles); Merge onto I-285 S toward Montgomery (2.4 miles); Take Camp Cr. Pkwy. EXIT 2 toward Atl Airport (0.2 miles); Keep right at fork to go on Camp Creek Pkwy (<0.1 miles); End at 3330 Camp Creek Pkwy, Atlanta, GA 30344.





Thousands of shoppers have "Gone Wild" at Camp Creek Marketplace since its opening in July. Now, every day is a shopping day for South Fulton County residents. More than 100 household names in shopping and dining have made the corner of Camp Creek Parkway and Interstate 285 their home. And many more shops and amenities are on their way in Phase II, expected to open Fall 2005.

Camp Creek Marketplace is energizing the South Fulton community. The parking lots and shopping aisles are buzzing with non-stop activity as residents embrace this new community gathering place. With live radio remotes, community activities and celebrity spottings, there is truly something for everyone at Camp Creek Marketplace.

But most importantly, Camp Creek Marketplace signifies the renaissance of a region once overlooked and underestimated, now redefining itself as a community known for friendly neighborhoods, safe streets and excellence in education. It is the largest shopping center to open in Atlanta since Discover Mills and with it comes approximately 2,000 jobs for South Fulton residents.

Camp Creek Marketplace is more than just another strip center for people to buy goods, more than just another cluster of retailers. Camp Creek Marketplace is truly a place where children play, residents gather and life in South Fulton County comes alive.





As Vice President of Retail Investments at Bull Realty, Virginia works with buyers and seller to meet their real estate objectives using the skills she has gained throughout her career including sales and management, finance, communication and marketing.

Her expertise ranges from single tenant net leased investments to shopping centers with extensive experience in helping clients with 1031 exchanges.

Virginia attributes her success to establishing strong relationships, putting her clients' interest first, acting with professionalism and exceeding expectations.

Virginia is a member of the Atlanta Commercial Board of Realtors CBR, International Council of Shopping Center ICSC, a CCIM candidate and has a BA in International Business from AIU.



This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property and undersigned agent for the owner, Bull Realty Incorporated ("Broker").

Now, therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding a property referred to as **3330 Camp Creek Parkway, Atlanta, GA 30344**. Receiving party agrees to not disclose with any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase or lease of the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving party acknowledges and agrees that Bull Realty, Incorporated, will be used as the sole broker or agent in connection with the purchase or lease of the property paid by and representing the Seller. Receiving party agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Receiving party reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this ____ day of _____, 2008.

Receiving Party	Broker
By: _____	By: _____
Name/Title: _____	Name: <u>Virginia I Wright</u>
Company: _____	Company: <u>Bull Realty, Inc.</u>
Address: _____	Address: <u>1801 Piedmont Avenue</u>
	<u>Atlanta, Georgia 30324</u>
Phone: _____	Phone: <u>404-876-1640 ext. 134</u>
Fax: _____	Fax: <u>404-876-7073</u>