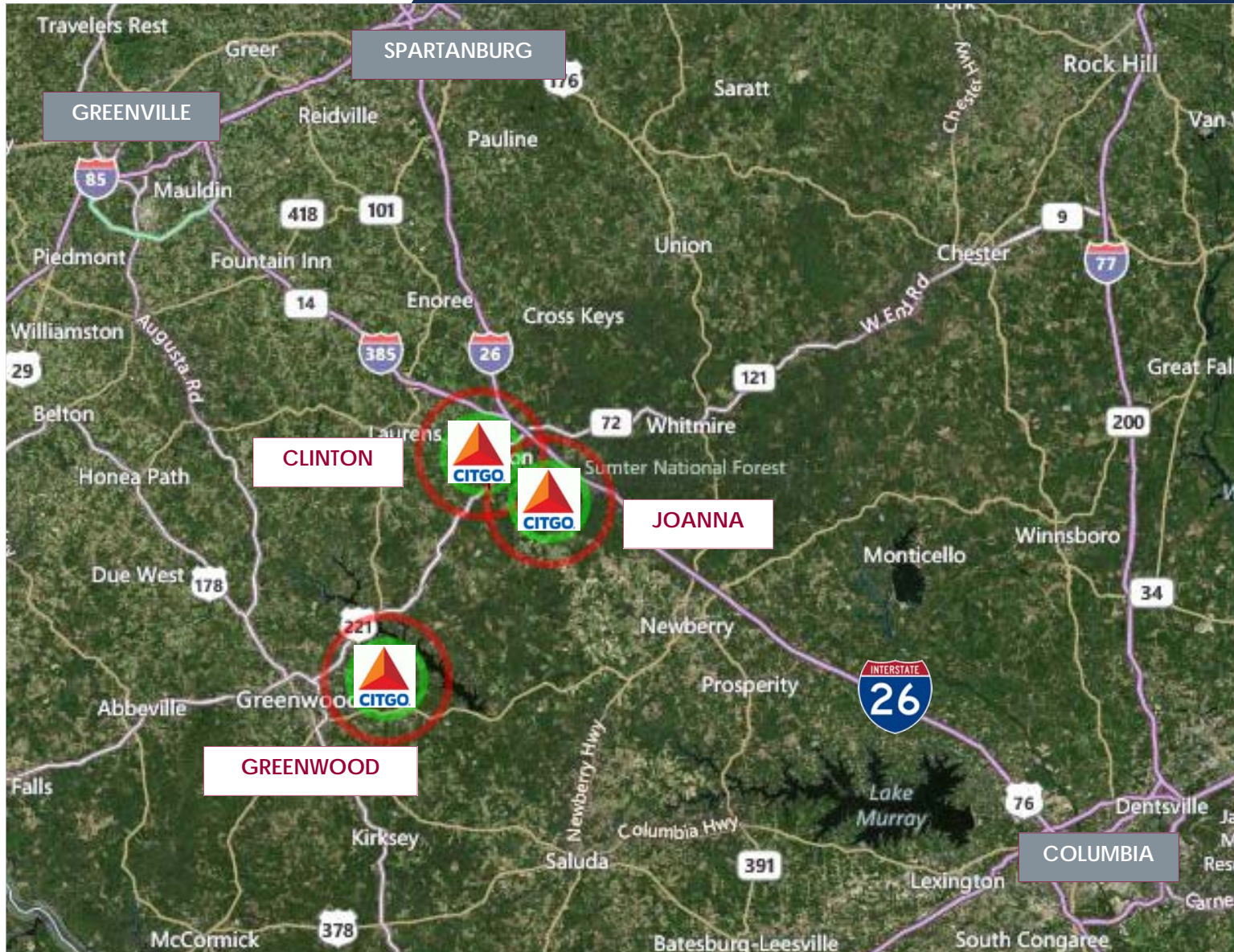


Convenience Store Portfolio - 3 Stores
Laurens & Greenwood Counties, SC
For Sale - 8.5% Cap Rate





The Confidential Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Confidential Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Confidential Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.





Executive Summary	4
Financial Highlights	5
Clinton Property Overview	6
Greenwood Property Overview	7
Joanna Property Overview	8
Aerial Parcel Maps	9
Location Information	10
Demographics	11
Broker Profiles	12
Confidentiality Agreement	13





HIGHLIGHTS

- Offered at \$1,655,000
- Experienced operators in place
- NN leased with limited Landlord responsibilities
- Portfolio NOI: \$140,527
- Cap rate: 8.5%

Bull Realty is pleased to offer FOR SALE this net leased, Citgo branded, convenience store portfolio of three properties in the Greenville/Spartanburg SC MSA. The properties are located in Clinton and Joanna (Laurens County) and Greenwood (Greenwood County), SC. All locations are on visible and busy corner sites. These investment properties have seasoned operators in place. There is also a fuel supplier agreement in place that will transfer upon sale and provide the new owner with monthly commissions.

The portfolio is offered at an 8.5% cap rate with NOI at \$140,527. Lease terms vary, though each has a one 5 year renewal option.

This region is rich with industry. Clinton and Joanna are near Presbyterian College and its School of Pharmacy with 1,172 undergraduates and 231 pharmacy students. Other area employers include Sterlite Corporation, Avery Dennison, Renfro Distribution Center, Asten Johnson, Inc, and Anderson Hardwood Floors. Residents also find employment in nearby, Greenville and Spartanburg in auto industry related employment due to the BMW manufacturing facility and related parts fabricators in the area.

Greenwood is home to the Lex D. Walters Campus of Piedmont Technical College, Lander University and Self Regional Healthcare, serving the surrounding seven SC. The Greenwood Mall, a large 316,000 sq ft, enclosed mall is anchored by JC Penny, Belk, TJ Maxx and Michaels. Residents and tourists enjoy boating, fishing and camping at Lake Greenwood, a 11,400 acre lake.

This portfolio is owned by Destiny Oil and operating under the name of Royal Foods, which owns twelve stores in SC and GA. Two of the stores, in Clinton and Joanna, may also be purchased individually. Please inquire for details.

Offered at \$1,655,000.





INCOME/EXPENSE SUMMARY	Greenwood #8	Joanna #10	Clinton #11
INCOME			
Monthly Rent	\$3,500	\$4,500	\$3,700
Tenant Reimbursement - Insurance	\$0	\$0	\$200
Mo Estimated Fuel Commission to LL	\$220	\$350	\$0
Total Monthly Gross Income	\$3,720	\$4,850	\$3,900
Annual Tenant Reimbursement - Taxes	\$3,508	\$4,467	\$3,142
Annual Gross Income	\$48,148	\$62,667	\$49,942
EXPENSES			
G L Insurance	\$0	\$0	\$0
Insurance	\$1,000	\$1,000	\$2,400
Taxes	\$3,508	\$4,467	\$7,855
Total Annual LL Expenses	\$4,508	\$5,467	\$10,255
PROJECTED NET INCOME	\$43,640	\$57,200	\$39,687
PORTFOLIO NET INCOME			\$140,527
PRICE - INDIVIDUAL LOCATIONS	n/a	\$645,000	\$520,000
<i>Cap Rate - Individual Locations</i>		8.9%	7.6%
PORTFOLIO CAP RATE			8.5%
PORTFOLIO PRICE			\$1,655,000
NOTES	Landlord currently paying insurance, but should be paid by Tenant.	LL currently pays \$1000 for property and GL insurance and is responsible for any lightening damage >\$750 per incident. Per lease, Tenant should pay insurance.	Tenant pays \$2400 annually to cover insurance.
	Tenant pays taxes.	Tenant pays taxes.	LL pays 40% of taxes.



Nancy Miller, CCIM, MBA
National Net Lease Investment Group
(404) 876-1640 x 118
NMiller@BullRealty.com

Sheree Strome, CCIM
National Net Lease Investment Group
(404) 876-1640 x 122
SStrome@BullRealty.com

Keelee Peterson
National Net Lease Investment Group
(404) 876-1640 x 172
KPeterson@BullRealty.com



Property Information

Subject Property: Gas / Convenience Store & Fast Food Service

Property Address: 2701 Siloam Church Rd
A.K.A. 2701 County Farm Rd
Greenwood, SC 29646
Greenwood County

Square Feet: +/- 2,540 sq ft

Year Built: 1976

Lot Size: +/- 1.28 acres

Parcel ID: 6865-500-684

2012 Taxes: \$3,507.52

MPD's: 2

Tanks: 1-10K gallon/ 7 years old

Lease Summary

Tenant Trade Name: Royal Food Store #8

Operator: Info provided with CA

Lease Type: NN

Lease Commencement: April 4, 2007

Lease Expiration: December 31, 2014

Renewal Options: One 5 year period

Lease Includes: Fuel Purchase Agreement Rider for term of lease.

Rent Schedule:

Term	Dates	Annual Rent	Fuel Commission
Initial Term	4/4/07 - 12/31/14	\$42,000	\$2640
Option 1	1/1/15 - 12/31/19	\$46,800	

Expenses:

Tenant Responsibilities: Utilities; trash removal; insurance; property taxes; maintenance and repair of interior, all HVAC, electrical and plumbing systems, fuel operating equipment.

Landlord Responsibilities: Roof, structure, and underground fuel storage tanks.





Convenience Store Portfolio
Clinton, SC / Greenwood, SC / Joanna, SC

Joanna Property Overview

Property Information

Subject Property: Gas Station / Convenience Store
 Property Address: 100 South Main Street
 Joanna, SC 29351
 Laurens County

Square Feet: +/- 2,400 sq ft
 Year Built: 2005
 Lot Size: +/- 0.5 acres
 Parcel ID's: 903-06-01-015 and 903-06-01-004
 2012 Taxes: \$4,310.29 and \$156.62
 MPD's: 4
 Tanks: 10K gallon/7 years old

Lease Summary

Tenant Trade Name: Royal Food Store #10
 Operator: Info provided with CA
 Lease Type: NN
 Lease Commencement: May 1, 2006
 Lease Expiration: April 30, 2016
 Renewal Options: one 5 year period
 Lease Includes: Fuel Purchase Agreement Rider for term of lease.
 First right of refusal.

Rent Schedule:

Term	Dates	Annual Rent	Fuel Commission
Initial Term	5/1/06 - 4/30/16	\$54,000	\$4200
Option 1	5/1/16 - 4/30/21	\$58,800	

Expenses:

Tenant Responsibilities: Utilities; trash removal; insurance; property taxes; maintenance and repair of interior, all HVAC, electrical and plumbing systems and fuel equipment; first \$750 for lightning damage repair.

Landlord Responsibilities: Roof, structure, underground fuel storage tanks and equipment below ground. Insurance for lightning damage and repairs for lightning damage in excess of \$750.

First Right of Refusal: Tenant has 10 day first right of refusal. Lease revision in progress,



Nancy Miller, CCIM, MBA
 National Net Lease Investment Group
 (404) 876-1640 x 118
NMiller@BullRealty.com

Sheree Strome, CCIM
 National Net Lease Investment Group
 (404) 876-1640 x 122
SStrome@BullRealty.com

Keelee Peterson
 National Net Lease Investment Group
 (404) 876-1640 x 172
KPeterson@BullRealty.com



Property Information

Subject Property: Gas/Convenience Store & Restaurant

Property Address: 1201 W.C. Dobbins Hwy (US 76)
A.K.A. 24824 Hwy 76 East
Clinton, SC 29325
Laurens County

Square Feet: +/- 4,500 sq ft

Year Built: 1988 / 2008

Lot Size: +/- 1.04 acres

Parcel ID: 593-00-00-011

2012 Taxes: \$7,854.90

MPD's: 5

Tanks: 1-12K gallon (6 years old)

Lease Summary

Tenant Trade Name: Royal Food Store #11

Operator: Info provided with CA

Lease Type: NN

Lease Commencement: September 10, 2012

Lease Expiration: September 9, 2017

Renewal Options: One 5 year period

Lease Includes: Restaurant Space
Restaurant equipment included
Fuel Purchase Agreement Rider for term of lease.

Rent Schedule:

Term	Dates	Annual Rent	Payment for Insurance (annual)
Initial Term	9/10/12 - 9/9/17	\$44,400	\$2,400
Option 1	9/10/17 - 9/9/22	\$44,400	\$2,400

Expenses:

Tenant Responsibilities: Utilities; trash removal; monthly payment for insurance (\$200); reimbursement of 60% of county real estate and equipment property taxes; maintenance and repair of interior, all HVAC, electrical and plumbing systems, fuel operating equipment and sub pumps.

Landlord Responsibilities: Roof, structure, and underground fuel storage tanks. Remaining 40% of county real estate and equipment property taxes





Nancy Miller, CCIM, MBA
National Net Lease Investment Group
(404) 876-1640 x 118
NMiller@BullRealty.com

Sheree Strome, CCIM
National Net Lease Investment Group
(404) 876-1640 x 122
SStrome@BullRealty.com

Keelee Peterson
National Net Lease Investment Group
(404) 876-1640 x 172
KPeterson@BullRealty.com



CLINTON C-Store	
Miles to I-26 & I-385	4-5
Miles to Joanna	8
Miles to Greenwood	28
Miles to Spartanburg	37
GREENWOOD C-Store	
Miles to I-26	
Miles to Clinton	28
Miles to Joanna	34
Miles to Greenville	57
JOANNA C-Store	
Miles to I-26	3.5
Miles to Clinton	8
Miles to Greenwood	34
Miles to Spartanburg	43





Joanna	
	1 mile
Population	1,476
Households	596
Average Household Income	\$40,406
Median Age	41.8
	3 mile
Population	2,105
Households	857
Average Household Income	\$42,876
Median Age	42.2
	5 mile
Population	7,062
Households	2,354
Average Household Income	\$48,898
Median Age	37.9



Greenwood	
	1 mile
Population	876
Households	356
Average Household Income	\$50,689
Median Age	42.9
	3 mile
Population	19,104
Households	7,260
Average Household Income	\$40,470
Median Age	33.6
	5 mile
Population	37,583
Households	14,824
Average Household Income	\$48,609
Median Age	34.0



Clinton	
	1 mile
Population	2,319
Households	956
Average Household Income	\$36,943
Median Age	38.5
	3 mile
Population	11,852
Households	4,139
Average Household Income	\$43,519
Median Age	37.4
	5 mile
Population	15,595
Households	5,470
Average Household Income	\$43,846
Median Age	37.7





Sheree Strome, CCIM
VP | National Net Lease
Investment Group
(404) 876-1640 x 122
SStrome@BullRealty.com

Sheree Strome has been in the commercial real estate business for more than twenty-five years from the financing side of the business. She has underwritten more than five hundred million dollars of commercial properties establishing strong relationships with lenders, brokers and principals throughout the southeast. Obtaining the best financing and dealing with existing financing issues has proven to be a major benefit for her clients in this cycle. Sheree utilizes her relationships and extensive knowledge of financing to help clients structure the best possible transaction to maximize investment goals. Sheree's practice focuses mainly on single tenant net leased investment properties.

Sheree attended Old Dominion University in Norfolk Virginia where she obtained a Bachelor of Science degree in Financial Management. Sheree is currently the President of the Atlanta Chapter of the ODU Alumni Association. Sheree also holds the prestigious CCIM designation. She is an active member of the Georgia CCIM Chapter, CREW Atlanta, the Atlanta Commercial Board of Realtors and is a graduate of the CREW Atlanta Leadership Class of 2010. Sheree lives in Marietta, GA with her two sons.



Nancy Miller, CCIM, MBA
VP | National Net Lease
Investment Group
(404) 876-1640 x 118
NMiller@BullRealty.com

Nancy Miller joined Bull Realty in 2001 after being a client of the firm. She specializes in income producing properties, including single and multi-tenant retail and self storage properties. Her primary focus is on national credit tenant investment properties. Since joining Bull Realty, Nancy has successfully brokered nearly \$150M in investment sales. She and her net lease retail team list and sell single tenant properties throughout the US, and are recognized retail net lease industry leaders. They publish a quarterly investor newsletter, a monthly electronic newsletter, periodic retail industry surveys, and contribute to the company's retail blog. In addition, Nancy periodically appears on the Commercial Real Estate Show, a national weekly radio show hosted and produced in Atlanta by broker Michael Bull.

Nancy has held a real estate license for over 25 years and is licensed in several southeastern states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She holds the prestigious CCIM designation. She also holds a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School



Keelee Peterson
VP | National Net Lease
Investment Group
(404) 876-1640 x 172
KPeterson@BullRealty.com

Keelee Peterson has been in commercial real estate for close to ten years. Prior to joining Bull Realty, Inc., Keelee was Vice President of BCM Capital's Atlanta office where she originated millions of dollars in commercial loans for most property types. In addition, she performed market research and in depth analysis of commercial properties. Keelee has established strong relationships with lenders, brokers and principals throughout the Southeast. Having a thorough understanding of market research, valuation, and property operations has been a major benefit for her clients in this cycle.

Keelee obtained a Bachelor of Arts degree in World History with a minor in Geography from Kennesaw State University in Georgia. This combination of majors contributes greatly to Keelee's research capabilities and understanding of urban development. Keelee is a member Phi Alpha Theta and Phi Kappa Phi honor societies and will graduate Summa Cum Laude. Keelee also holds an Associates of Science degree in Business Administration with an emphasis in Marketing. Keelee lives in Marietta, GA and enjoys traveling and spending time with her husband and two children.

National Net Lease Team

The National Net Lease Team works with developers, buyers and sellers throughout the US. They are an excellent resource for current market trends, cap rates, lender resources, and off as well as on-market net lease opportunities. They are both active members of ICSC and are CCIM's. They are supported by a full time licensed assistant, Holly Hollinger, and an outstanding marketing and research team.

About Bull Realty

Bull Realty is a commercial real estate brokerage firm headquartered in Atlanta, Georgia. The firm is best known for their successful national marketing platform to ensure that available properties are marketed aggressively to the buyer and broker community. They also feature:

- Broker specialization by commercial property type
- REO and troubled asset marketing for over 74 lenders, nationwide
- Comprehensive marketing services which include video, social media and radio for appropriate properties.
- Founder, Michael Bull hosts a national weekly Commercial Real Estate Show, talk radio show about commercial real estate which airs on radio stations and on-line at www.CREshow.com.



Nancy Miller, CCIM, MBA
National Net Lease Investment Group
(404) 876-1640 x 118
NMiller@BullRealty.com

Sheree Strome, CCIM
National Net Lease Investment Group
(404) 876-1640 x 122
SStrome@BullRealty.com

Keelee Peterson
National Net Lease Investment Group
(404) 876-1640 x 172
KPeterson@BullRealty.com



Convenience Store Portfolio
Clinton, SC / Greenwood, SC / Joanna, SC

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker 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 property referred to as **3 convenience stores in Clinton, Joanna, and Greenwood, SC.** Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning 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 may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. 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 that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

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

Accepted and agreed to this _____ day of _____, 2013.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

Printed Name _____

You may return the executed agreement by fax (404.876.7073) or email.

Bull Realty, Inc.
1801 Piedmont Ave.
Atlanta, GA 30324
SC License #13327



Nancy Miller, CCIM, MBA
National Net Lease Investment Group
(404) 876-1640 x 118
NMiller@BullRealty.com

Sheree Strome, CCIM
National Net Lease Investment Group
(404) 876-1640 x 122
SStrome@BullRealty.com

Keelee Peterson
National Net Lease Investment Group
(404) 876-1640 x 172
KPeterson@BullRealty.com