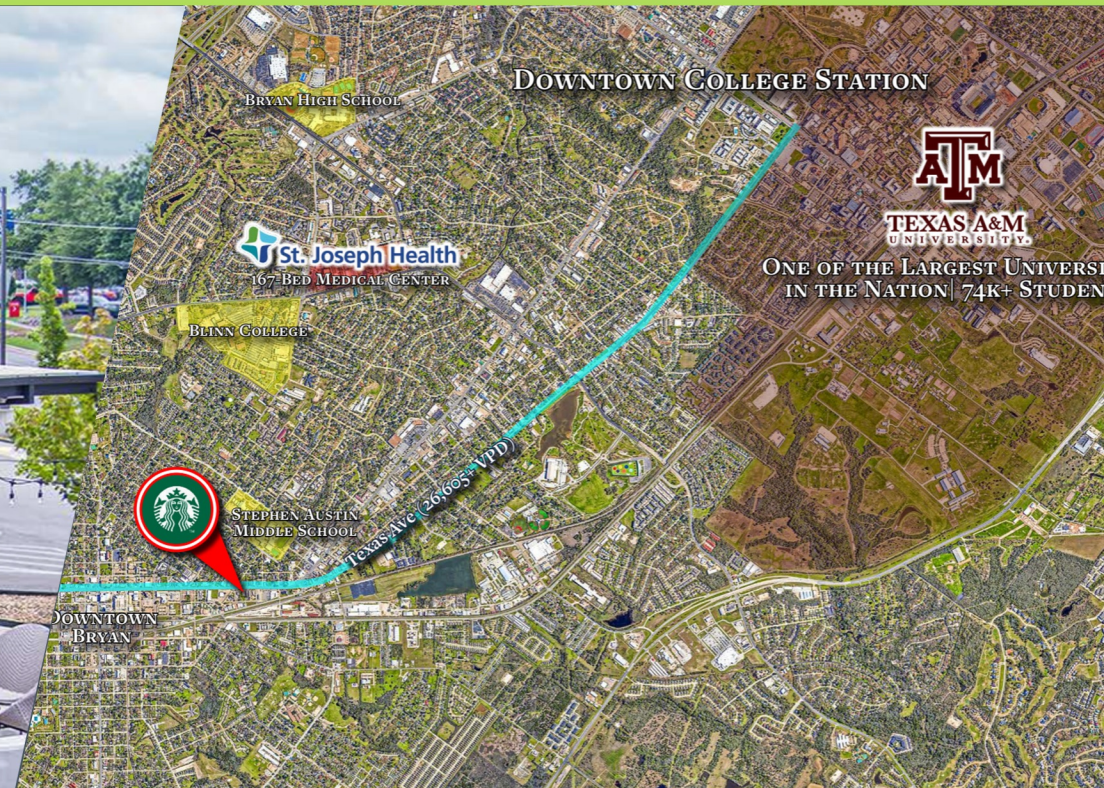


CASE STUDY 1: HIGH POPULATION GROWTH – UNIVERSITIES



\$2,339,130
PURCHASE PRICE

CAP RATE 5.75%
NOI \$134,500
LEASE TYPE NN
LEASE TERM 10 Years

HIGHLIGHTS

- Texas A&M University (4 miles): Enrollment of over 74,000 students.
- Blinn Junior College (2 miles): Enrollment of over 17,000 students.
- Number 8 fastest-growing college town in the country: Population of 130,834 (5-mile radius) and doubled since 2000.