

HARDEE'S | 5113 Messer Airport Hwy, AL



Joe Bertocchini - Vice President

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Investment Summary

Location:	5113 Messer Airport Hwy Birmingham, AL 35212	
Parcel Size:	1.05 Acres (45,582 sf)	
Building Size:	3,431 sq.ft.	
Net Operating Income:	\$97,736*	*Rent is currently \$95,820. Seller will credit the difference in rent between the close date and the next rental increase.
Price / Cap Rate:	\$1,261,110	7.75%

Comments: Ideally situated on Messer Airport Highway in Birmingham, AL, this Single Tenant Investment benefits from its close proximity to Birmingham International Airport (BHM). Birmingham International Airport is Alabama's largest airport serving the Greater Birmingham area and surrounding Southeastern cities. Offering more than 160 arrivals and departures daily to major cities throughout the United States, Birmingham International presently ranks in the country's top 75 airports in terms of passengers served annually, and is expected to serve more than 3 million travelers this year. Conveniently located only 4.5 miles from Birmingham's vibrant downtown business district, Birmingham International Airport is adjacent to four major U.S. Interstates and serves as the premier gateway to Alabama. A new 20 year, NNN lease provides an investor with long term income and rare 2% annual increases. With the proposed financing, this investment gives a qualified buyer an opportunity to acquire a NNN investment with a cash flow in excess of 7.6%.

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Lease Summary

Lease Term:	20 Years Commencing July 31, 2006
Building Size:	3,431 Square Feet
Rental Rate:	\$97,736*
Percentage Rent:	None
Rental Increases:	2% Annually
Options:	Two – 5 Year Options
Taxes:	Tenant Pays
Insurance:	Tenant Pays
Maintenance and Repairs:	Tenant Pays
Type of Lease:	True NNN

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Hardee's Overview

Hardee's Restaurant System ("Hardee's") is the nation's 10th largest Quick Service Restaurant (QSR) chain by revenue, generating system-wide sales of over \$1.8 billion. There are currently 1,993 Hardee's restaurants as of the fiscal year ended January 30, 2006. A total of 663 locations are Company-owned, 1,184 are Domestic franchises and another 146 are International franchises. Almost 2,000 locations operate in 30 states in the Midwest and Southeast, Asia, the Middle East and Latin America employing approximately 17,000 people. As of second quarter FY 2006, Hardee's average unit volume was \$872,000 with approximately 48% of the system's restaurants reporting average revenues of \$1 million or greater. For FY 2005 Hardee's reported that the average check per customer was \$4.63, a 24% increase over the average three years prior. This vast system of restaurants was founded by Wilber Hardee in 1961 with the opening of his first store in Rocky Mount, North Carolina. By the end of the first decade, the Hardee's system had grown to over 200 locations, including one in Germany. By 1980 Hardee's acquired the 650 unit chain Burger Chef and opened its 2,000th restaurant. In 1999 Hardee's "Star" re-imaging program remodeled and enhanced the restaurant chain's units, introducing a higher standard of dining environment. This was followed by the Hardee's "Revolution" in 2003, which improved consumer perception of the brand through premium products and higher quality of customer service.

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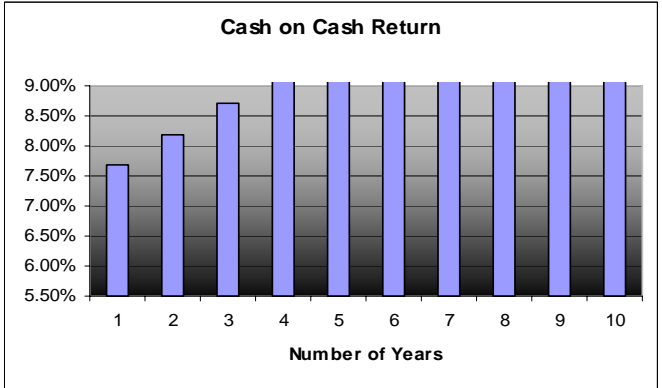
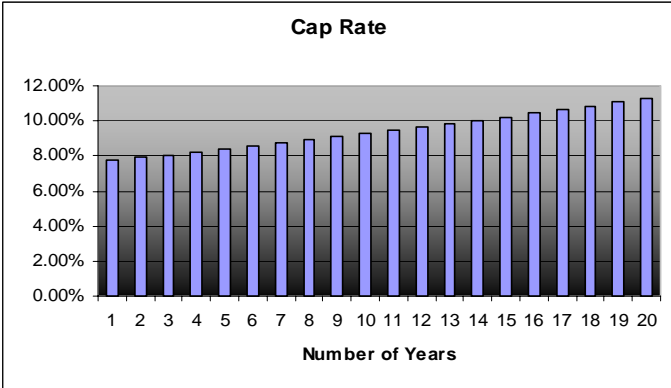
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Cash Flow Summary

Year	Income	CAP	Loan Payment	Cash Flow	% Return Cash/Cash	Principal Reduction	Total Return	%Return Total Return	Assumptions
1	\$97,736	7.75%	\$68,708.10	\$29,028	7.67%	\$9,408	\$38,436	10.16%	Price: \$1,261,110 Down Payment: \$378,333 30.00% Loan Amount: \$882,777 70.00% Interest: 6.75% Amortization: 30 Due Date: 5 Monthly Payment: \$5,725.67 Annual debt service: \$68,708.10 Notes:
2	\$99,690	7.90%	\$68,708.10	\$30,982	8.19%	\$10,063	\$41,045	10.85%	
3	\$101,684	8.06%	\$68,708.10	\$32,976	8.72%	\$10,764	\$43,740	11.56%	
4	\$103,718	8.22%	\$68,708.10	\$35,010	9.25%	\$11,513	\$46,523	12.30%	
5	\$105,792	8.39%	\$68,708.10	\$37,084	9.80%	\$12,315	\$49,399	13.06%	
6	\$107,908	8.56%	\$68,708.10	\$39,200	10.36%	\$13,173	\$52,372	13.84%	
7	\$110,066	8.73%	\$68,708.10	\$41,358	10.93%	\$14,090	\$55,448	14.66%	
8	\$112,268	8.90%	\$68,708.10	\$43,559	11.51%	\$15,071	\$58,630	15.50%	
9	\$114,513	9.08%	\$68,708.10	\$45,805	12.11%	\$16,120	\$61,925	16.37%	
10	\$116,803	9.26%	\$68,708.10	\$48,095	12.71%	\$17,242	\$65,338	17.27%	
11	\$119,139	9.45%				Total:	\$512,856		
12	\$121,522	9.64%							
13	\$123,952	9.83%							
14	\$126,431	10.03%							
15	\$128,960	10.23%							
16	\$131,539	10.43%							
17	\$134,170	10.64%							
18	\$136,853	10.85%							
19	\$139,591	11.07%							
20	\$142,382	11.29%							



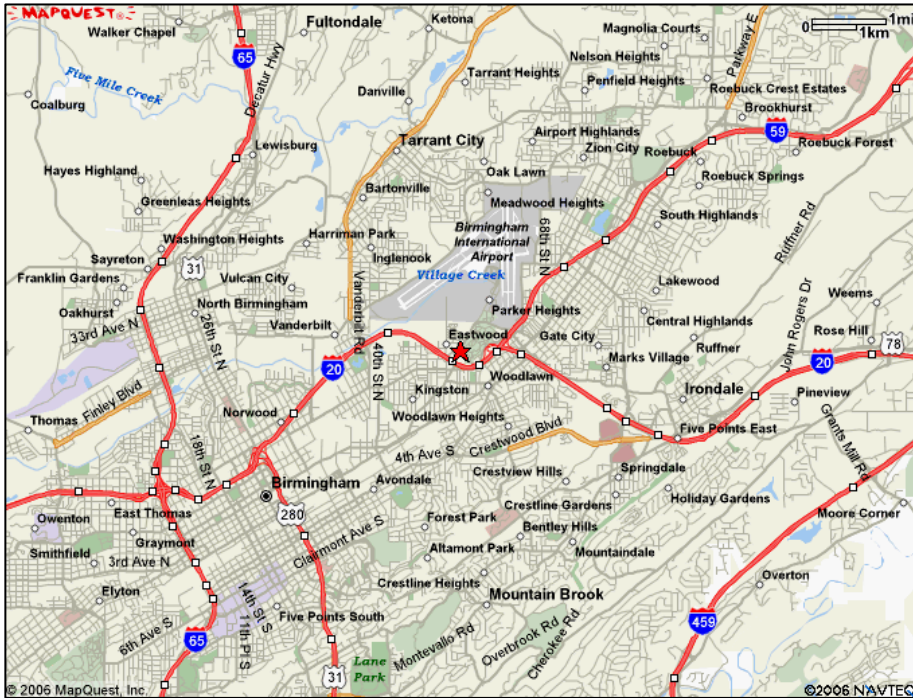
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Location Maps



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