



GROUND LEASE PROPERTY FOR SALE (FIRESTONE) GILBERT, ARIZONA

TENANT: BFS Retail & Commercial Operations, LLC (DBA Firestone)
A Wholly owned subsidiary of Bridgestone Tire, Co.

Bond Rating: AA-
2003 Net Sales: \$21,505,806,000
2003 Net Income: \$ 828,153,000
Total Assets: \$20,728,209,000
Additional info: www.firestone.com

USE: Automotive

LOCATION: Gilbert Crossing Shopping Center
Gilbert Road and Guadalupe Road
Gilbert, Arizona

LAND AREA: 35,280 Square Feet

LEASE TERMS: 15 years

RENT COMMENCEMENT DATE: October 1, 2005 (Approximate)

LEASE EXPIRATION DATE: September 30, 2020 (Approximate)

GROUND LEASE PAYMENTS: 15 Years as follows:

Year 1-5	\$65,000
Year 6-10	\$73,250
Year 11-15	\$82,250

RENEWAL OPTIONS: three five (5) year options:

Year 16-20	\$92,531
Year 21-25	\$104,097
Year 26-30	\$117,109

PRICE: \$1,300,000.00

CAP RATE: 5.00%

OWNER: Amsource Gilbert Crossing, LLC

COMMISSION TO BUYERS AGENT: 2%

Contact: Brad Whitaker
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