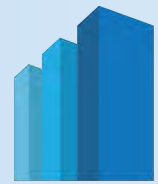


Single-Tenant Absolute NNN

Logan's Roadhouse

4046 Wards Road, Lynchburg, VA 24502



PRIME NET LEASE
NNN INVESTMENT ADVISORS



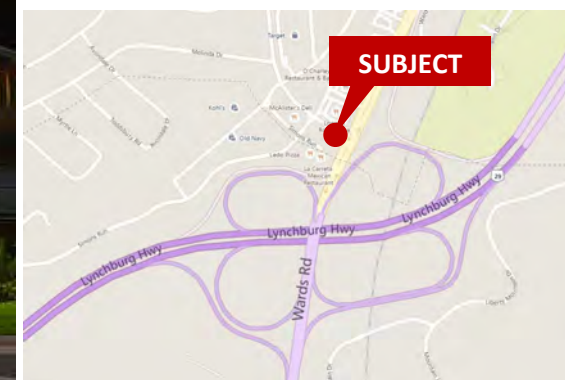
REPRESENTATIVE PHOTO

PRICE: \$3,775,000

CAP RATE: 6.61%

LEASE: 10 YEARS REMAIN

ANNUAL RENT: \$245,400



PROPERTY HIGHLIGHTS

Corporate Guarantee (214 Locations)

10 Years Remaining On Primary Lease Term

In-place assumable financing

Annual Rent Increases Provide Strong Inflation Hedge

Located Along Lynchburg's Dominant Retail Corridor

80,000+ Residents Within 5-Mile Radius of Property

Immediate Proximity to Liberty University

30,000 Students within 3-Mile radius of Property

Exclusively Listed by:

Paul R. Matusik

800-948-1250 Ext. 101

888-711-9660 Fax

pmatusik@primenetlease.com

Lic # 01351021



Single-Tenant Absolute NNN

Logan's Roadhouse

4046 Wards Road, Lynchburg, VA 24502



PRIME NET LEASE
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PRICE: \$3,990,000

CAP RATE: 6.15%

About The Investment

The subject property affords investors the rare opportunity to acquire a superbly located Logan's Roadhouse in Lynchburg, Virginia. Built to suit in 2001, the 8,032 square foot building has successfully operated as a Logan's Roadhouse for over fourteen years. The property is located on a large 2.44 acre lot and sits on a hard corner signalized intersection along Lynchburg's busiest retail corridor. It's location greatly benefits from it's immediate proximity to Liberty University and Central Virginia Community College.

The lease is absolute net in nature and requires absolutely zero landlord responsibilities. There are currently over 10 years remaining on an initial lease term that is complimented by (5), 5-year option periods that extend through 2051.

Lynchburg is an independent city in the Commonwealth of Virginia. Nestled in the foothills of the Blue Ridge Mountains along the James River, Lynchburg is the fifth largest MSA in the state with an overall estimated population of 255,000. It is the home to multiple institutions of higher learning, most notably: Liberty University (enrollment 24,000 resident students and 100,000 on-line students) and Central Virginia Community College (enrollment 5,400 resident students).

The property is located at corner of Wards Crossing -- a major retail power center anchored by Target, PetSmart, Dick's Sporting Goods, Bed Bath & Beyond, Barnes & Noble, Pier 1 Imports, and Best Buy. Other notable tenants in the area include Kohl's, AT&T, Smoothie King, Old Navy, Zaxby's, Chipotle, Bob Evans, Golden Corral, Chick-fil-a, McDonalds, Sheetz, Starbucks, Olive Garden, Ruby Tuesday, Cracker Barrel, Texas Roadhouse, Buffalo Wild Wings, Wal-Mart, and Sam's Club. The property is also located less than one mile from the Lynchburg Regional Airport.

Current loan quotes show the ability to finance this investment with a loan for 60% LTV at market rates and terms. Additionally, the current debt in place is fully assumable and would require a down payment of 50%. Please contact listing agent for details.

ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent
----------------	-------------

Current	\$245,403
---------	-----------

December 1, 2017**	\$249,698
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December 1, 2018	\$254,067
------------------	-----------

December 1, 2019	\$258,513
------------------	-----------

December 1, 2020	\$263,037
------------------	-----------

December 1, 2021	\$267,640
------------------	-----------

December 1, 2022	\$272,324
------------------	-----------

December 1, 2023	\$277,090
------------------	-----------

December 1, 2024	\$281,938
------------------	-----------

December 1, 2025	\$286,827
------------------	-----------

December 1, 2026	\$291,893
------------------	-----------

NET OPERATING INCOME	\$249,698
-----------------------------	------------------

TOTAL RETURN	\$249,698
---------------------	------------------

LEASE ABSTRACT

Tenant:	Logan's Roadhouse Inc.
---------	------------------------

Lease Commencement:	November 30, 2006
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Lease Expiration:	November 30, 2026
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Renewal options:	(5), 5-Year Options
------------------	---------------------

Rent Increases:	Twice Annual CPI or 1.75%
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Type of Ownership:	Fee Simple
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No. of Tenant Locations:	214 Nationwide
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PROPERTY INFORMATION

Address	4046 Wards Road Lynchburg, VA 24502
---------	--

Offering Price	\$3,990,000
----------------	-------------

Price / SF	\$496.76
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Cap Rate	6.61%
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Net Annual Operating Inc.	\$245,403
---------------------------	-----------

Year Built	2001
------------	------

Rentable Square Feet	8,032
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Land Area	2.44 Acres
-----------	------------

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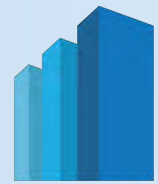
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**Cap Rate is calculated using December 1, 2017 rent increase of 1.75%. Seller will credit Buyer the increase amount.

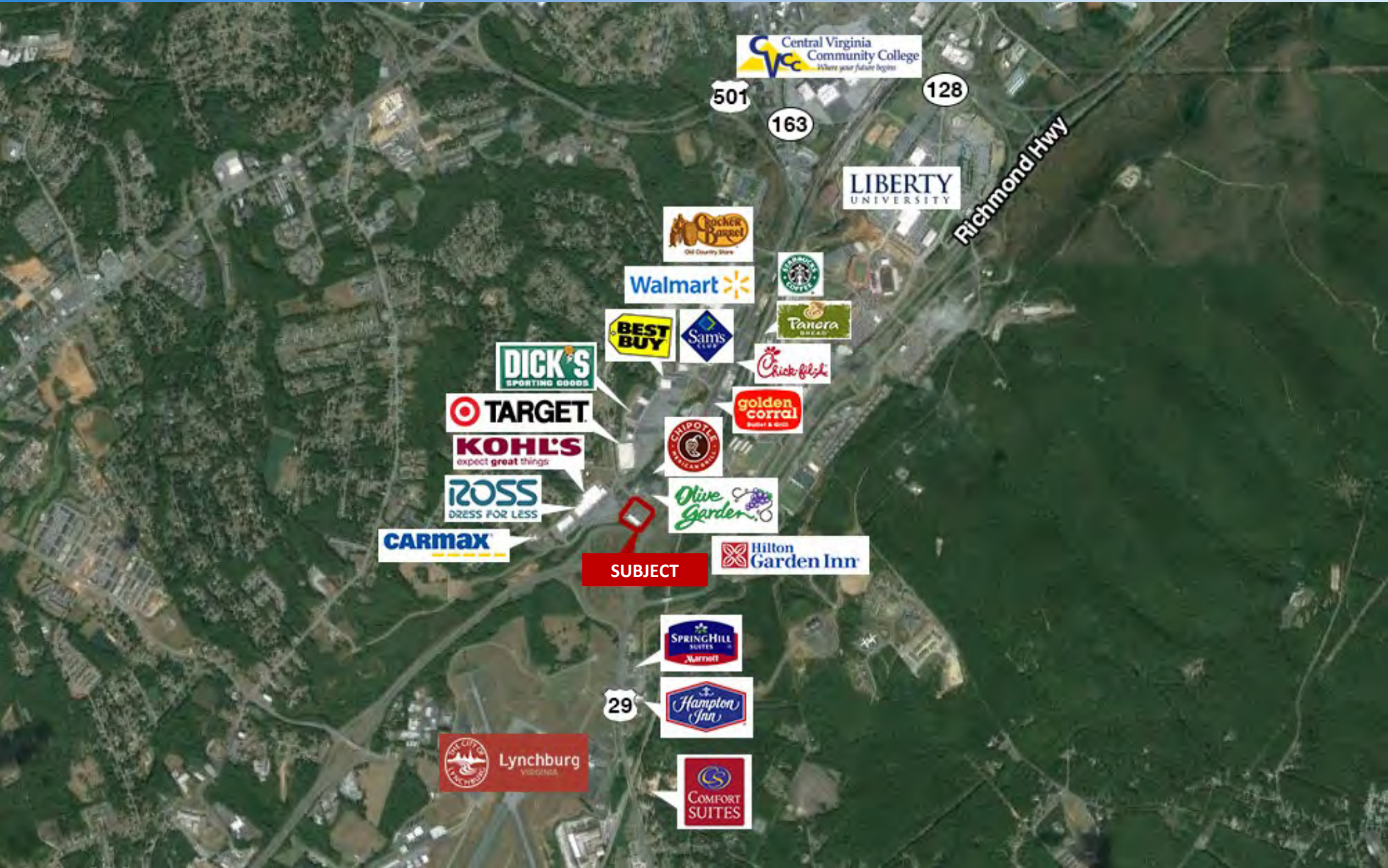
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Logan's Roadhouse

Aerial Map



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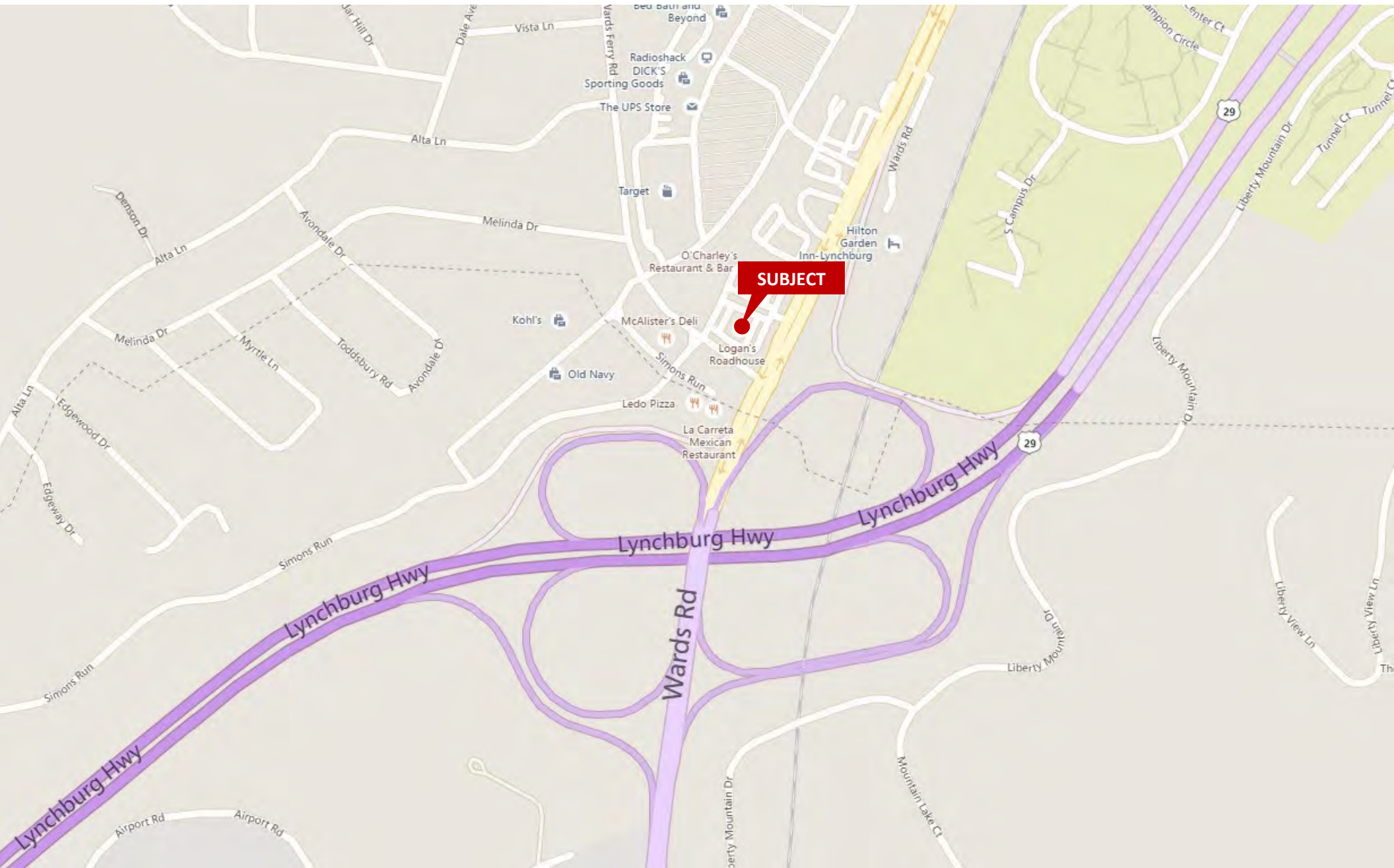
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Logan's Roadhouse

Map



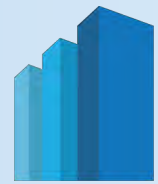
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Logan's Roadhouse

Liberty University



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Liberty University

Located in Central Virginia, Liberty is a liberal arts institution with 16 colleges and schools and offers programs in fields such as education, counseling, religion, law, aviation, cinematic arts, business, and more. Part of the Big South conference, Liberty fields 20 NCAA Division I athletic teams and 35 Club Sports teams, offering you an exceptional college sports experience.

Liberty graduates are sought after by prestigious companies for their integrity, personal discipline, and versatility. They are confident and competent, ready to make a lasting impact on their profession and their community.

Liberty has more than 24,000 students attending classes on campus in Lynchburg, Va., and more than 100,000 students from all 50 states and more than 90 countries taking courses through Liberty University Online.

Liberty University's Campus East housing complex consists of 30 multi-story apartment style dormitories, the last six of which were completed in 2007. Rooms in these dormitories have their own kitchens, living room and private baths. A clubhouse offers a swimming pool, billiards room, and a private theater. A tunnel connecting the east and west ends of the campus was completed in 2004. A second tunnel was completed in May 2014, and provides pedestrian passage under the Norfolk Southern Railway and access to nearby shopping opportunities. In addition, a campus bus/shuttle system was added in the fall of 2006, providing transportation both on and off campus until midnight most evenings, along with an on-call late night shuttle bus until 2:30am.

The 90,000-square-foot (8,400 m²) LaHaye Student Center, has a lounge, basketball courts, cardio and weight rooms, cafe, multi-purpose rooms, aerobic rooms and other amenities. The adjacent Tilley Center has TV lounges, game tables, pool room, and social areas, as well as a stage for student performances, bands and small concerts. Other projects include a 60-mile (97 km) mountain bike trail system, a motocross facility, paintball fields, 3D archery range, intramural sports program and club sports, including lacrosse and ice hockey, which plays in an ice rink donated by Drs. Tim and Beverly LaHaye, and a new indoor soccer facility.

Thriving Athletics

Liberty's 20 NCAA Division I athletic teams and 35 Club Sports teams are dedicated not only to victory but also to superb sportsmanship—and they've got the trophies to prove it. Winner of 12 Sasser Cups (a trophy awarded annually to the top athletics program in the Big South) over the past 19 years, Liberty Athletics also holds seven Big South football championships and over 140 NCAA Division I conference titles. Club Sports teams hold 2015 national titles in wrestling and in women's hockey.

The practice and performance facilities are nationally acclaimed and provide opportunities for students studying medicine, sport management, and other health professions to work with athletes in real-world environments. Touted as the home of the best football stadium in the Big South and the No. 4 collegiate baseball stadium in the country, Liberty University provides students and alumni with a college sports experience they can be proud of.

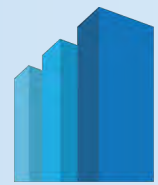
Construction was completed in August 2009 on the Liberty Mountain Snowflex Centre, a synthetic ski slope featuring Snowflex; the Centre was designed by England's Briton Engineering. It includes beginner, intermediate and advanced slopes, and is the first of its kind in the United States.



Single-Tenant Absolute NNN

Logan's Roadhouse

City of Lynchburg



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City of Lynchburg

Lynchburg is an independent city in the Commonwealth of Virginia. As of the 2010 census, the population was 75,568. The 2014 census estimates an increase to 79,047. Located in the foothills of the Blue Ridge Mountains along the banks of the James River, Lynchburg is known as the "City of Seven Hills" or the "Hill City". Lynchburg was the only major city in Virginia that was not captured by the Union before the end of the American Civil War.

Lynchburg is the principal city of the Metropolitan Statistical Area of Lynchburg, near the geographic center of Virginia. It is the fifth largest MSA in Virginia with a population of 254,171 and hosts several institutions of higher education. Other nearby cities include Roanoke, Charlottesville, and Danville.

Geography and Climate

According to the United States Census Bureau, the city has a total area of 49.6 square miles (128.5 km²), of which 49.2 square miles (127.4 km²) is land and 0.5 square miles (1.3 km²) (1.0%) is water.

Lynchburg has a four-season humid subtropical climate, with cool winters and hot, humid summers. The monthly daily average temperature ranges from 35.1 °F (1.7 °C) in January to 75.3 °F (24.1 °C) in July. Nights tend to be significantly cooler than days throughout much of the year due in part to the moderate elevation. In a typical year, there are 26 days with a high temperature 90 °F (32 °C) or above, and 7.5 days with a high of 32 °F (0 °C) or below.^[23] Snowfall averages 12.9 inches (33 cm) per season but this amount varies highly with each winter; the snowiest winter is 1995–96 with 56.8 in (144 cm) of snow, but the following winter recorded only trace amounts, the least on record.^[24]

Economy

Lynchburg features a skilled labor force, low unemployment rate,^[36] and below average cost of living. Of Virginia's larger metro areas, *Forbes* Magazine ranked Lynchburg the 5th best place in Virginia for business in 2006, with Virginia being the best state in the country for business. Only 6 places in Virginia were surveyed and most of Virginia's cities were grouped together by *Forbes* as "Northern Virginia". Lynchburg achieved the rank 109 in the whole nation in the same survey.

Industries within the Lynchburg MSA include nuclear technology, pharmaceuticals and material handling. A diversity of small businesses with the region has helped maintain a stable economy and minimized the downturns of the national economy. Reaching as high as 1st place (tied) in 2007, Lynchburg has been within the Top 10 Digital Cities survey for its population since the survey's inception in 2004.

Top 10 Employer

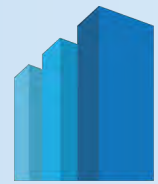
1. Centra Health (5,563 Employees)
2. Liberty University (4,620 Employees)
3. BWX Technologies, Inc. (2,800 Employees)
4. Areva (2,000 Employees)
5. Genworth Financial (1,600 Employees)
6. Lynchburg City Public Schools (1,381 Employees)
7. City of Lynchburg (1,183 Employees)
8. J. Crew (1,100 Employees)
9. Walmart (660 Employees)
10. Kroger (607 Employees)



Single-Tenant Absolute NNN

Logan's Roadhouse

Demographics



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Demographics

As of the 2010 census, there were 75,568 people, 25,477 households, and 31,992 families residing in the city. The population density was 1,321.5 people per square mile (510.2/km²). There were 27,640 housing units at an average density of 559.6 per square mile (216.1/km²). The racial makeup of the city was 63.0% White, 29.3% African American, 0.2% Native American, 2.5% Asian, 0.04% Pacific Islander, 0.63% from other races, and 1.7% from two or more races. Hispanic or Latino of any race were 3.0% of the population.

There were 25,477 households out of which 27.8% had children under the age of 18 living with them, 41.6% were married couples living together, 16.0% had a female householder with no husband present, and 38.8% were non-families. 32.7% of all households were made up of individuals and 12.9% had someone living alone who was 65 years of age or older. The average household size was 2.30 and the average family size was 2.92.

The age distribution of the city had: 22.1% under the age of 18, 15.5% from 18 to 24, 25.3% from 25 to 44, 20.8% from 45 to 64, and 16.3% who were 65 years of age or older. The median age was 35 years. For every 100 females there were 84.2 males. For every 100 females age 18 and over, there were 79.1 males.

The median income for a household in the city was \$32,234, and the median income for a family was \$40,844. Males had a median income of \$31,390 versus \$22,431 for females. The per capita income for the city was \$18,263. About 12.3% of families and 15.9% of the population were below the poverty line, including 22.4% of those under age 18 and 10.7% of those age 65 or over.

Lynchburg ranks below the 2006 median annual household income for the U.S. as a whole, which was \$48,200, according to the US Census Bureau.

Estimated median house or condo value in 2013: \$147,900 (it was \$84,900 in 2000). The mean prices in 2013 were as follows:

All housing units: \$176,643;

Detached houses: \$169,997;

Townhouses or other attached units: \$263,413;

In 2-unit structures: \$113,220;

13-to-4-unit structures: \$232,071;

5-or-more-unit structures: \$215,781;

