

SEALED BID SALE

2 GASOLINE STATIONS WITH C-STORES



4021 broad street
san luis obispo, ca



2000 monterey street
san luis obispo, ca



BID DEADLINE: AUGUST 24

800.747.3342, ext. 613

www.nrc.com/613



Site 001	San Luis Obispo, CA
Address	2000 Monterey Street
Cross Streets	Monterey Street & Garfield Street
County	San Luis Obispo
Type	Fee
Building Size	2,395 sf
Lot Size	15,529 sf
Monthly Gallons Sold	138,455
Monthly Merch Sales	\$63,472
Monthly Add'l Revenue	\$813
Year Built	2000
Average Margin	\$0.205/gallon



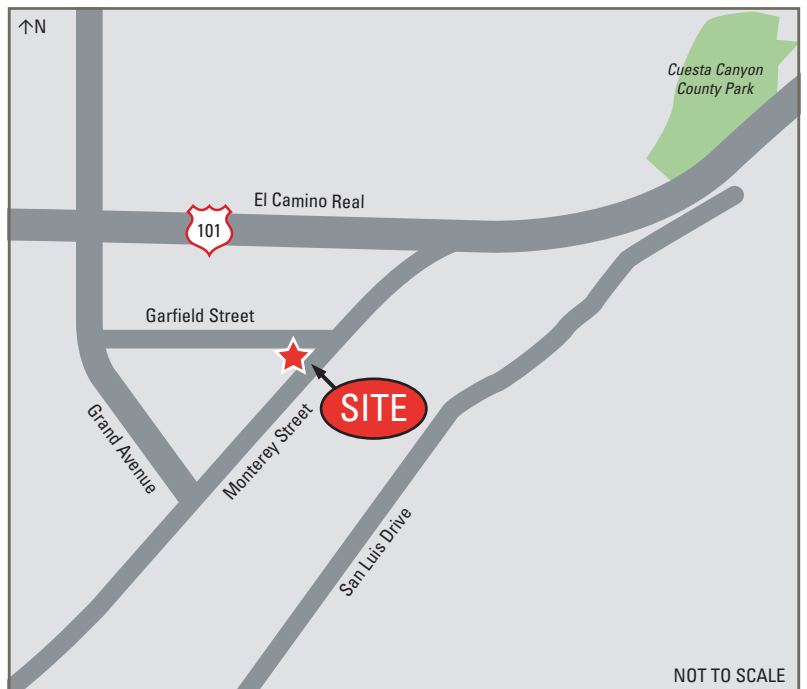
Property Description

This is a fully-updated Chevron gasoline station with a large convenience store. For over 43 years, it has serviced the San Luis Obispo community, including traffic from Highway 101 ("the 101"). A two-way stop sign in front of the property provides high-visibility to passing automobiles, and three curb cuts provide easy access from all directions.

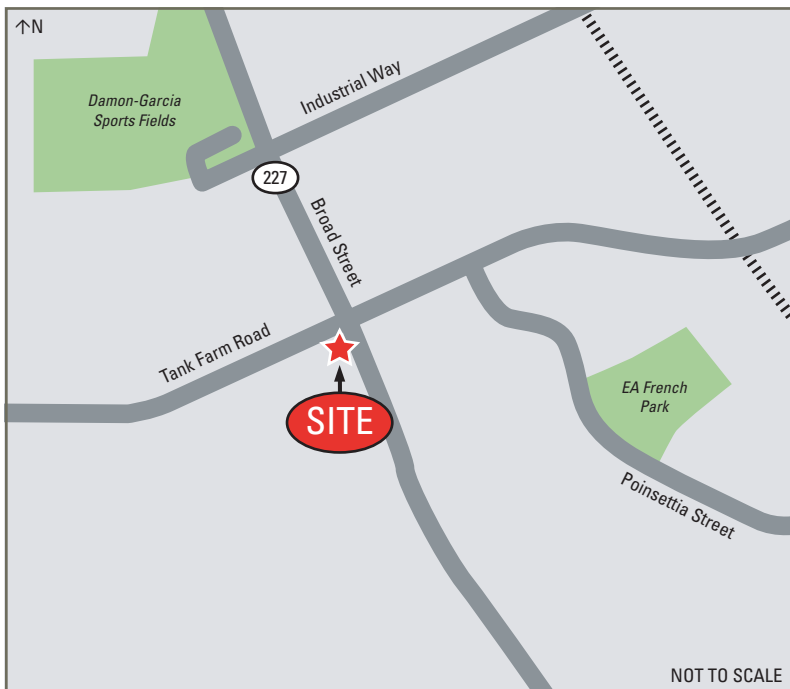
Location Description

2000 Monterey Street is located just off the exit ramp to the 101. Traffic generators include Cal Poly San Luis Obispo and its 18,000 students, San Luis Obispo Farmers Market, a robust tourist industry (San Luis Obispo has long been a convenient stop for motorists traveling between Los Angeles and San Francisco), and commuting patterns that produce a 21% daily boost to the city's 44,000+ population.

Monterey Street is a densely-populated strip of hotels, restaurants, and retail establishments. More than two dozen nationally-recognized franchises and local businesses are located within a few blocks of this site.



NOT TO SCALE



Site 002 San Luis Obispo, CA

Address	4021 Broad Street
Cross Streets	Broad Street & Tank Farm Road
County	San Luis Obispo
Type	Lease
Monthly Rent	\$10,833
Building Size	4,404 sf
Lot Size	40,067 sf
Monthly Gallons Sold	164,312 (fuel) + 18,672 (diesel)
Monthly Merch Sales	\$63,446
Monthly Deli Sales	\$15,885
Monthly Car Wash	\$18,992
Monthly Add'l Revenue	\$250
Year Built	December 2005

Property Description

This is a brand new Shell gasoline station with a deli, 4,400 sf convenience store, and car wash. A professional chef developed the deli menu, which has generated local media coverage since its late-2005 debut. Two curb cuts provide easy access, and a four-way traffic light in the intersection ensures excellent visibility to passing motorists. In addition, two office buildings with separate pedestrian access to this site are being built on adjacent property.

Location Description

4021 Broad Street is located at a high-traffic intersection in San Luis Obispo at the NWC of Broad Street (State Highway 227) and Tank Farm Road. Traffic generators include San Luis County Regional Airport (McChesney Field) with its daily schedule of commercial flights, a dense concentration of industrial and professional services companies, and commuting patterns that produce a 21% daily boost to the city's 44,000+ population.

The station is directly across the street from Marigold Shopping Center, home to 5 restaurants and a fitness gym.

NRC Realty Advisors, LLC ("NRC") has been retained by Seller to coordinate the sale of 2 gasoline stations with convenience stores located in San Luis Obispo, California, by sealed-bid on Thursday August 24, 2006. One of the sites is a branded Chevron station and is a fee site. The other station is a Shell station and is a lease site. Both sites are currently operating.

PSP INFORMATION

NRC is currently preparing extensive due diligence packages for each property. These Property Specific Packages ("PSPs") are available at a cost of \$35 per hardcopy and \$25 per CD ROM, including shipping.

PSPs will contain a Purchase and Sale Agreement ("PSA"), other legal documents, bidding instructions, and may contain some or all of the following information:

- **Store Sales Data**
 - Fuel Sales (Gallons) for 2003, 2004, 2005, and 2006 to date (displayed monthly)
 - Retail Sales for 2003, 2003, 2005, and 2006 to date (displayed monthly)
- **Environmental Information**
 - Tank and line configuration, sizes & type
 - Remediation reports on sites in remediation, if applicable
- **Current Title Reports**
- **Permits and Licenses**
- **Survey or Site Plans**

SUBMITTING BIDS

The deadline for NRC to receive bids is Thursday, August 24, 2006, by 3:00pm CT ("Bid Deadline"). Bids must be accompanied by an executed PSA, a completed and executed Bid Evaluation Form and initial earnest money deposit ("EMD") in the form of a certified or cashier's check made payable to NRC Realty Advisors, LLC in the amount of the greater of \$10,000 or 2.5% of the bid amount. NRC and the Seller will attempt to review all bids within seven days of the Bid Deadline.

TERMS OF SALE

Each Property being offered by Seller for sale is subject to the terms and conditions included herein and those contained in both the PSP and the

PSA. In addition to the Purchase Price contained in the PSA, successful Bidders will be required to purchase the inventory and supplies of the applicable business. Any amendments to the Terms and Conditions shall be made in writing. In the event of a conflict between this document and either the PSP or the PSA, the provisions of the PSA, shall control.

PROPERTY INSPECTIONS

The Business sites may be inspected during the hours of 9:00am to 5:00pm. UNDER NO CIRCUMSTANCES MAY BIDDERS ASK QUESTIONS OF STORE MANAGERS OR STORE EMPLOYEES. BIDDERS VIOLATING THIS REQUIREMENT MAY BE DISQUALIFIED FROM BIDDING. Store managers and store employees have been instructed to refer all conversations and questions to NRC.

BROKER PARTICIPATION

A fee equal to 1% of the gross selling price of each property will be paid by NRC upon the closing of escrow of the sale of such property pursuant to the Purchase and Sale Agreement to any licensed broker or agent whose registered prospect consummates the sale. For purposes of calculating such fee, the gross selling price shall not include any amounts paid for inventory and/or supplies. Brokers must register their prospect(s) with NRC no less than three (3) days prior to the Bid Deadline by completing a Broker Registration Form obtained from NRC and returning the completed form to NRC at 312.278.6900, referencing Sale 613. No commissions will be paid for any prospect previously contacted by NRC. No commissions will be paid on any property to brokers participating in the purchase of the property, and an affidavit may be required stating that the broker is acting solely as broker and not as purchaser. NO OTHER FORM OR ORAL REGISTRATION IS PERMITTED.

BUYER'S PREMIUM

The Buyer shall pay, in addition to the purchase price, an amount equal to 1% of the purchase price (excluding inventory) of the Property at closing.

DISCLAIMER

All offers are subject to the Terms and Conditions of Sale included in this brochure and located in the PSP, and to the terms and conditions contained in the PSA. Although information has been obtained from sources deemed reliable, NRC, Seller and/or any of their representatives, brokers, or agents make no guarantees as to accuracy of the information contained herein, and offer the Properties without express or implied warranty of any kind. Properties may be withdrawn from the sale at anytime without notice.



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