

OFFERING MEMORANDUM

CBRE CAPITAL MARKETS

AT&T PORTFOLIO

AR | MA | KY | MO | FL | TN | OK



OFFERING SUMMARY

OFFERING PRICE

\$12,591,100

NOI

\$857,796

TOTAL GLA

26,742 SF

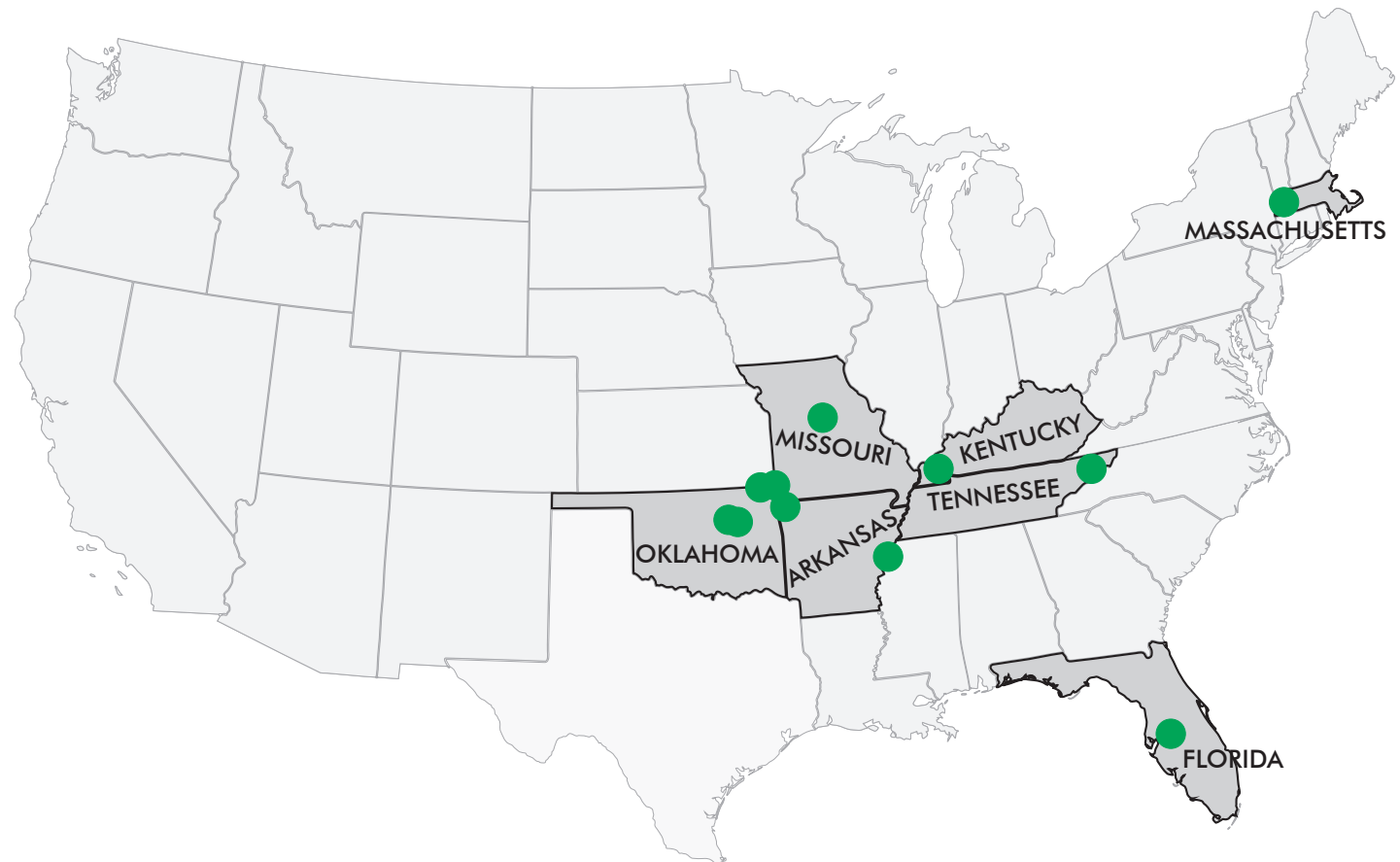
STATES

7

PROPERTIES

11

MAY BE PURCHASED INDIVIDUALLY OR AS A PORTFOLIO



EXCLUSIVE MARKETING ADVISORS:

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LOCATION SUMMARY

CITY	ADDRESS	STATE	ZIP	GLA	TERM REMAINING	NOI	CAP RATE	PRICE	
BIXBY	15035 S MEMORIAL DR	OK	74008	2,400	5 YEARS	\$88,800	6.65%	\$1,335,300	VIEW OM
BOONVILLE	419 E ASHLEY RD	MO	65233	1,976	5 YEARS	\$71,400	6.65%	\$1,073,700	VIEW OM
GREENEVILLE	2795 E ANDREW JOHNSON HWY	TN	37745	2,743	5 YEARS	\$83,400	7.00%	\$1,191,400	VIEW OM
GROVE	12 E 11TH ST	OK	74344	2,520	6 YEARS	\$72,000	6.65%	\$1,082,700	VIEW OM
MULBERRY	6749 N CHURCH AVE	FL	33860	1,835	6 YEARS	\$78,000	7.00%	\$1,114,300	VIEW OM
NEOSHO	910 A S NEOSHO BLVD	MO	64850	1,620	5 YEARS	\$65,400	6.65%	\$983,500	VIEW OM
PADUCAH	3320 IRVIN COBB DR	KY	42003	2,880	5.5 YEARS	\$95,400	7.00%	\$1,362,900	VIEW OM
PITTSFIELD	800 DALTON AVE	MA	01201	2,908	6.9 YEARS	\$90,000	7.00%	\$1,285,700	VIEW OM
ROGERS	2401 W WALNUT ST	AR	72756	2,340	6.5 YEARS	\$83,196	6.65%	\$1,251,100	VIEW OM
SAPULPA	618 S MAIN ST	OK	74066	2,520	5 YEARS	\$67,200	6.65%	\$1,010,500	VIEW OM
WEST HELENA	426 N SEBASTIAN	AR	72390	3,000	5 YEARS	\$63,000	7.00%	\$900,000	VIEW OM
TOTAL NOI						\$857,796			

PRIME COMMUNICATIONS



TYPE	Retail
YEARS IN BUSINESS	20
NO. OF LOCATIONS	2,000+
HEADQUARTERS	Sugar Land, TX
WEBSITE	www.primecomms.com

Prime Communications has more than 2,000 locations coast-to-coast in 28 states. Prime is the largest privately held AT&T Authorized Retailer in the US. Established in 1999 and takes great pride in being one of AT&T's premier partners. Prime Communications create simple, easy-to-understand solutions for customers who are eager to connect with AT&T's latest technologies for personal and business communication, home entertainment and home automation. Whether it's the latest smartphone or tablet, DirecTV, or home Internet, the company enjoys its role as product experts in a wide array of categories. Its customer-centric style and sales process produces consistently strong sales volumes and guest satisfaction scores, and has earned repeated recognition from AT&T as a leading performer among its collective partners.

PRIME COMMUNICATIONS ACQUIRES SPRING MOBILE JANUARY 2019

Salt Lake City - Spring Mobile, an authorized AT&T wireless retailer, announced that it has been successfully acquired by Prime Communications, L.P. for \$700 million, excluding transaction fees and customary working capital and indebtedness adjustments. Spring Mobile owns and operates 1,284 AT&T wireless stores and has operated as a division of GameStop Corp. (NYSE: GME) since 2013. With the acquisition today, Spring and Prime will collectively operate nearly 2,000 AT&T Wireless stores.

Prime Communications is based in Sugarland, Texas and will continue to operate offices in Salt Lake City.

Jason Ellis, CEO, and co-founder of Spring Mobile said, "We are excited to announce this acquisition and to begin 2019 with exciting new ownership. Over the years, we have worked closely with the Prime team and share a deep respect for one another. In coming together, we are now able to leverage our competitive position as AT&T's largest authorized retailer to bring the nation's best wireless products to more customers than ever before."

Source: Utah Business



DISCLAIMERS

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not

purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use***Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.***

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary.

The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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