



Lindsay, OK

NO STATE INCOME TAX!



Electra, TX

NO STATE INCOME TAX!



Memphis, TX

NO STATE INCOME TAX!



Olney, TX

NO STATE INCOME TAX!

Family Dollar 4 Property Portfolio

8.5% Cap Rate

Properties Can Be Purchased Separately





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CONTACT INFORMATION

NANCY MILLER, CCIM, MBA
 President, Net Lease Investment Group
 Nancy@BullRealty.com
 404-876-1640 x118

TEXAS BROKER OF RECORD
VICTOR RANDOLPH REID
 Reid Peevey Commercial Real Estate Company
 Randy@ReidPeevey.com
 254-753-1157
 Texas License #333073

ADAM WILLHITE
 V.P. Net Lease Investment Group
 Adam@BullRealty.com
 404-876-1640 x119

OKLAHOMA BROKER OF RECORD
TIM STRANGE, CCIM, SIOR, CPM
 President, Pivot Real Estate Brokerage
 tim@pivotproject.com
 405-413-8467
 Oklahoma License #206512

Offering Summary

PORTFOLIO SUMMARY

ADDRESS	SF	CAP RATE	PRICE	NOI	RENT/SF	PARCEL SIZE	YEAR BUILT	LEASE START DATE	LEASE EXPIRATION	RENEWAL OPTIONS	LEASE STRUCTURE
1119 N. Bailey St., Electra, TX*	±10,500	8.5%	\$1,358,824	\$115,500	\$11.00	±0.98 AC	2022	9/1/2022	8/31/2032	6 x 5 Year	NN+
1416 W. Noel St., Memphis, TX*	±10,500	8.5%	\$1,271,118	\$108,045	\$10.29	±0.92 AC	2022	9/1/2022	8/31/2032	6 x 5 Year	NN+
1117 W. Main St., Olney, TX*	±10,500	8.5%	\$1,235,294	\$105,000	\$10.00	±1.24 AC	2022	5/1/2022	4/31/2032	6 x 5 Year	NN+
602 W. Cherokee St, Lindsay, OK	±10,500	8.5%	\$1,321,765	\$112,350	\$10.70	±1.18 AC	2022	9/1/2022	8/31/2032	6 x 5 Year	NN+
TOTALS	±42,000	8.5%	\$5,187,000	\$440,895	\$10.50	±4.32	2022			6 X 5 YEAR	NN+

INVESTMENT HIGHLIGHTS

- Push the “easy button” with this Family Dollar portfolio serving areas with limited grocery and consumer options.
- Family Dollar is a value based retailer that thrives in all economic times.
- All four properties are proven locations that were not impacted by new corporate ownership.
- Minimal landlord responsibilities with these 2022 built NN+ leases.
- Corporate guaranteed by experienced private equity firms that own discount retailers including Kohl’s, Big Lots, and Bed Bath & Beyond.
- Motivated seller will consider selling locations separately.
- Texas locations are NOT subject to state income tax.*

FAMILY DOLLAR 4-PROPERTY PORTFOLIO

Price:	\$5,187,000*
Cap Rate:	8.5%
Price/SF:	\$123.50/SF
Total Buildings Size:	±42,000 SF
Total Sites Size:	±4.32 AC
Year Built:	2022
Type of Ownership:	Fee Simple
Tenant Name:	Family Dollar
Renewal Options:	Six 5-year for each property
Rent Increases:	\$0.50/SF at each option for each property
Guarantor:	Family Dollar Stores, Inc.

*Properties can be purchased separately



Portfolio Lease Summary & Locations

#	ADDRESS	CITY	STATE	± GLA SF	YEAR BUILT	PARCEL SIZE
1	1119 N. Bailey St.	Electra	TX	±10,500	2022	±0.98 Acres
2	1416 W. Noel St.	Memphis	TX	±10,500	2022	±0.92 Acres
3	1117 W. Main St.	Olney	TX	±10,500	2022	±1.24 Acres
4	602 W. Cherokee St.	Lindsay	OK	±10,500	2022	±1.18 Acres



INVESTMENT HIGHLIGHTS

- NN+ leases with recent 2022 construction and no state income tax (Texas locations only).
- Family Dollar is a value based retailer that thrives in all economic times.
- Landlord responsibilities: Roof, structure and parking lot (CAPX only).
- Tenant Responsibilities: All other repairs, grounds maintenance, liability insurance and reimbursement of taxes and property insurance.
- Renewal options: 6 five-year options with .50/SF in each option period.
- Corporate guaranteed: new Family Dollar owners, private equity firms Brigade Capital Management and Macellum Capital Management.

Property Overview

1119 N. Bailey St., Electra, TX 76360



County:	Wichita
Individual Price:	\$1,358,824
Individual Cap Rate:	8.5%
Current NOI:	\$115,500
Price/SF:	\$129.41/SF
Rent/SF:	\$11.00/SF
Building Size:	±10,500 SF
Site Size:	±0.98 AC
Year Built:	2022
Renewal Options:	Six 5-year
Rent Increases:	\$0.50/SF in each option
Parcel ID:	473841

Rent Schedule

TERM	BEGIN DATE	END DATE	ANNUAL RENT
Initial	-	8/31/2032	\$115,500
1st Option	9/1/2032	8/31/2037	\$120,750
2nd Option	9/1/2037	8/31/2042	\$126,000
3rd Option	9/1/2042	8/31/2047	\$131,250
4th Option	9/1/2047	8/31/2052	\$136,500
5th Option	9/1/2052	8/31/2057	\$141,750
6th Option	9/1/2057	8/31/2062	\$147,000

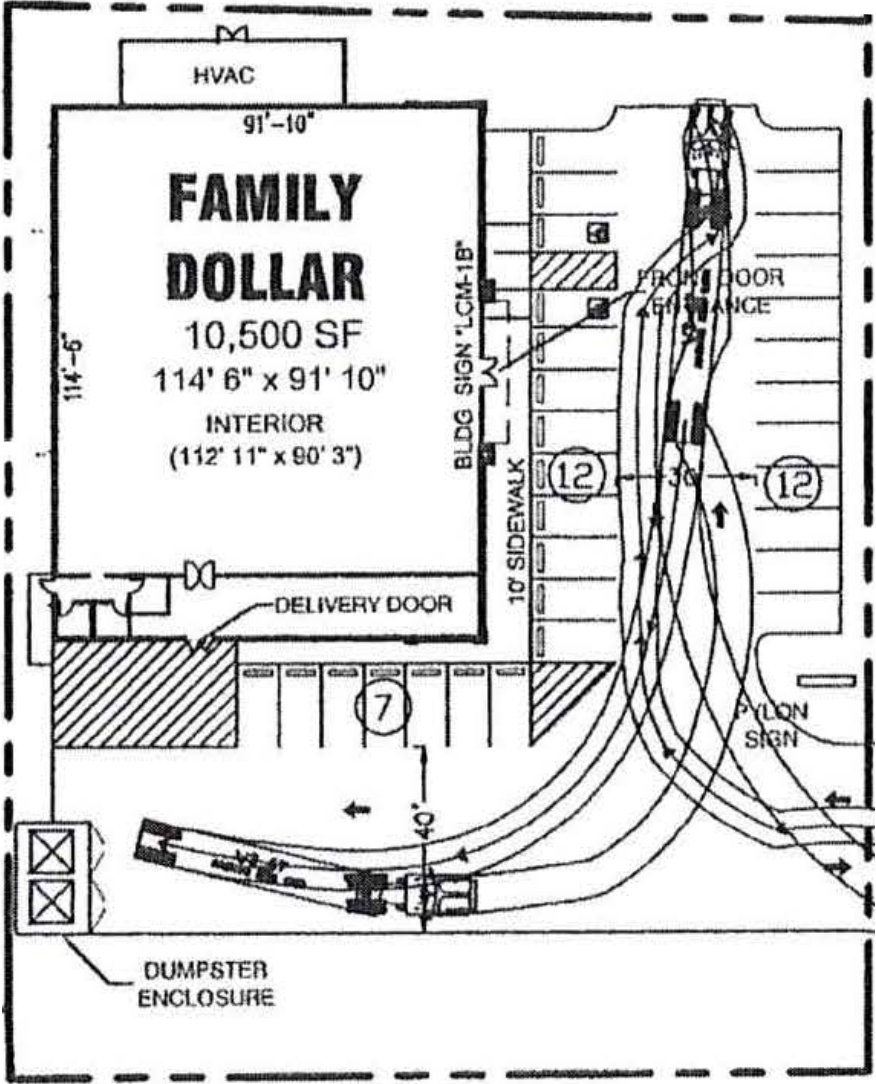
	POPULATION	3-MILE	5-MILE	10-MILE
2025 POPULATION		2,288	2,449	2,705
	HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 HOUSEHOLDS		1,063	1,122	1,205
	AVERAGE INCOME	3-MILE	5-MILE	10-MILE
2025 AVERAGE INCOME		\$81,942	\$82,703	\$83,151

ESRI 2025



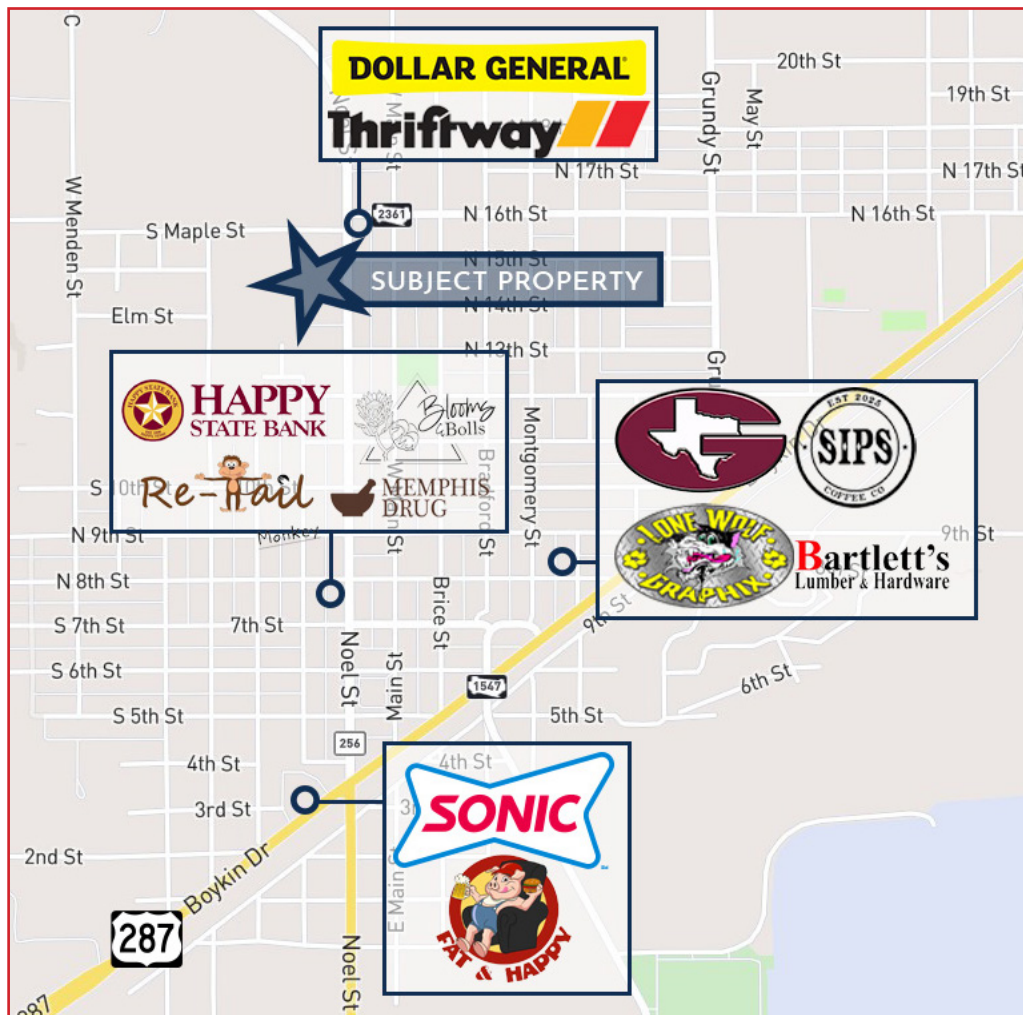
Site Plan

1119 N. Bailey St., Electra, TX 76360



Property Overview

1416 W. Noel St., Memphis, TX 79245



	POPULATION	3-MILE	5-MILE	10-MILE
2025 POPULATION		2,054	2,092	2,246
	HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 HOUSEHOLDS		894	912	976
	AVERAGE INCOME	3-MILE	5-MILE	10-MILE
2025 AVERAGE INCOME		\$63,334	\$63,940	\$65,684

ESRI 2025



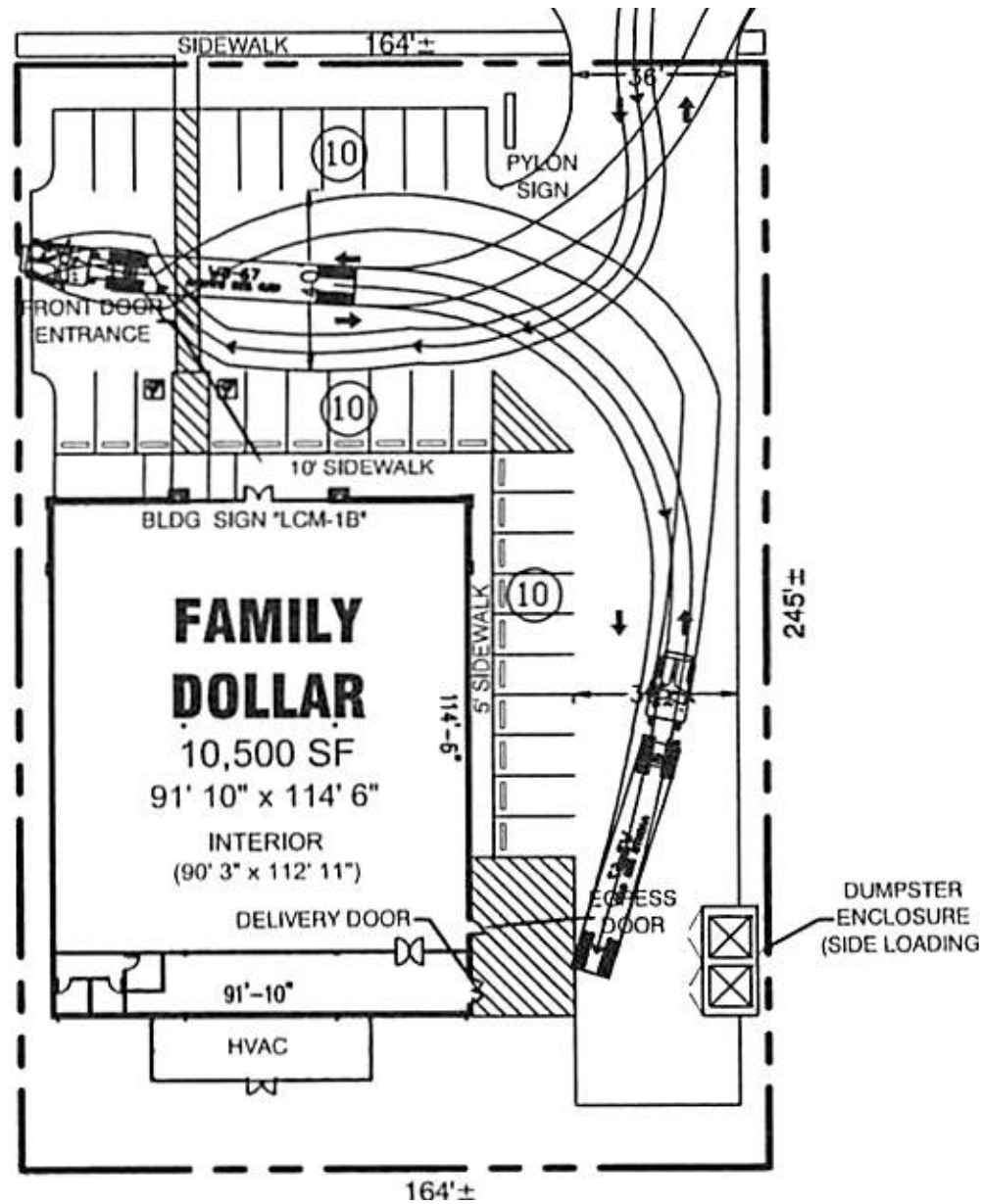
County:	Hall
Individual Price:	\$1,271,118
Individual Cap Rate:	8.5%
Current NOI:	\$108,045
Price/SF:	\$121.06/SF
Rent/SF:	\$10.29/SF
Building Size:	±10,500 SF
Site Size:	±0.92 AC
Year Built:	2022
Renewal Options:	Six five-year
Rent Increases:	\$0.50/SF in each option
Parcel ID:	204646

Rent Schedule

TERM	BEGIN DATE	END DATE	ANNUAL RENT
Initial	-	8/31/2032	\$108,045
1st Option	9/1/2032	8/31/2037	\$113,295
2nd Option	9/1/2037	8/31/2042	\$118,545
3rd Option	9/1/2042	8/31/2047	\$123,795
4th Option	9/1/2047	8/31/2052	\$129,045
5th Option	9/1/2052	8/31/2057	\$134,295
6th Option	9/1/2057	8/31/2062	\$139,545

Site Plan

1416 W. Noel St., Memphis, TX 79245



Property Overview

1117 W. Main St., Olney, TX 76375



County:	Young
Individual Price:	\$1,235,294
Individual Cap Rate:	8.5%
Current NOI:	\$105,000
Price/SF:	\$117.65/SF
Rent/SF:	\$10.00/SF
Building Size:	±10,500 SF
Site Size:	±1.24 AC
Year Built:	2022
Renewal Options:	Six five-year
Rent Increases:	\$0.50/SF in each option
Parcel ID:	8508

Rent Schedule

TERM	BEGIN DATE	END DATE	ANNUAL RENT
Initial	-	5/31/2032	\$105,000
1st Option	6/1/2032	5/31/2037	\$110,250
2nd Option	6/1/2037	5/31/2042	\$115,500
3rd Option	6/1/2042	5/31/2047	\$120,750
4th Option	6/1/2047	5/31/2052	\$126,000
5th Option	6/1/2052	5/31/2057	\$131,250
6th Option	6/1/2057	5/31/2062	\$136,500

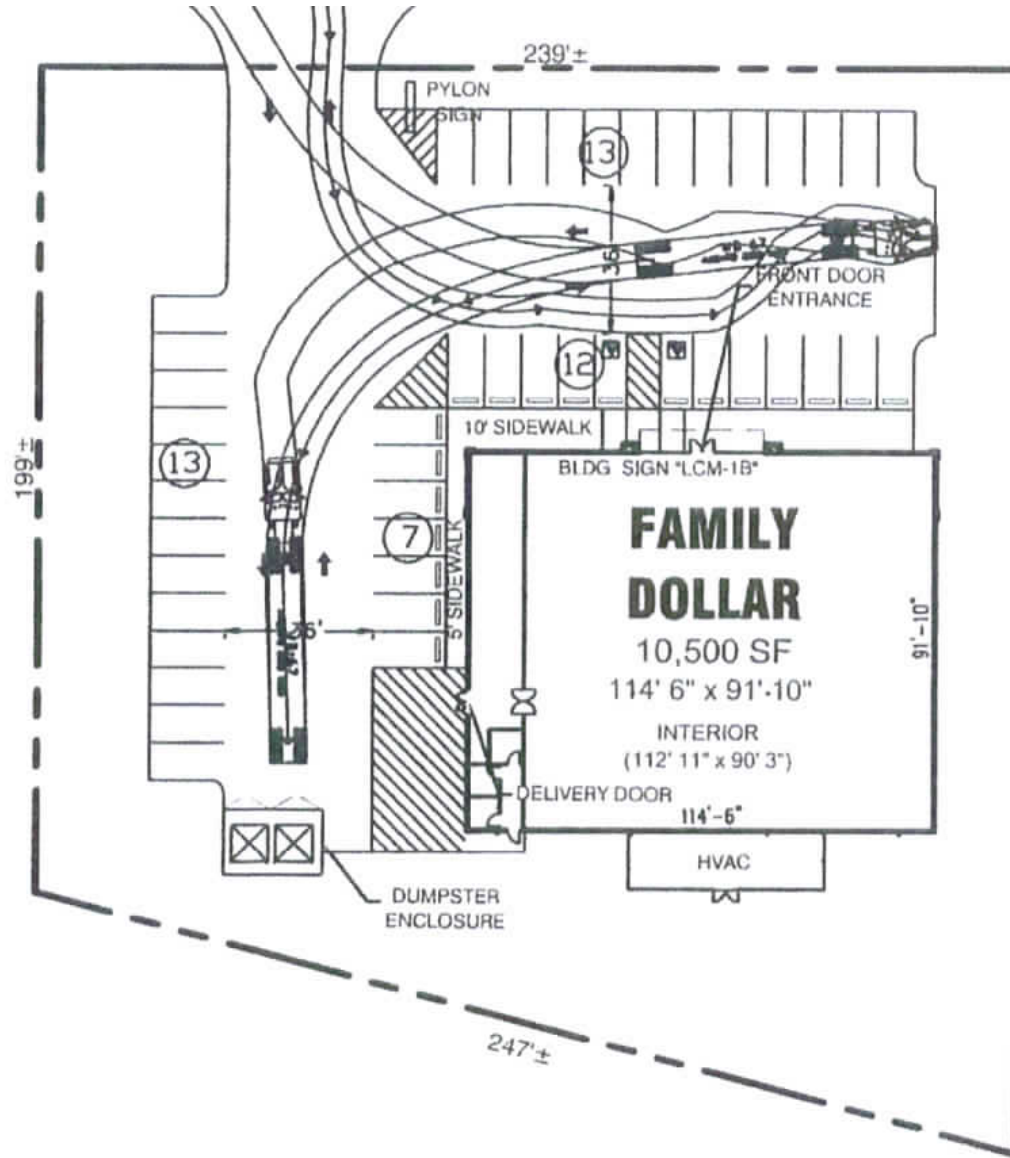
	POPULATION	3-MILE	5-MILE	10-MILE
2025 POPULATION		3,336	3,488	3,798
	HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 HOUSEHOLDS		1,481	1,537	1,648
	AVERAGE INCOME	3-MILE	5-MILE	10-MILE
2025 AVERAGE INCOME		\$70,745	\$70,879	\$71,346

ESRI 2025



Site Plan

1117 W. Main St., Olney, TX 76375



Property Overview

602 W. Cherokee St., Lindsay, OK 73052



County:	Garvin
Individual Price:	\$1,321,765
Individual Cap Rate:	8.5%
Current NOI:	\$112,350
Price/SF:	\$125.88/SF
Rent/SF:	\$10.70/SF
Building Size:	±10,500 SF
Site Size:	±1.18 AC
Year Built:	2022
Renewal Options:	Six 5-year
Rent Increases:	\$0.50/SF in each option
Parcel ID:	0375-00-032-006-0-000-00

Rent Schedule

TERM	BEGIN DATE	END DATE	ANNUAL RENT
Initial	-	8/31/2032	\$112,350
1st Option	9/1/2032	8/31/2037	\$117,600
2nd Option	9/1/2037	8/31/2042	\$122,850
3rd Option	9/1/2042	8/31/2047	\$128,100
4th Option	9/1/2047	8/31/2052	\$133,350
5th Option	9/1/2052	8/31/2057	\$138,600
6th Option	9/1/2057	8/31/2062	\$143,850

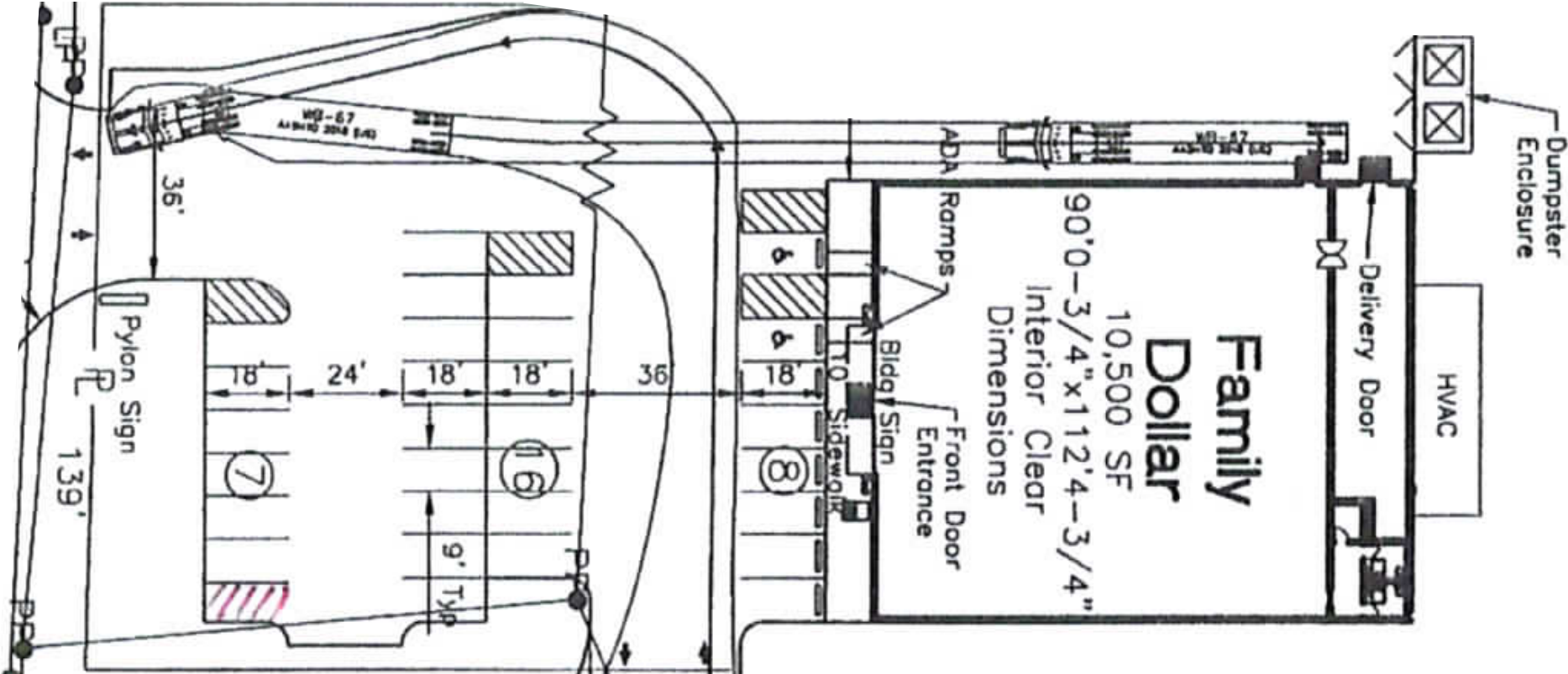
	POPULATION	3-MILE	5-MILE	10-MILE
2025 POPULATION		3,450	4,275	6,924
	HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 HOUSEHOLDS		1,400	1,704	2,656
	AVERAGE INCOME	3-MILE	5-MILE	10-MILE
2025 AVERAGE INCOME		\$74,522	\$78,321	\$84,530

ESRI 2025



Site Plan

602 W. Cherokee St., Lindsay, OK 73052



Tenant Profile

OVERVIEW

Family Dollar is a top choice for value-conscious shoppers seeking everyday items for the entire family in convenient neighborhood locations. As one of the nation's fastest-growing retailers, Family Dollar offers a wide range of products including household cleaners, name brand foods, health and beauty aids, toys, apparel, and home fashions, all at everyday low prices. While many items are available for \$1 or less, most products are priced below \$10, ensuring budget-friendly shopping.

Family Dollar has over 7,500 stores across 49 states. Once a part of Dollar Tree, as of July 7, 2025, the Family Dollar and Family Dollar/Dollar Tree brand stores were sold to private equity firms, [Brigade Capital Management](#) and [Macellum Capital Management](#), who also own many other discount retailers including Kohl's, Big Lots, Bed, Bath and Beyond and more. (Full Link to this Press Release is [HERE](#)). An earlier [PRESS RELEASE](#) from May 19, 2025 indicated that Family Dollar's new head will be Duncan MacNaughton, who was the company's previous President and CEO.

For more information, please visit www.familydollar.com



AUV

(Average Unit Volume)

\$1.5- \$2M/YR



FOUNDED
1959



LOCATIONS
7,500+



STATES
49

Broker Profiles



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

CONNECT WITH US:
www.BullRealty.com



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as Family Dollar 4-Property Portfolio. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Accepted and agreed to this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the States of Texas and Oklahoma. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Nancy Miller, CCIM, MBA

President, Net Lease Investment Group
Nancy@BullRealty.com
404-876-1640 x118

Adam Willhite

V.P., Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Bull Realty, Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
Fax: 404-876-7073

TEXAS BROKER OF RECORD

Victor Randolph Reid

Reid Peevey Commercial Real Estate Company
Randy@ReidPeevey.com
254-753-1157
Texas License #333073

OKLAHOMA BROKER OF RECORD

Tim Strange, CCIM, SIOR, CPM

President, Pivot Real Estate Brokerage
tim@pivotproject.com
405-413-8467
Oklahoma License #206512





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reid Peevey Company, LLC	9005413	reidpeevey.com	254-752-9500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor Randolph Reid	333073	randy@reidpeevey.com	254-752-9500
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve 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 party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.