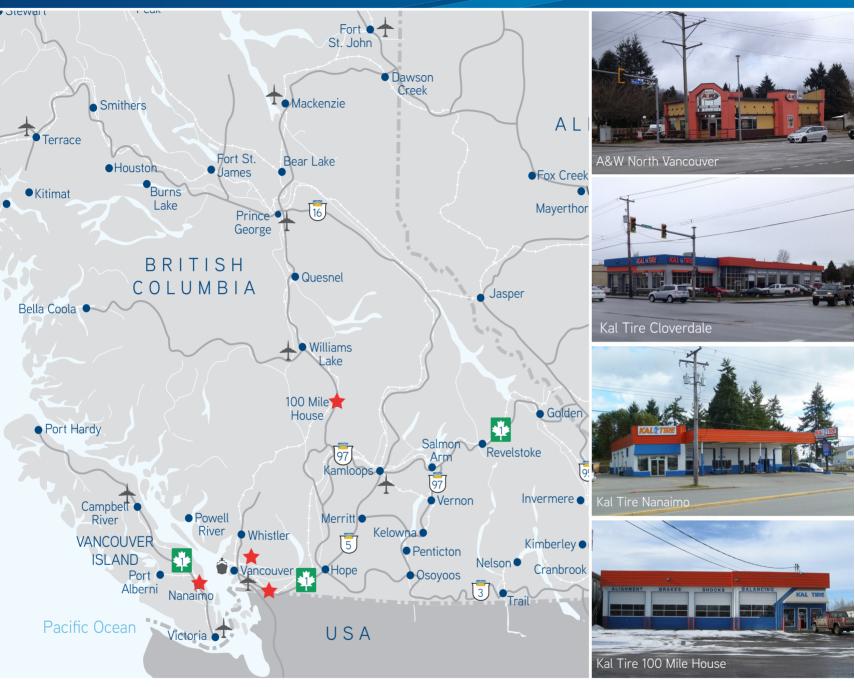
FOR SALE > F B Stewart & Co. Real Estate Portfolio

FOUR SINGLE-TENANT, NET-LEASED ASSETS





Opportunity

To acquire a 100% interest in four single-tenant, net-leased assets with no landlord responsibilities. The tenants, A&W Food Services Inc. ("A&W") and Kal Tire Distributors Ltd. ("Kal Tire") will collectively pay \$509,200 (net) in 2013 with escalations in 2015. Offers can be made on all four properties, a combination of the properties or on an individual property.

SAM NAKHLEH*

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FOUR SINGLE-TENANT, NET-LEASED ASSETS

Summary

A&W North Vancouver

1508 Main Street, North Vancouver, B.C.

Building Area	
> Main	+/-2,200 SF
> Basement	+/-875 SF
Site Area	+/-21,030 SF
NOI	\$160,000
Price	\$3,555,000

Kal Tire Cloverdale 5621 180th Street, Surrey, B.C.**

Building Area	+/-12,000 SF
Site Area	+/-48,079 SF
NOI	\$160,800
Price	\$3,225,000
Cap Rate	5.00%

Kal Tire Nanaimo

Cap Rate

2800 & 2834 Norwell Drive, Nanaimo, B.C.**

Building Area		+/-6000 SF	
Site Area			
>	2800 Norwell Dr.	+/-15,930 SF	
>	2834 Norwell Dr.	+/-12,799 SF	
NOI		\$96,000	
Price		\$1,600,000	
Cap Rate		6.00%	

Kal Tire 100 Mile House 360 Cariboo Hwy 97 & 370 Taylor Avenue, 100 Mile House, B.C.**

Building Area	+/-7,000 SF
Site Area	
> 360 Cariboo Hwy 97	+/-36,155 SF
> 370 Taylor Ave.	+/-17,250 SF
NOI	\$92,400
Price	\$1,320,000
Cap Rate	7.00%

**Kal Tire has a Right of First Refusal to Purchase for each of its tenanted properties.

4.50%

Total

Price: \$9,700,000

NOI: \$509,200

Cap Rate: 5.25%

Offering Process

The Vendor will only consider Offers to Purchase on or after May 8, 2013. Preference will be given to Offers to Purchase for the entire portfolio, however, the Vendor may consider Offers to Purchase on one or more of the properties. Purchasers working through an advisor/agent shall be solely responsible for any fees payable to said advisor/agent.

Contact Us

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