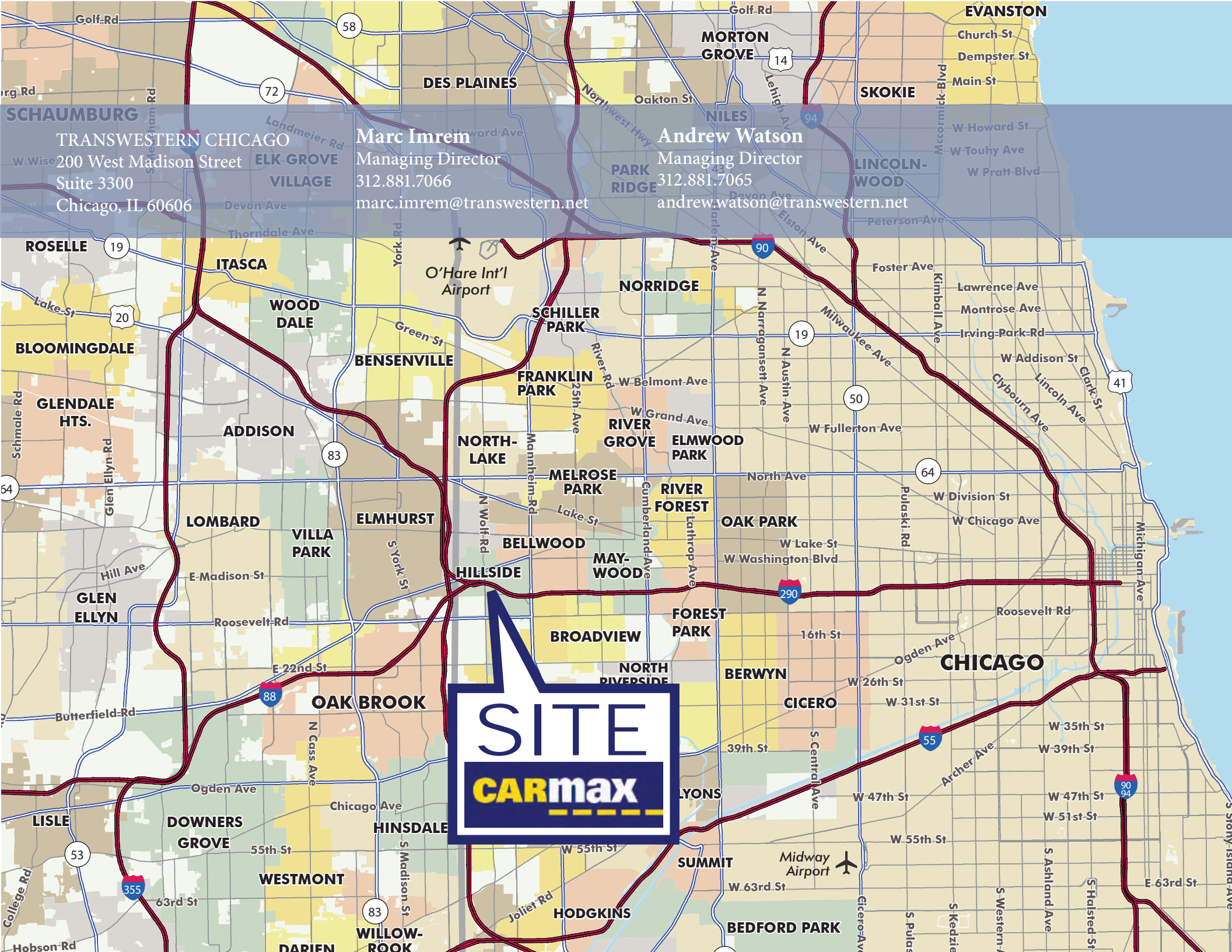


LONG TERM NET LEASED RETAIL PROPERTY FOR SALE

CARMAX (Zero Cash Flow or Debt Free Options)

101 North Wolf Road | Hillside, IL





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SITE
CARmax

Confidentiality & Conditions

Transwestern (the "Agent") has been engaged as the exclusive agent for the sale of 101 North Wolf Road in Hillside, Illinois (the "Property"), by the Owner (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this information package. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this information package.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly

reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Agent must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.

Environmental Matters

All parties to real estate transactions should be aware of the health liability and economic impact of environmental factors on real estate. Agent does not conduct investigations or analysis of environmental matters, and accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminant or petrol-chemical products stored in underground tanks) or other undesirable materials or conditions

are present in the Property, and if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of the buildings or may be present as a result of the previous activities at a Property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If hazardous or toxic substances exist or are contemplated to be used at a Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Agent makes no representation and assumes no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable materials on or about any Property ultimately sold. It is solely the responsibility of the potential investor to conduct investigations to determine the presence of such materials.

Radon Gas

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county public health unit.

The Americans with Disability Act

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Agent is not qualified to advise you as to what, if any, changes may be required now, or in the future. Prospective investors should consult their attorneys and qualified design professionals for information regarding these matters.

Legal & Tax Matters

With respect to legal or tax issues pertaining to the acquisition and/or ownership of the Property, Agent is not qualified to provide advice on such matters. Prospective purchasers should consult with their advisors on these and other related matters. The recipient of this Offering Memorandum shall not rely on any information contained herein with respect to these or any other matters. The Seller and the Agent make no representation or warranties on any such matters.

Executive Summary

Transwestern is pleased to offer for sale to qualified investors a long term absolute net leased property in Hillside (Chicago), Illinois. This fee simple offering is 100% leased to CarMax Inc., the largest retailer of used vehicles in the United States.

The current lease has eight years remaining on an initial twenty two (22) year primary term, and an additional twenty (20) years of option periods with rent escalations.

The subject is just east of Wolf Road and fronts the Eisenhower Expressway (I-290) which connects Chicago to its western suburbs. Just west of the property, I-290 (197,300 ADT) becomes I-88, continuing west, and connects with I-294, running through the north and northwest suburbs.

Built in 1999, the property consists of 18.08 acres of land improved with an 86,821 square foot building. In addition to the typical operations, this facility reconditions vehicles for sale or auction making it mission critical.

CarMax currently operates 100 plus used car superstores in 54 markets. The company is traded on the New York Stock Exchange (Symbol KMX), has a market capitalization of \$10.16 billion and revenues of \$11.26 billion.

INVESTMENT HIGHLIGHTS

Tenant	CarMax
Address	101 North Wolf Road Hillside, IL 60162
Location	East of Wolf Road fronting I-290
Building Size	86,821 SF
Land Size	18.08 Acres
Current Rent	\$1,995,280
Remaining Lease Term	8 Years
Interest	Fee Simple

	Assume Debt (Zero Cash Flow)	Without Debt
Asking Price	\$22,500,000	\$27,500,000
Asking Cap Rate	8.87%	7.25%
Equity Required	\$8,200,000	\$27,500,000



Actual Property


CARmax[®]

LEASE ABSTRACT

Lease Type	Absolute NNN	
Primary Lease Term	22 Years	
Lease Commencement	2/26/1999	
Lease Expiration	4/30/2021	
Current Annual Rent	\$1,995,280	
Rent/SF	\$22.98	
Primary Term Increases	No	
Renewal Options	Two 10 Year	
Option Increases	Yes	
Rent Schedule	1-22	\$1,995,280
Option Rent Schedule	23-32	\$2,194,808
	33-42	\$2,414,289

EXISTING DEBT

Original Balance	\$19,700,000
Current Balance	\$14,304,330 (5/1/2013)
Interest Rate	Zero Cash Flow
Amortization	Zero Cash Flow
Monthly P&I	\$166,046
Balloon	\$6,420,205
Maturity Date	May 1, 2021



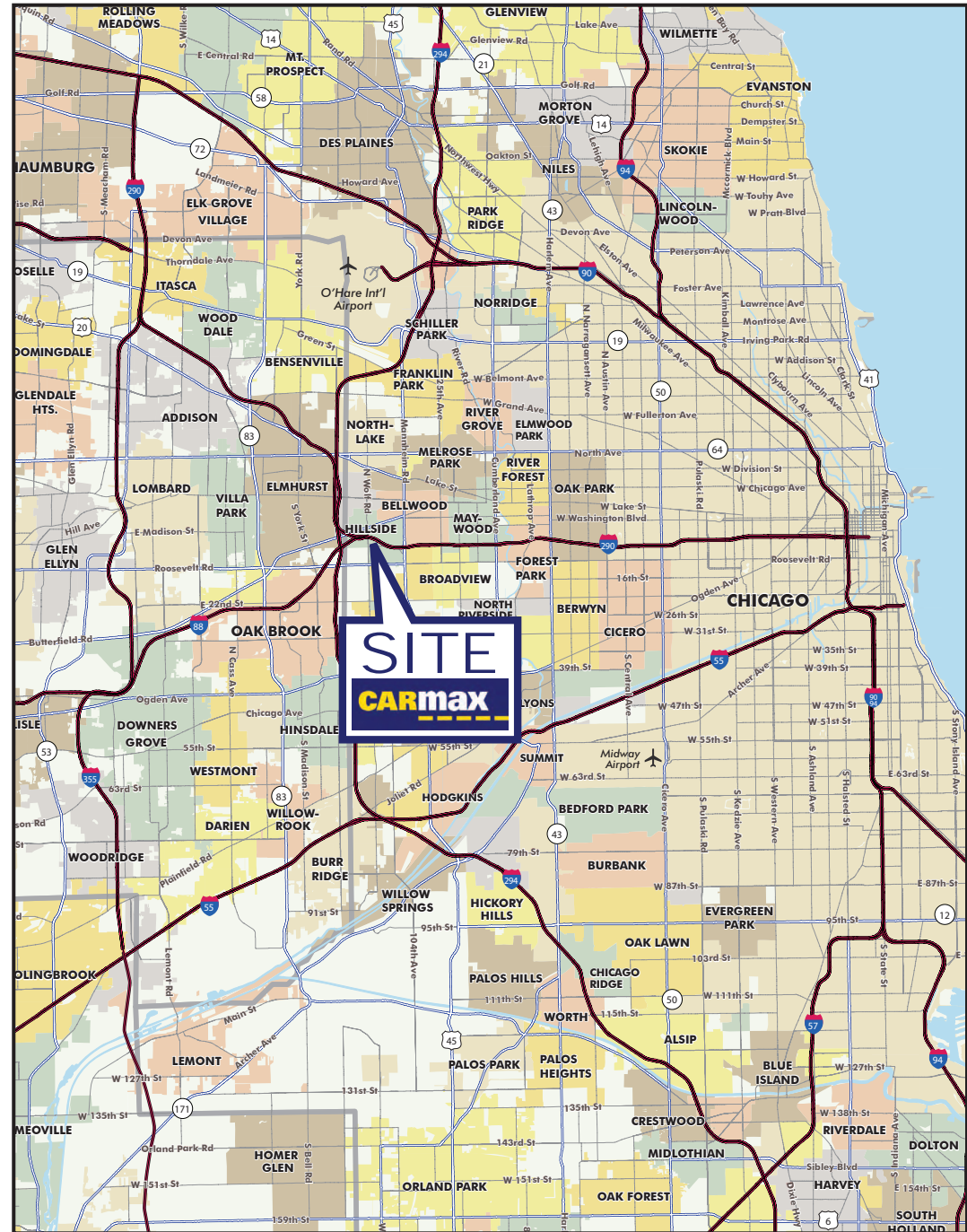
Actual Property



Actual Property

PROPERTY INFORMATION

Building Size	86,821 SF
Land Size	18.08 Acres
Parking Spaces	2021



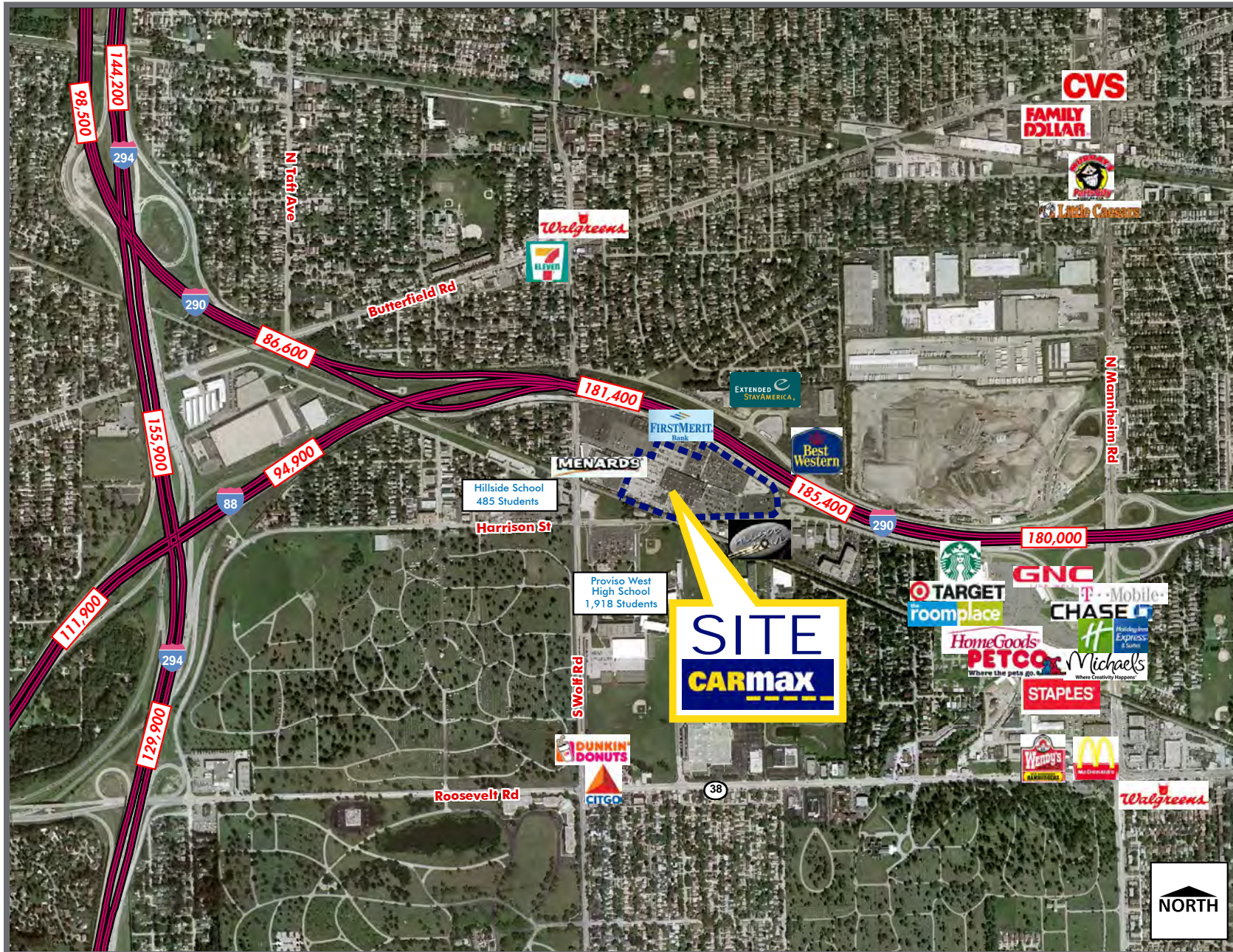
AVERAGE DAILY TRAFFIC

I-290 (Eisenhower)	181,400
Wolf Road	15,900
Total	197,300

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	9,762	117,735	322,657
Average Household Income	\$68,330	\$78,603	\$83,053

Site Market Map



Site Intersection Map



Tenant Overview

CarMax, Inc. (NYSE: KMX), through its subsidiaries, operates as the largest retailer of used vehicles in the United States. The company operates 100 plus used car superstores in 54 markets and has a market capitalization of \$10.16 billion and revenues of \$11.26 billion.

The company also sells new vehicles under various franchise agreements, as well as engages in wholesale vehicle sales. In addition, CarMax provides related products and services, including the financing of vehicle purchases through its own finance operation, CarMax Auto Finance, as well as third-party lenders; the sale of extended service plans and accessories; the appraisal and purchase of vehicles directly from consumers; and vehicle repair service.

CarMax’s business model provides consumer’s with four benefits: no-haggle prices; a broad selection; high quality vehicles; and a customer-friendly sales process. CarMax is listed on the Fortune 500, and has been named in Fortune magazine’s “100 Best Companies to Work For” for eight consecutive years.

TENANT OVERVIEW	
Tenant	CarMax
Lease Guarantor	CarMax Inc.
Ownership	Fee Simple
Ticker Symbol	KMX
Exchange	NYSE
Number of Locations	100+
Sales	\$11.26 Billion
Market Cap	\$10.16 Billion
Headquarters	Richmond, VA
Website	carmax.com



Downtown Chicago

Location Overview

Hillside

The Property is located in the Village of Hillside, IL, 17 miles west of Chicago’s Central Business District in western Cook County. Cook is one of the most populated counties in the United States with nearly 5.2 million residents. In 2010, Hillside had a reported population of 8,157 people. The Village spans 3.18 square miles and was incorporated in 1905.

Hillside is conveniently located at the intersection of the Eisenhower Expressway (I-290), the Tri-State Tollway (I-294) and the East-West Tollway (I-88). Drivers are able to access downtown Chicago, O’Hare Airport or Midway Airport in approximately 20 minutes. Hillside residents can also access downtown Chicago by taking a 25 minute Metra commuter train.

Hillside is committed to fostering and retaining economic activity through the creation of the Business Redevelopment and Tax Increment Financing (TIF) Districts. The CarMax property is in one of these TIF districts.

Chicago Metro Area

The Chicago Metropolitan Area consists of Cook, DuPage, Kane, Lake, and Will and has a population of over 9.8 million residents. The area is host to several Fortune 1000 companies and is known as being a major global financial center and is home to the CME group, one largest futures exchange in the world. The area is a major transportation hub in the United States with major interstates connecting Chicago to its outlying suburbs, an extensive public transportation system including commuter rail service, and two of the world’s busiest airports.

LOCATION OVERVIEW

City	Hillside
State	Illinois
Metro Area	Chicago
Population	9.8 Million

Demographic Report

POPULATION

	0 - 1 miles	0 - 3 miles	0 - 5 miles
2011 Estimated Population	9,762	117,735	322,657
2016 Projected Population	9,487	115,431	319,662
2000 Census Population	10,712	125,830	335,431
1990 Census Population	10,361	123,848	325,376

HOUSEHOLDS

	0 - 1 miles	0 - 3 miles	0 - 5 miles
2011 Estimated Households	3,296	40,655	115,031
2016 Projected Households	3,172	39,930	113,895
2000 Census Households	3,749	43,601	120,714
1990 Census Households	3,808	43,440	118,882
2011 Estimated Average Household Size	2.87	2.83	2.74

2011 ESTIMATED HOUSEHOLD INCOME

	0 - 1 miles	0 - 3 miles	0 - 5 miles
2011 Estimated Median Household Income	\$58,876	\$61,778	\$62,639
2011 Estimated Average Household Income	\$68,330	\$78,603	\$83,053
2011 Estimated Per Capita Income	\$23,450	\$27,531	\$29,981
2011 Estimated Median Age	38.09	37.56	38.2
2011 Estimated Average Age	38.79	38.61	38.83

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