

CSRA GM Dothan, DST

6.75%
STARTING
CASH FLOW

PROPERTY OVERVIEW

5105 Montgomery Highway
Dothan, Alabama 36303

This newly constructed 45,600-square-foot Class A Gander Mountain sporting goods store is located in Dothan, Alabama. The store is 100% leased by Gander Mountain Company, the nation's largest retail network of stores for hunting, fishing, camping, marine and outdoor lifestyle products and services. The store is scheduled to open in November 2013.



OFFERING DETAILS

OFFERING SIZE
\$3,516,000

LOADED PURCHASE PRICE
\$9,516,000

LOAN
\$6,000,000

LOADED LOAN-TO-VALUE
63.05%

LOAN TERMS
5.45% fixed interest rate, 10-year term, 30-year amortization

SQUARE FOOTAGE
45,600

LOADED ACQUISITION CAP RATE
7.19%

FIRST-YEAR CASH FLOW
6.75%

NEW CONSTRUCTION
Building systems under warranty

PROPERTY DETAILS

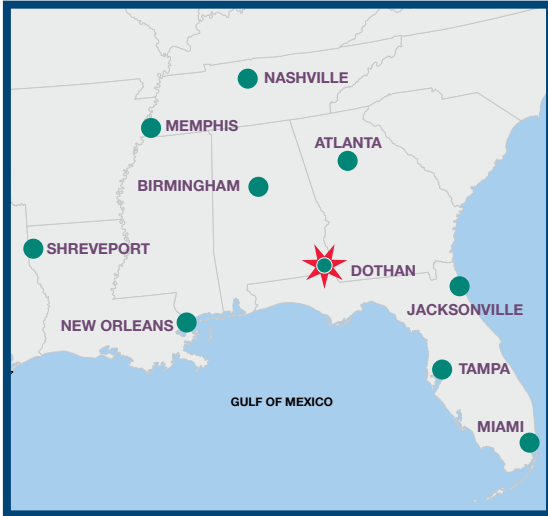
- **LEASE:** New 15-year lease
- **STRUCTURE:** Triple net lease, where the tenant is responsible for all operating costs
- **RENT BUMPS:** 10% rent increases in years six and 11 of the initial term
- **OPTIONS:** Four extension options of five years each with 8% rent increases each option period
- **PARKING:** 229 surface parking spaces, including eight handicapped spaces.
- **QUALITY:** Class A

GANDER MOUNTAIN STORE LOCATIONS



Dothan, Alabama

Home to nearly 143,000 people, the Dothan metropolitan statistical area offers its residents affordable housing, low property taxes, and a variety of services, including healthcare, education, shopping and entertainment. Dothan is located just a few miles from the state lines of Florida and Georgia.



GANDER MOUNTAIN COMPANY

Gander Mountain Company operates the nation's largest retail network of stores for hunting, fishing, camping, marine and outdoor lifestyle products and services. Established in 1960 and headquartered in St. Paul, MN, Gander Mountain Company offers an assortment of outdoor equipment, firearms, camping supplies, fishing and marine products, technical and rugged outdoor apparel, and casual footwear, as well as gunsmith and archery services. Gander Mountain Company features a selection of national, regional and local brands and its own brands.

Gander Mountain Company 2012 Highlights:

- In excess of \$1 billion in revenue
- Exceeded 4-year goals, including debt paydown
- Double digit sales growth over prior year
- 6,500+ employees in 130+ stores in 24 states
- Expansion of new prototype stores

MARKET OVERVIEW

The Dothan area is home to several major corporations, including General Electric, Michelin, McLane, Twitchell, International Paper, Globe Motors, Cummings Sign, Wayne Farms, Swedish Match, Qualico Steel, E & H Steel, Dunbarton, Flavor House, Nypco ALABAMA and AAA Cooper Transportation – Headquarters.

The area has a rich history in the development of aviation jobs in Alabama through Enterprise-Ozark Community College (avionics and aviation mechanic training) and Fort Rucker, the Army Aviation Center of the United States.

Education, quality of life and industry support provide the impetus for the continued development of the Dothan area. With strong support from the Wallace Community College system, Alabama Technology Network, Troy University Dothan Campus and K-12 programs that are geared to industry, the infrastructure is present to meet the needs of existing and future businesses and industries.

ABOUT CAPITAL SQUARE REALTY ADVISORS, LLC (CSRA)

Capital Square is a real estate advisory company specializing in the creation and management of real estate investments. Capital Square uses the DST and other investment structures to fit the needs of its high net worth individual and institutional investors. Capital Square is also active in third-party property and asset management, key elements in a successful real estate investment.

FOR FURTHER INFORMATION, CONTACT

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Consider the Risks

An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- There are various risks associated with owning, financing, operating, and leasing commercial properties in Dothan, Alabama.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Tenant to pay the Rent and operate, manage, lease, and maintain the Property.
- If the Tenant does not renew or extend the Lease, or terminates or defaults on the Lease, the operating results of the Property could be adversely affected by the loss of revenue and Beneficial Owners could lose the benefits of Section 1031.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the Property.
- There are various conflicts of interest among the Trust, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the Property.
- There may be environmental risks related to the Property.