

CSRA KOMAR DESERT CENTER, DST
79705-79845 Highway 111, La Quinta, California 92253



COSTCO SHADOW-ANCHORED RETAIL CENTER IN SOUTHERN CALIFORNIA

KOMAR
DESERT CENTER



PROPERTY OVERVIEW

79705-79845 Highway 111, La Quinta, California 92253

Strategically located with frontage along the highly trafficked Highway 111 in affluent resort community

Komar Desert Center

Approximately 77,466 rentable square feet

- Major tenants include Starbucks, BevMo!, Burgers and Beer, Toda Moda, Souplantation and Mimi's Café
- Constructed in 2008 with multiple points of access along Highway 111 retail corridor
- Parking ratio of 5.5 vehicles per 1,000 square feet, or 429 vehicle spaces
- Located in an affluent resort community visited by many tourists each year
- Shadow-anchored by Costco (S&P: A+); not a part of the offering

79705 – 79845 Highway 111, La Quinta. California



INVESTMENT HIGHLIGHTS

Institutional Quality Asset

Built in 2008 using the highest quality construction, Komar Desert Center is one of the newest developments along the popular Highway 111 retail corridor.

Stable Cash Flow with Substantial Upside

Currently 92 percent leased through the end of 2017, the property provides steady cash flow while offering significant future upside through additional leasing and development.

Daily Needs Shadow Anchored Shopping Center

The property is shadow anchored by Costco (not a part of the offering). The 139,000-square-foot store brings visitors from as far as 15 miles away, providing other tenants at Komar Desert Center a tremendous amount of traffic.

High-Identity Location with Excellent Regional Access

The property benefits from exceptional exposure with 900 feet of lineal frontage and a signalized intersection along Highway 111 that averages nearly 60,000 daily motorists. The location is approximately three miles south of Interstate 10, one of California's most important thoroughfares connecting the Coachella Valley to Los Angeles to the west and Phoenix to the east. The property is near the Rancho La Quinta Country Club Homes, the newly constructed and fully occupied Coral Mountain Apartments, and the Desert Sands Unified School District.

Strong & Improving Local Retail Market

The Coachella Valley retail market has made significant strides in recovery since the start of 2013, achieving positive net absorption for five of the previous six quarters. Vacancy continues to decline as retailers compete for limited space amid little new construction.

Separately Parceled Providing Multiple Exit Strategies

All seven standalone buildings are separately parceled providing the opportunity to sell individual pad buildings to net lease investors at a premium, thereby lowering the investor's overall cost basis.



NATIONAL BRAND TENANTS

41.6% of the offering's RSF is leased to national tenants, including BevMo!, Souplantation, Mimi's Café, Starbucks and Panda Express.

RETAIL TENANTS (PARTIAL LIST)



SITE PLAN



TENANT ROSTER		
TENANT	SUITE	SQUARE FEET
Burgers and Beer	A-101	9,951
Toda Moda	A-102	9,734
ACQ Point, Inc.	B-101	1,843
USTT Taekwondo	B-102/3	3,735
Panda Express	C-101	1,921
Available	C-102	1,213
Prestige (Expansion)	C-103	1,237
Prestige Nails	C-104	1,505
Oscar Chavez	C-105	642
Nash Dentist	D-101	1,489
Available	D-102	1,592
Tutti Frutti	D-103	1,268
Starbucks	D-104	1,777
Jadabug's	E-101	2,870
Available	E-102	2,998
Yamaha Golf Carts	E-103	3,407
Jewel Master	F-101	1,296
Juice it Up	F-102	1,346
Available	F-103	1,303
Available	F-104/5	2,556
Mimi's Cafe	G-101	6,480
BevMo!	H-101	10,303
Souplantation	J-101	7,000
Total Occupied Square Feet		67,804
Total Available Square Feet		9,662
Total Square Feet		77,466

PROPERTY INFORMATION	
Address	79705 - 79845 Highway 111 La Quinta, CA 92253
Rentable Area (Square Feet)	77,466
Occupancy	92%
Number of Buildings	7
Gross Site Area	±16.4 acres
Existing Center	±9.3 acres
Developable Land	±7.1 acres
Year Built	2008
Parking Ratio	5.5:1,000

MAJOR TENANT SUMMARY			
TENANT NAME	LEASED SF	% OF TOTAL SF	EXPIRATION
BevMo!	10,303	13.3%	Sep-18
Burgers and Beer	9,951	12.8%	May-22
Toda Moda	9,734	12.6%	Apr-18
Souplantation	7,000	9.0%	Sep-28
Mimi's Cafe	6,480	8.4%	Aug-28



BEVMO!

Square Feet: 10,303 (13.3% of offering RSF)

Expiration: September 2018

Website: www.bevmo.com

BevMo! is a privately held corporation based in Concord, California, selling mainly alcoholic beverages. The company was founded in January 1994 as Beverages & More! in the San Francisco Bay Area, and re-branded as "BevMo!" in January 2001. As of February 2014, BevMo! operates 152 stores in the United States with locations based in and around the major metropolitan markets of San Francisco, Sacramento, Los Angeles, San Diego, Phoenix and Seattle. BevMo! offers competitively priced alcoholic and non-alcoholic beverages and "goes with" products such as specialty foods and snacks, cigars, glassware and related bar and wine accessories. The store serves as a one stop shopping destination for all beverage and entertainment needs.

BURGERS AND BEER

Square Feet: 9,951 (12.8% of offering RSF)

Expiration: May 2022

Website: www.burgersandbeer.com

Burgers and Beer opened its first doors in Calexico, CA in 1985 with a vision of providing the residents a comfortable and casual location, where they could have a great tasting, high quality burger, accompanied by a refreshing, ice-cold beer, all at an affordable price. The family owned company now operates five locations throughout Southern California and Arizona. With the addition of several widescreen TV's, as well as TV's at every booth, a full bar with a diverse selection of beers and mixed drinks, a sports themed atmosphere, an ever expanding menu with a wide range of meal choices, and new "open late" hours, Burgers & Beer serves as the premier sports bar and dining destination at all times of the day.



TODA MODA

Square Feet: 9,734 (12.6% of offering RSF)

Expiration: April 2018

Toda Moda was established in 2001 in Yucca Valley, CA as a women's clothing outlet specializing in trendy styles at an affordable price. Today, the retailer has grown to operating several locations throughout California. Currently, Toda Moda carries clothing and fashion accessories from t-shirts and dresses to jewelry and shoes for men, women and children.

TODA MODA

SOUPLANTATION (OWNED BY GARDEN FRESH RESTAURANT CORP.)

Square Feet: 7,000 (9.0% of offering RSF)

Expiration: September 2028

Website: www.souplantation.com

The first Souplantation opened in 1978 in San Diego, California as an all-you-care-to-eat buffet restaurant specializing in soups and custom built salads. In 1983, Garden Fresh Restaurant Corp. was founded through the acquisition of the first two Souplantation restaurants. The company went public in 1995, but then was taken private in 2004. The restaurant offers a unique dining experience where each guest can create a meal tailored to meet his/her exact wants and needs. With 128 company-owned restaurants in 15 states, over 300 million guests since 1978 have helped Souplantation be #1 in fresh produce and salads, made-from-scratch soups, hot pastas, freshly baked breads and muffins, fresh fruit, desserts, and more.



MIMI'S CAFÉ (OWNED BY LE DUFF)

Square Feet: 6,480 (8.4% of offering RSF)

Expiration: August 2028

Website: www.mimiscafe.com

Mimi's Café opened its first location in 1978 in Anaheim, California as a French inspired restaurant serving breakfast, lunch and dinner. Mimi's Café was purchased in 2004 by Bob Evans Farms, Inc., and then sold again in 2013 for \$50 million to the U.S. branch of French restaurant group Le Duff, which operates over 1,120 restaurants and bakeries around the globe. Originally headquartered in Irvine, California, the company is planning to move to Dallas, Texas following the 2013 sale. Since its original opening the company now operates 145 locations in 24 states. Mimi's Café is dedicated to serving small-batch sauces and ingredients sourced from France as a few of the ways they stay connected to their French roots. The restaurant recently introduced a new menu that combines fresh options with old favorites. Beyond the new menu, Le Duff is committed to giving a new look to the restaurant chain, both visually and operationally, by remodeling all 145 locations and rebuilding its training department, operations, accounting, marketing and human resources. With a philosophy that puts fresh food first, their chef-led restaurants and new menus will offer a unique dining experience.



STARBUCKS (NYSE: SBUX, S&P: A-)

Square Feet: 1,777 (2.3% of offering RSF)

Expiration: June 2018

Website: www.starbucks.com

Starbucks (NYSE: SBUX) was founded in 1971 in Seattle, Washington; presently it is the largest coffeehouse company in the world, with 23,187 stores in 64 countries. The first store outside the United States or Canada opened in Tokyo in 1996, and overseas stores now constitute almost one third of Starbucks' stores. Starbucks locations serve hot and cold beverages, whole-bean coffee, micro-ground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell pre-packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks has expanded its presence in the tea market with the acquisition of Teavana Holdings in December 2012. The company also plans to enhance its food offerings with the continued roll out of La Boulange bakery items in FY 2014. Starbucks reported revenues of \$14.89 billion in 2013.



COACHELLA VALLEY OVERVIEW

The Coachella Valley is a collection of affluent resort communities including Palm Springs, Palm Desert, Rancho Mirage, Desert Hot Springs, Indian Wells, La Quinta and Indio. Given the area's warm climate and its proximity to the Greater Los Angeles area, the valley is a popular winter and weekend retreat for Southern Californian residents as well as visitors from the northern United States and Canada, referred to as "snowbirds." With its large inventory of recreational facilities in the area, including more than 100 golf courses and over 600 tennis courts, the valley is also an established resort and group destination. The Palm Springs Valley, as it has been termed, has also become a



known location for Indian casinos including Casino Morongo in Cabazon, the Fantasy Springs Casino Hotel in Indio, and the Agua Caliente Casino and Spa in Rancho Mirage, among others. On average, Coachella Valley welcomes approximately 3.5 million overnight visitors every year.



The Coachella Valley occupies an area of approximately 600 square miles. The year-round climate in the valley averages 71 degrees, with average daytime temperatures of 88 degrees and nighttime temperatures dropping to an average of 55 degrees. A low average rainfall of approximately 5.5 inches per year ensures that the skies are sunny typically 350 days per year.

COACHELLA VALLEY RETAIL MARKET

The Coachella Valley retail market consists of affluent resort communities such as Palm Springs, Palm Desert, La Quinta, and Rancho Mirage. Retailers in the area are supported by not only a growing population, but increasingly more and more tourism each year. The Coachella Valley is a choice destination for thousands of visitors and vacationers, many of which have second homes in the area. The market totals over 26,000,000 square feet of retail space across over 2,000 buildings.



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.

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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 California.
- The Interests do not represent a diversified investment.
- 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.