

NNN 8555 University Place, LLC

AVAILABLE FOR §1031 EXCHANGE ♦ LLC INVESTMENT



Information about the property contained in this material must be read in conjunction with the Confidential Private Placement Memorandum, which contains additional important risk disclosures and more specific information about the property. This is neither an offer to sell nor a solicitation of an offer to buy an LLC interest in this property. Offers are made solely pursuant to the Confidential Private Placement Memorandum. Prospective investors should consult their own tax advisors to evaluate the tax consequences of an investment. The information in this material is current as of March 22, 2007.

THIS INVESTMENT IS SPECULATIVE AND INVOLVES A HIGH DEGREE OF RISK.



Property Summary

8555 University Place is a three-story, 315,000-square-foot, single-tenant office building currently under construction in St. Louis, Missouri that serves as the corporate headquarters for Express Scripts, one of the nation's leading managers of pharmacy benefit plans. The newly constructed Class A property is located on approximately 13 acres of land on the campus of the University of Missouri – St. Louis. A 1,011-space, three-level parking structure is located adjacent to the building, which also features 481 surface parking spaces, providing a healthy ratio of 4.7 spaces per 1,000 square feet. 8555 University Place is being specifically built for Express Scripts, which will employ 1,100 employees at the facility, and will be the highest-ranking Fortune 500 company with its corporate headquarters on a university campus. The facility enjoys ready access to Interstates 70 and 170, as well as nearby Lambert-St. Louis International Airport.

Property Information

- Address: 8555 University Place
St. Louis, Missouri 63121
- Building Type: Office
- Year Built: 2007
- Total SF: 315,000
- % Leased: 100%

Financial Information

- Offering Purchase Price: \$65,450,000
- Offering Price Per SF: \$207.78
- Purchase Date: 2nd Quarter, 2007
- Offering LTV: 68.75%
- Offering Price Cap Rate: 6.39%
- 1st Year Cash Flow: 7.00%
- Loan Terms: The loan is assumed to have a fixed interest rate of approximately of 5.74% and a seven year term. The loan will be interest only for years one through five with a 30 year amortization schedule thereafter.

Please see the Confidential Private Placement Memorandum for additional information and risk disclosures about investment in this property. This material has been prepared for informational purposes only; it is not intended to provide and should not be relied upon for accounting, legal or tax advice. Always remember that each property is unique and past performance is no guarantee of future results.

Major Tenant (One Total Tenant)



Express Scripts

Sq. Ft.: 315,000 Lease Exp.: 11/2017*

Express Scripts, Inc. ("Express Scripts") was founded in 1986 and has been a public reporting company since 1992. Express Scripts provides a range of pharmacy benefit management services throughout North America. Its main client groups include health maintenance organizations (HMOs), health insurers, third-party administrators, employers, union-sponsored benefit plans and government health programs. Express Scripts coordinates the distribution of outpatient pharmaceuticals through a combination of benefit management services, including retail drug card programs, home delivery services, formulary management programs and other clinical management programs. In addition, Express Scripts provides pharma business solutions services consisting of distribution of pharmaceuticals to low-income patients through pharmaceutical manufacturer-sponsored and company-sponsored generic patient assistance programs; distribution of pharmaceuticals requiring special handling or packaging; and distribution of sample units to physicians and verification of practitioner licensure. It offers its services primarily to health maintenance organizations, health insurers, third-party administrators, employers, union-sponsored benefit plans, and government health programs.

***The lease with Express Scripts, representing 100% of the Property, contains a right to terminate the lease effective as of the 1st day of the 103rd full calendar month (approximately January 2015) by providing 18 months written notice and payment of a termination fee equal to \$4.66 per square foot, plus unamortized leasing costs. Additionally, effective on the 79th, 91st, and 103rd full months, Express Scripts has the right to contract its leased space at the Property by providing 18 months written notice and payment of a termination fee and the actual cost to convert the property to a multi-tenant building.**





Location Information¹

Located along the Mississippi River below its confluence with the Missouri River, St. Louis was founded as a French trading post before joining the United States as a part of the Louisiana Purchase. With a population of 348,189, St. Louis is the second largest city in the state of Missouri, and has long been a major industrial and transportation hub, as well as a wholesale, banking and financial center. It is a leading rail and trucking center, and its airport and river port are among the country's busiest. The graceful Gateway Arch, a 630-foot high stainless steel arch, symbolizes the city's historic heritage as the "gateway to the West," and is its most notable landmark.

1. The Columbia Encyclopedia, Sixth Edition; U.S. Census Bureau, Census 2000.

See the Confidential Private Placement Memorandum for more information about this specific market. Opinions and estimates contained herein constitute the judgment of the source or the sponsor and are subject to change without notice, as are statements of market trends, which are based on current market conditions. We believe the information provided herein is reliable, but do not warrant its accuracy or completeness.

Office Market

- REIS forecasts a solid block of approximately one million square foot net absorption for years 2007 to 2010.¹
- During fourth quarter of 2006, the office market saw an increase in terms of overall occupancy for the Greater St. Louis area. The fourth quarter 2006 vacancy rate decreased from 13.93% in the third quarter to 13.66% in the fourth quarter.²

Economic Trends

- According to the U.S. Commerce Department, the National December Employment Report showed that 167,000 jobs were created in December – the 40th straight month of job growth. In 2006, nearly two million new jobs were created.¹
- The Greater St. Louis area is the headquarters for eighteen Fortune 1000 companies of which seven are included in the Fortune 500. Major publicly-held companies located in the St. Louis area include Emerson Electric, Anheuser-Bush Companies, A.G. Edwards, Charter Communications, and Express Scripts.³

1. REIS, Office Asset Advisor, "Metro: St. Louis," 3Q 2006
2. CB Richard Ellis, St. Louis Office MarketView, 4Q 2006
3. Fortune magazine, April 17, 2006





TIC Offering

- Offering Size: \$20,450,000
- Price Per 1% Ownership: \$204,500 equity and \$450,000 assumed debt
- Minimum Investment per SPE: 3.00% = \$613,500 equity and \$1,350,000 assumed debt for a total purchase price of \$1,963,500
- Suitability: Accredited Investors Only

LLC Offering

- Offering Size: \$1,022,500
- Price Per Unit: \$5,000
- Minimum Investment: \$25,000
- Suitability: Accredited Investors Only

These cash flow projections were created by the sponsor and are based on a number of assumptions and real estate analysis techniques. The results are necessarily hypothetical; the underlying assumptions may not be accurate, the results shown may not occur, and your performance could vary significantly. This material must be read in conjunction with the Confidential Private Placement Memorandum, which contains additional important risk disclosures and more specific information about the assumptions made.

TIC Projected Annual Cash-on-Cash Yield

\$613,500 Investment Per SPE

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
7.00%	7.06%	7.12%	7.20%	7.27%	7.31%

LLC Projected Annual Cash-on-Cash Yield

\$25,000 Investment

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
7.00%	7.06%	7.12%	7.20%	7.27%	7.31%

Property Strengths

- Age of the building, quality of construction, and the long term nature of the lease provides assurance that little, if any, significant tenant or capital improvements will be required during expected holding period.
- Existence of BBB credit-rated tenant ensures stable, long-term cash flow returns.
- 8555 University Place offers one of the few new Class A buildings under construction and ready for delivery in 2007 that is 100% pre-leased.
- Convenient access to Interstate 70, located less than five (5) miles from Lambert-St. Louis International Airport.
- The Express Scripts lease for the building has a 5.7% rent increase in 2010 followed by a 7% increase in 2013.

Business Plan

- Preserve the capital investment.
- Realize income through the acquisition, operation and sale of the property.
- Make monthly distributions, which may be partially tax deferred as a result of depreciation and amortization expenses.
- Within approximately eight years, profitably sell the property based on the value added through effective management and operation of the property.
- **There is no guarantee that the business plan will be successfully executed, that the property's value will be enhanced, or that the property will be sold within the planned time period.**
- **The property is subject to a ground lease with an original term of 99 years and a commencement date of October 31, 2005. Purchasers of the property will be restricted by provisions of the ground lease that limit the type of activities for which the property may be used.**
- **Complete dependence on one tenant, Express Scripts, currently leases 100% of the property.**
- **The seller has not yet completed the construction of the building and, in turn, Express Scripts has not yet taken occupancy of the property. The seller can extend closing to complete construction.**

Projected Annualized Returns

Terminal Cap Rate	TIC Return	LLC Return
6.75%	13.79%	12.85%
7.00%	11.69%	11.06%
7.25%	9.74%	9.41%
7.50%	7.92%	7.86%
7.75%	6.22%	6.22%

Terminal Cap Rate Sensitivity

- Interests in this property are speculative and involve a high degree of risk; investors should be able to bear the complete loss of their investment.
- SOME INTERESTS ARE SUBJECT TO RECOURSE LIABILITY, i.e., tenants-in-common will be responsible for providing any cash needed in the future in connection with the property.
- There are restrictions in transferring interests; the interests are not liquid investments.
- There are a number of significant tax risks and tax issues involved with the purchase of an interest in these properties; investors should consult their own tax advisors and legal counsel.
- The direct or indirect purchase of real property involves significant risks, including market risk and risks specific to a given property.
- The purchase of real property with other investors, e.g., as a tenant-in-common, presents risks related to the relationship with those other investors.
- Investment in this property is expected to be leveraged; leverage may increase volatility and may increase the risk of investment loss.
- The manager has broad authority and discretion over the property and the terms of financing; the various fees paid to the manager and its affiliates are significant and may offset profits related to the ownership and operation of the real estate.
- Cash distributed to you may constitute a return of your own capital and may be paid from proceeds of the offering, e.g., reserves.

Triple Net Properties, LLC has time-tested experience in real estate syndications, acquisitions, development, construction, leasing and property management. Triple Net currently manages a growing portfolio of over 32.5 million square feet of property in 28 states valued at over \$4.3 billion. Although past performance is no guarantee of future results, Triple Net Properties, LLC has an unparalleled track record and has acquired 234 properties to date. Triple Net and affiliates have sold 81 properties valued at \$1.80 billion since 2000.*

* Prior performance is not an indication of future results. The projections and the anticipated rate of return are only for TIC/1031 investors and LLC investors and are estimates based on the specific assumptions more fully described in the Private Placement Memorandum (PPM) and any supplements accompanying the PPM. There is no guarantee that the assumptions used in the projection will be achieved. Please review the entire PPM as supplemented prior to investing. This material does not constitute an offer and is authorized for use only when accompanied or preceded by a NNN 8555 University Place, LLC PPM dated March 22, 2007. Reference is made to the PPM for a statement of risks and terms of the offering. The information set forth herein is qualified in its entirety by the PPM. All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM.



Triple Net Properties, LLC is a wholly-owned subsidiary of NNN Realty Advisors, Inc., a nationwide commercial real estate asset management and services firm.

Triple Net Properties, LLC
 1551 N. Tustin Avenue • Suite 300
 Santa Ana • California • 92705
 (877) 888-7348
www.1031nnn.com

Securities offered through
 NNN Capital Corp., Member NASD/SIPC
 4 Hutton Centre Drive • Suite 700
 South Coast Metro • California • 92707
 (714) 667-8252