

NNN Eastern Wisconsin Medical Portfolio, 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 November 27, 2007.

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



Property Summary

The Eastern Wisconsin Medical Portfolio consists of five single-story Class A medical office buildings and one two-story Class A medical office building totaling approximately 153,000 square feet. Built between 2000 and 2007, the buildings are located in six different cities throughout eastern Wisconsin and are 100 percent leased to Aurora Medical Group, Inc., a subsidiary of Aurora Health Care, Inc. (Aurora), a regional healthcare provider. Each of the state-of-the-art medical office buildings are strategically located to serve Aurora-owned hospitals as part of a carefully assembled provider network. Aurora employs more than 25,000 people, and is the area's largest private-sector employer, as well as the largest healthcare provider in the state of Wisconsin.

Property Information

- Addresses: N1570 Lily of the Valley Road
Greenville, WI 54942

1001 Service Road
Kiel, WI 53042

818 Forrest Lane
Waterford, WI 53185

900 East Division Street
Wautoma, WI 54982

2600 Kiley Way
Plymouth, WI 53073

2890 Lineville Road
Green Bay, WI 54313
- Building Type: Six-Building Office Portfolio
- Year Built: 2000 - 2007
- Total SF: 152,986
- % Leased: 100%

Financial Information

- Offering Purchase Price: \$45,240,000
- Offering Price Per SF: \$295.71
- Purchase Date: 4th Quarter 2007
- Offering LTV: 71.40%
- Offering Price Cap Rate: 6.52%
- 1st Year Cash Flow: 6.30%
- Loan Terms: The loan is assumed to have an overall effective fixed interest rate of 6.55%, a ten-year term and will be interest only for first five years of the ten-year term. **The effective interest rate of 6.55% reflects a buy down of 26 basis points by paying a fee of 2% of the loan or \$646,000.**

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)

Aurora Medical Group, Inc
www.aurorahealthcare.org

Square Feet: 152,986 or 100% of the property

Lease Term: 15 Years Lease Expiration: December 2022*

Aurora Medical Group, Inc. is a subsidiary of Aurora Health Care, Inc., a not-for-profit Wisconsin health care provider ("Aurora Health Care"). Established in 1984, Aurora Health Care has sites in more than 90 communities throughout eastern Wisconsin, including 13 hospitals, more than 100 clinics and over 130 community pharmacies. More than 3,400 physicians are affiliated with Aurora Health Care, including more than 700 who make up Aurora Medical Group. Aurora Health Care's total net services revenue grew from approximately \$2.8 billion in 2005 to more than \$3 billion in 2006. Revenue from inpatient services rose 4.4 percent while revenue from outpatient hospital visits and visits to clinics rose 10.8 percent. Aurora Health Care is a guarantor under the leases with Aurora Medical Group, Inc. Aurora Health Care, Inc., is credit rated by both Fitch (A-) and S&P (BBB+).

***The lease also includes three five-year renewal options. The overall average rent per square foot at the property will be \$19.51 at closing and will increase six percent at the end of every third lease year.**





Location Information¹

Bordered by both Lake Superior and Lake Michigan, Wisconsin is located in the upper Midwestern United States near the Canadian border. The state was first explored for France by Jean Nicolet who landed at Green Bay in 1634. Shortly thereafter, the first Europeans arrived and fur trading became a major economic activity. Today, the economy of Wisconsin is driven by manufacturing, agriculture, and healthcare. Known as “America’s Dairyland,” it produces more dairy products than any other state in the United States aside from California, and also leads the nation in cheese production. According to 2006 estimates provided by the U.S. Census Bureau, the state’s population is approximately 5,500,000.

1. United States Census Bureau.

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 Market¹

- Overall office vacancy rate in Appleton declined slightly from 14.9 percent in the first quarter of 2007 to 13.5 percent in the third quarter of 2007.
- The Milwaukee MSA market experienced positive absorption of nearly 344,000 square feet, however, during the same period just over 783,000 square feet of new office product was delivered.
- Overall market rental rates have risen slightly over the past year from \$14.99 in 4th quarter 2006 to \$15.07 at the end of the 3rd quarter 2007, for a total increase of \$0.08 or 0.5 percent overall.

Economic Trends²

- The Milwaukee Metropolitan Statistical Area (MSA), which includes Waukesha and West Allis, Wisconsin, is the 38th largest in the United States. Approximately 1.5 million residents live within this MSA as of 2006.
- According to Economy.com, the Milwaukee MSA reported an average household income of \$105,071, which exceeded the averages of the top metropolitan areas in the Midwest region (\$104,936).
- In 2005, Sheboygan was ranked as the 13th safest, and the 7th most financially fit cities with fewer than 200,000 in population.

1. Grubb & Ellis/Pfefferle Third Quarter 2007 Appleton Marketview.

2. CoStar 3rd Quarter 2007 Report; REIS Q3 2007 Report; US Census Bureau.





TIC Offering

- Offering Size: \$12,940,000
- Price Per 1% Ownership: \$129,400 equity and \$323,000 assumed debt
- Minimum Investment per SPE: 3.00% = \$388,200 equity and \$969,000 assumed debt for a total purchase price of \$1,357,200
- Suitability: Accredited Investors Only

LLC Offering

- Offering Size: \$647,000
- 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.

Property Strengths

- All of the facilities comprising the property are currently 100 percent leased by Aurora Medical Group, Inc., a subsidiary Aurora Health Care, Inc., for a period of 15 years from closing.
- The lease with Aurora is an absolute net lease with the tenant responsible for all operating expenses, taxes, insurance, as well as capital improvements and repairs. Any increases in these expenses are borne by the tenant.
- Credit rated tenant - The parent of the tenant and guarantor of the lease, Aurora Health Care, Inc., is credit rated by both Fitch (A-) and S&P (BBB+).
- The property is being purchased as a fee simple ownership interest with no restrictive covenants. As such, there are no restrictions as to who may occupy the property, and the owners may lease the space to any tenant.

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 ten 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.**
- **There is a large dependence on a single tenant - Aurora Medical Group, Inc. leases 100 percent of the property - the loss of which would negatively impact the return to investors.**
- **Due to a lack of availability of recent sales comparables, there can be no assurance that the tenants-in-common are not overpaying for the property.**
- **There is limited availability of market data for the eastern Wisconsin markets where the property is located.**
- **Because the sole tenant at the property is largely dependent on the healthcare industry, an adverse change in the healthcare industry could negatively affect such tenants' ability to make lease payments and the cash flow generated by the property.**
- **Purchasers of the property may not be able to apply the three-property rule in identifying it as a replacement property. Purchasers should consult their tax advisors prior to subscribing for the interests or identifying the property.**
- **Although the manager has contracted to purchase the property, no assurances can be given that the company will acquire the property.**

TIC Projected Annual Cash-on-Cash Yield									
\$388,200 Investment Per SPE									
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6.30%	6.30%	6.30%	6.50%	6.50%	6.50%	7.00%	7.00%	7.00%	7.12%

LLC Projected Annual Cash-on-Cash Yield									
\$25,000 Investment									
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6.30%	6.30%	6.30%	6.50%	6.50%	6.50%	7.00%	7.00%	7.00%	7.12%

Projected Annualized Returns		
Terminal Cap Rate	TIC Return	LLC Return
7.00%	11.76%	11.12%
7.25%	10.44%	10.00%
7.50%	9.20%	8.95%
7.75%	8.05%	7.97%
8.00%	6.97%	6.97%
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 this property; 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, leasing and property management. Triple Net currently manages a growing portfolio of over 39 million square feet of real estate in 29 states valued in excess of \$5.4 billion. Although past performance is no guarantee of future results, Triple Net Properties, LLC has an unparalleled track record and has acquired 293 properties to date. Triple Net and affiliates have sold 107 properties for more than \$2.5 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 Eastern Wisconsin Medical Portfolio, LLC PPM dated November 27, 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 FINRA/SIPC
 4 Hutton Centre Drive • Suite 700
 Santa Ana • California • 92707
 (714) 667-8252