NNN One Ridgmar Centre, 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 July 31, 2007.

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

Property Summary

One Ridgmar Centre is a ten-story, multi-tenant office building totaling nearly 171,000 square feet in Fort Worth, Texas. The property is approximately 30 miles from the Dallas/Fort Worth International Airport and enjoys convenient access to Interstate 30 and the 1.2 million-square-foot Ridgmar Mall. Built in 1986, One Ridgmar Centre is clad in white marble, granite paneling, and features an on-site deli, banking facilities, and a pass card security system. A five-story, 552-space parking deck, along with 64 surface spaces, offers ample parking to tenants and visitors. One Ridgmar Centre is 94 percent occupied by numerous tenants, including Computer Sciences Corporation, General Motors Acceptance Corporation, Approach Resources, Inc. and Principal Life Insurance Company.

Property Information

• Address:	6500 West Freeway (Interstate 30) Fort Worth, TX 76116
• Building Type:	Office
• Year Built:	1986
• Total SF:	170,545
• % Leased:	94%

Financial Information

• Offering Purchase Price:	$27,350,000
• Offering Price Per SF:	$160.37
• Purchase Date:	3rd Quarter 2007
• Offering LTV:	56.67%
• Offering Price Cap Rate:	5.55%
• 1st Year Cash Flow:	6.25%

• Loan Terms: The loan is assumed to have an overall fixed effective interest rate of approximately 5.69% for the first three years and approximately 6.19% for the remaining seven years of the ten-year term. The loan will be interest only for the first five years of the ten-year term. **The effective interest rate reflects a buy down of 26 basis points by paying a fee of 2% of the Loan or $310,000.**

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 Tenants (17 Total Tenants)

Computer Sciences Corporation

www.csc.com

*Square Feet: 61,837 Lease Expiration: 06/2011**

*Square Feet: 18,819 Lease Expiration: 09/2009**

Computer Sciences Corporation ("CSC") operates in the information technology ("I/T") and professional services industry worldwide. CSC offers I/T and business process outsourcing, and I/T and professional services. Its I/T and professional services include systems integration, consulting, and other professional services. CSC offers its services to various customers in the aerospace/defense, automotive, chemical and energy, consumer goods, financial services, healthcare, manufacturing, retail/distribution, telecommunications, and utilities industries primarily in the North American, European and Asia Pacific regions. Founded in 1959, CSC is headquartered in El Segundo, California and has approximately 77,000 employees in eighty countries worldwide. In fiscal year 2006, CSC reported record major business awards of $12.1 billion from continuing operations. Revenue from continuing operations for the fourth quarter was $3.88 billion, up 3% over last year s comparable quarter. ***Option to terminate on May 31, 2009 with nine months notice and payment of termination fee.**

General Motors Acceptance Corporation

www.gmacfs.com

Square Feet: 15,116 Lease Expiration: 02/2008

Founded in 1919 as a wholly owned subsidiary of General Motors Corporation, General Motors Acceptance Corporation ("GMAC") was established to provide GM dealers with the automotive financing necessary for the dealers to acquire and maintain vehicle inventories and to provide customers the means by which to finance vehicle purchases through GM dealers. In 2006, General Motors Corporation sold a 51 percent controlling interest in GMAC to a consortium of investors led by Cerberus Capital Management, L.P., a private investment firm, and including Citigroup Inc., Aozora Bank Ltd. and a subsidiary of The PNC Financial Services Group, Inc. GMAC has extended more than $1.3 trillion in credit to finance upwards of 158 million vehicles. Currently, GMAC operates throughout forty companies and employs approximately 34,000 employees worldwide. GMAC posted record earnings in 2005, generating nearly $2.4 billion in net income on net revenues of $19.2 billion, and holds more than $300 billion in assets.

Approach Resources Inc.

Square Feet: 12,859 Lease Expiration: 10/2012

Approach Resources Inc. ("Approach Resources") takes a different approach to natural gas and oil exploration, development and production. Specializing in finding and exploiting unconventional reservoirs, Approach Resources operates primarily in West Texas' Ozona Northeast field and is also developing its operations in Western Kentucky and Northern New Mexico. Approach Resources' unconventional designation results from a focus on developing natural gas reserves in tight gas sands and shale areas, necessitating a reliance on advanced completion, fracturing and drilling techniques. Approach Resources has proved reserves of approximately 149 billion cubic feet equivalent to a reserve life index of approximately 19 years.

Location Information[1]

Established in 1849, Fort Worth, Texas was founded as a military outpost on the Trinity River to protect westward moving settlers from frequent Indian attacks. Today, it is the fifth-largest city in Texas and the eighteenth-largest city in the United States. Fort Worth has traditionally been a diverse center of manufacturing, with industries ranging from clothing and food products to aviation equipment and plastics. Over the last three years, the Fort Worth/Arlington metropolitan area has created over 27,000 new jobs, reducing the unemployment rate to 3.8 percent, the lowest level in the past six years, and significantly less than the national average.

1. Sources: U.S. Department of Labor, Bureau of Labor Statistics and www.britannica.com.

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[1]

- The West Fort Worth submarket is comprised of 6,400,000 square feet and is currently 91.1% occupied, outperforming the current occupancy for the Dallas/Fort Worth submarket of 84%.
- The short-term forecast calls for overall positive growth in office workers through year-end 2008. Total net absorption is forecasted to be positive 170,000 square feet.

Economic Trends[1]

- Over the last three years the Fort Worth/Arlington metro area has created over 27,000 new jobs, reducing the unemployment rate to 3.8%, the lowest level in the last six years. This is below the national unemployment rate for April 2007 of 4.5%.
- Fort Worth grew by 30,201, or 4.8%, from July 2005 to July 2006, the sixth largest percentage gain in the country and the highest for a city with a population of over 500,000. Numerically, this was the third largest amount, trailing only Phoenix and San Antonio.

1. TRW Office Outlook (Division of CBRE) "Torto Wheaton Research" 3Q, 2007 and U.S. Department of Labor, Bureau of Labor Statistics.

TIC Offering

- Offering Size: $11,850,000
- Price Per 1% Ownership: $118,500 equity and $155,000 assumed debt
- Minimum Investment per SPE: 3.00% = $355,500 equity and $465,000 assumed debt for a total purchase price of $820,500
- Suitability: Accredited Investors Only

LLC Offering

- Offering Size: $592,500
- 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.

Property Strengths

- The property is stabilized with an occupancy rate of approximately 94 percent, which is in-line with the Class A West Fort Worth submarket.
- The property currently features several credit rated tenants including General Motors Acceptance Corporation, Computer Sciences Corporation, Principal Life Insurance Company and Bank One, N.A. These tenants currently occupy over 160,000 square feet.
- The property features 17 tenants with staggered lease expirations over the next five years, including lease expirations for tenants occupying only 37.51 percent of the total square feet in the first two years of the projected holding period.
- Current in-place rents at the property average $17.50 during the base year, which is below the competitive sets asking rents of $19.50 plus electricity - $21.50 plus electricity. This presents an opportunity to increase cash flow as current leases expire and roll to market.
- The Fort Worth area has experienced a significant economic boost from the successful mining of the Barnett Shale natural gas deposits located beneath the great Fort Worth metropolitan area.

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.**
- **There is a large dependence on a single tenant, Computer Sciences Corporation ("CSC") that leases 80,656 square feet of office space, for approximately 47 percent of the property.**
- **Unless extended, the leases representing approximately 92 percent of the property will expire within the next five calendar years. In addition leases representing approximately 55 percent of the property contain early termination options.**
- **An affiliate of the manager currently owns Western Place I and II, which are located less than one mile from the property and could result in conflicts of interest.**

TIC Projected Annual Cash-on-Cash Yield

$355,500 Investment Per SPE

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
6.25%	6.36%	6.64%	6.88%	8.08%	9.00%	10.63%	11.07%

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
6.25%	6.36%	6.64%	6.88%	8.08%	9.00%	10.43%	10.53%

Projected Annualized Returns

Terminal Cap Rate	TIC Return	LLC Return
7.25%	20.39%	18.38%
7.50%	19.04%	17.23%
7.75%	17.79%	16.17%
8.00%	16.61%	15.16%
8.25%	15.50%	14.22%

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 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, development, construction, leasing and property management. Triple Net currently manages a growing portfolio of over 36 million square feet of property in 28 states valued at more than $4.9 billion. Although past performance is no guarantee of future results, Triple Net Properties, LLC has an unparalleled track record and has acquired 270 properties to date. Triple Net and affiliates have sold 98 properties for over $2.3 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 One Ridgmar Centre, LLC PPM dated July 31, 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
REAL ESTATE INVESTMENTS

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