



Pegasus Investments

A Division of MRA Investments, Inc.

15915 Ventura Boulevard, Penthouse Two
Encino, California 91436
<http://www.pegasusnnn.com>

Telephone (818) 981-4910
Facsimile (818) 990-0268
info@pegasusnnn.com



NN+ SINGLE TENANT PROPERTY / NYSE COMPANY BLOCKBUSTER STORE #48455 Fort Worth, Texas

Tenant: Blockbuster, Inc. (NYSE: BBI) is the world's largest video rental chain and has approximately 9,000 stores throughout the Americas, Europe, Asia and Australia. The company rents more than 1 billion videos, DVDs, and video games at its Blockbuster Video outlets each year. Blockbuster also operates an online rental subscription service that delivers rentals by mail. The company, founded in 1982, is based in Dallas, Texas and has revenues of \$5.86 billion and employs 72,600 people.

Location: This Blockbuster video store is located at 3812 East Belknap Street, Fort Worth, Texas. The property is situated near the intersection of East Belknap Street and North Beach Street. Next door to the Blockbuster are a CVS Pharmacy and a Domino's Pizza and across the street is a Walgreens. Fort Worth, situated in North Texas, is the fifth largest city in the state and the 19th largest in the United States. As of the 2005 U.S. Census estimate, Fort Worth had a population of 624,067, and is the second largest cultural and economic center of the DFW Metroplex with a population of 6 million and spanning almost 300 square miles. There are a wide range of industries headquartered in Fort Worth including American Airlines, Bombay Company, Burlington Northern Santa Fe Corporation, Radio Shack and Pier One Imports. In 2006, Fort Worth was named the ninth safest U.S. city among those with a population over 500,000.

Price: \$1,137,500

9.0% Cap Rate (without reserve)

**BLOCKBUSTER STORE #48455
FORT WORTH, TEXAS**

Building: Built in 1997, the construction is of concrete block and is
and land: approximately 6,500 square feet. The lot size of this site is
approximately 36,240 square feet (0.832 acres) of land.
The property features 43 parking spaces and has reciprocal
ingress, egress and parking easements with the adjacent
CVS Pharmacy.

Rent: Current annual rent is \$102,406.50 (\$8,533.88 per month) as of
July 1, 2007 for a period of five years (until June 30, 2012).
Thereafter, Blockbuster has one five-year option at
\$115,419.50 per year (\$9,617.54 per month).

Lease: The original ten-year lease was signed by Blockbuster Video, Inc.
in September 1997, when the building was constructed for
Blockbuster. A five-year extension of the Lease is effective as of
July 1, 2007, followed by one five-year option (at tenant's option).

Blockbuster (as the tenant) is responsible for all maintenance,
repairs, insurance and property taxes relating to the property with
the exception that the landlord is responsible for the structure of
the building and the roof.

FOR FURTHER INFORMATION PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but neither is warranted nor guaranteed.
Property is subject to prior sale and to changes in prices and/or lease terms. All of this
information should be researched and verified during the contingency / escrow period.

802120



Sample Store Photo – NOT ACTUAL LOCATION



