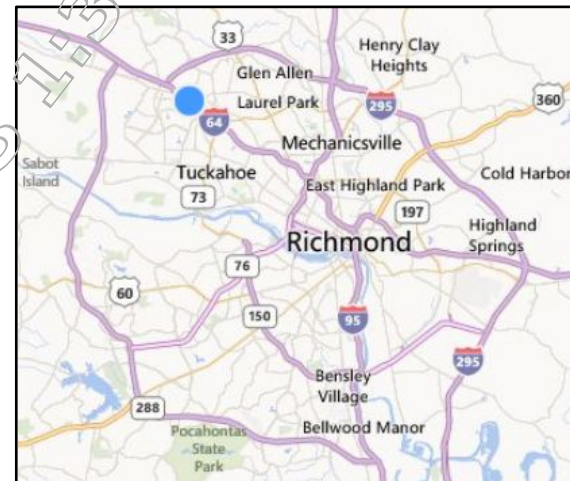




PROPERTY OVERVIEW

Property Name:	The Shoppes at Twin Oaks
Address:	3601 Cox Road
City, County, State:	Richmond, Henrico County, Virginia
Property Type:	Retail
Year Built/Renovated:	2006
Net Rentable Area (SF):	39,163
Number of Tenants:	11
Occupancy:	89%
Occupancy Date:	7/31/2013
No. of Buildings:	3
Stories:	1
Parking:	239, 6.1 spaces per 1,000 SF
Land Size:	5.259 acres



C-III Realty Services LLC and NAI Eagle have been retained as the Exclusive Agents to extend the opportunity to acquire a ±39,163 shopping center known as The Shoppes at Twin Oaks in Richmond, Virginia.

For questions please contact

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Offers must be received no later than 2:00 PM Eastern Time on November 15th, 2013.

Highlights

- Excellent Value-Add Investment Opportunity** – The Shoppes at Twin Oaks is currently 89% occupied and presents an excellent opportunity for an investor to pursue lease up of vacancy with a strong tenant line up of local and national retailers in place
- Highly Visible**– The subject property is prominently located along Cox Road with two multi-sided pylon signs and variable facing storefronts.
- Premier Retail Location** – The Shoppes at Twin Oaks is conveniently located along Cox Road between I-64 and Highway 250 (Broad Street) and sits less than 3 miles from Short Pump regional mall in a major retail hub.



TRAFFIC COUNTS	
Road	Cars Per Day
Highway 250 at Cox Road	37,000
I-64 at Highway 250	74,000

DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
2000 Population	6,255	70,259	144,462
2010 Population	7,109	83,752	167,160
Projected 2015 Population	7,535	89,256	176,737
Average HH Income	\$97,343	\$83,476	\$84,129

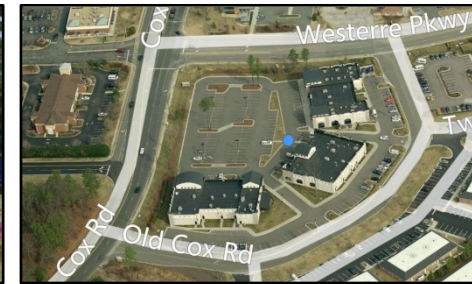
Property Description

The Shoppes at Twin Oaks is a ±39,163 SF shopping center located in Richmond, Virginia. The improvements were constructed in 2006 and are situated on +/-5.259 acres between the convergence of I-64 and Highway 250.

The subject is zoned B-2C, Business District, and is constructed of brick and stucco with anodized window and door frames. The subject has access to 239 parking spaces (6.1 spaces per 1,000 square feet) which is ample for the uses present within the shopping center and contains a total of 14 suites.



Foundation:	Concrete Slabs
Exterior Walls:	EFIS and brick veneer
Roof:	Flat, membrane covered over steel deck and insulation as well as standing-seam metal roofs.
HVAC:	Package units
Zoning:	B-2C, Business District



Major Tenant Profile

- Bank of America**– Bank of America is one of the world's largest financial institutions, serving individual consumers, small- and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. We serve approximately 51 million consumer and small business relationships with approximately 5,300 retail banking offices and approximately 16,350 ATMs and award-winning online banking with 30 million active users and more than 13 million mobile users. Bank of America is among the world's leading wealth management companies and is a global leader in corporate and investment banking and trading across a broad range of asset classes, serving corporations, governments, institutions and individuals around the world. Bank of America offers industry-leading support to approximately 3 million small business owners through a suite of innovative, easy-to-use online products and services. The company serves clients through operations in more than 40 countries. Bank of America Corporation stock (NYSE: BAC) is listed on the New York Stock Exchange.

The Shoppes at Twin Oaks - Rent Roll

Suite Number	Tenant	Lease Start Date	Lease End Date	Square Feet	Rent Per Square Foot	Monthly Rent
3601	Bank of America	1/25/2007	1/24/2015	7,187	\$19.38	\$11,607.01
601A	Miso Asian	1/25/2011	3/31/2016	3,417	\$17.50	\$4,983.13
601B	Salon 180	5/14/2012	8/31/2017	1,440	\$14.00	\$1,680.00
601C	Asian Health Massage	3/1/2011	2/28/2013	1,600	\$16.00	\$2,133.34
621A	New York Bagel and Deli	3/1/2007	3/31/2017	2,394	\$19.00	\$3,790.50
621B	Maxx Nail & Spa	3/1/2006	6/30/2016	1,887	\$32.46	\$5,103.93
621C	Paradise Biryani Pointe	3/4/2012	3/3/2017	2,575	\$15.00	\$3,218.75
621E	Bikram Yoga	9/19/2006	7/30/2017	2,606	\$20.00	\$4,343.34
641A	Olek Group, Inc	3/9/2011	5/31/2014	5,000	\$10.00	\$4,166.67
641E	Crossfit	5/1/2011	5/31/2014	3,774	\$15.72	\$4,944.38
641F	Big Al's Sports Bar & Grill	6/29/2007	8/31/2015	2,910	\$16.00	\$3,880.00
621D	VACANT			2,407	-	-
641B	VACANT			1,920	-	-

Occupied	34,790
Vacant	4,327
Total	39,117



Market & Location

Richmond, Virginia

The Shoppes at Twin Oaks is located within the Richmond-Petersburg Metropolitan Statistical Area or the Greater Richmond Region. This MSA is comprised of the cities of Richmond, Petersburg, Colonial Heights and Hopewell. The most populated areas in the region are Chesterfield and Henrico Counties, followed by the city of Richmond. The total population for the MSA has grown approximately 12.43% over the last 10 years and is projected to grow another 15.12% over the next 10 years. The Richmond-Petersburg MSA contains approximately 3,000 square miles which is the largest of Virginia's eight MSAs.

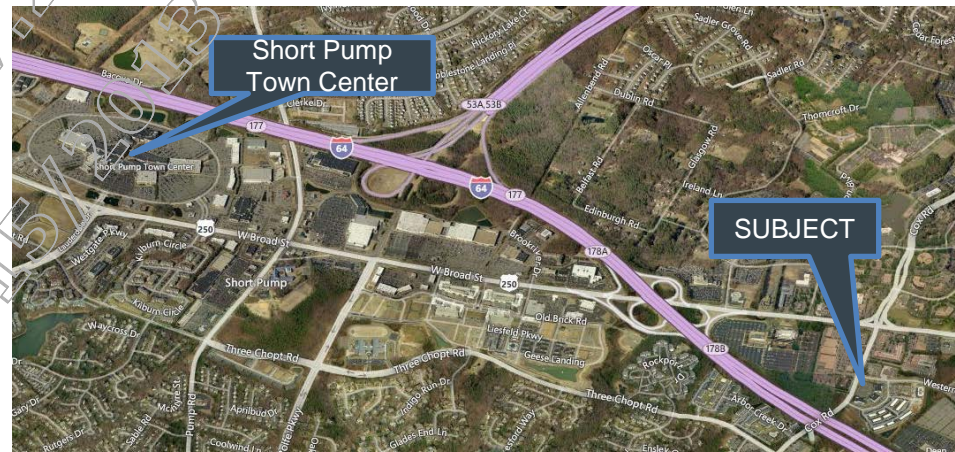
The Richmond MSA enjoys an excellent highway transportation system, which includes Interstates 64, 95, 85, 195, and 295. Median household income for the Richmond-Petersburg, Virginia MSA was \$44,176 for 2000 and increased to \$58,236 in 2010. The area's median household income is expected to increase to \$66,249 per year by 2015. The MSA has historically been ranked in the top 20% of the over 300 metropolitan areas in the nation with regards to effective buying income.

The Richmond area is considered the financial, insurance, manufacturing, and distribution center of Virginia. There are several Fortune 1000 and 500 companies maintaining their headquarters in the MSA such as Dominion Resources, CarMax, Market, and Altria Group among others. The region has a diverse economy, which is a shield against recession and downturns in specific industries.

Richmond, Virginia Largest Employers (as of February 2013)

RANK	COMPANY	LOCATION	ANNUAL REVENUE
1	Capital One Financial Corp.	10,918	\$21,396,000,000
2	VCU Health System	8,226	\$1,800,000,000
3	HCA Virginia Health System	6,904	\$33,000,000,000
4	Bon Secours Richmond Health System	5,892	\$3,300,000,000
5	Walmart	5,331	\$444,000,000,000
6	Dominion Resources Inc.	5,328	\$13,100,000,000
7	SunTrust Banks Inc.	4,400	\$173,400,000,000
8	Altria Group Inc.	3,900	\$24,618,000,000
9	Food Lion	3,830	\$18,700,000,000
10	Wells Fargo & Co.	3,010	\$1,300,000,000,000

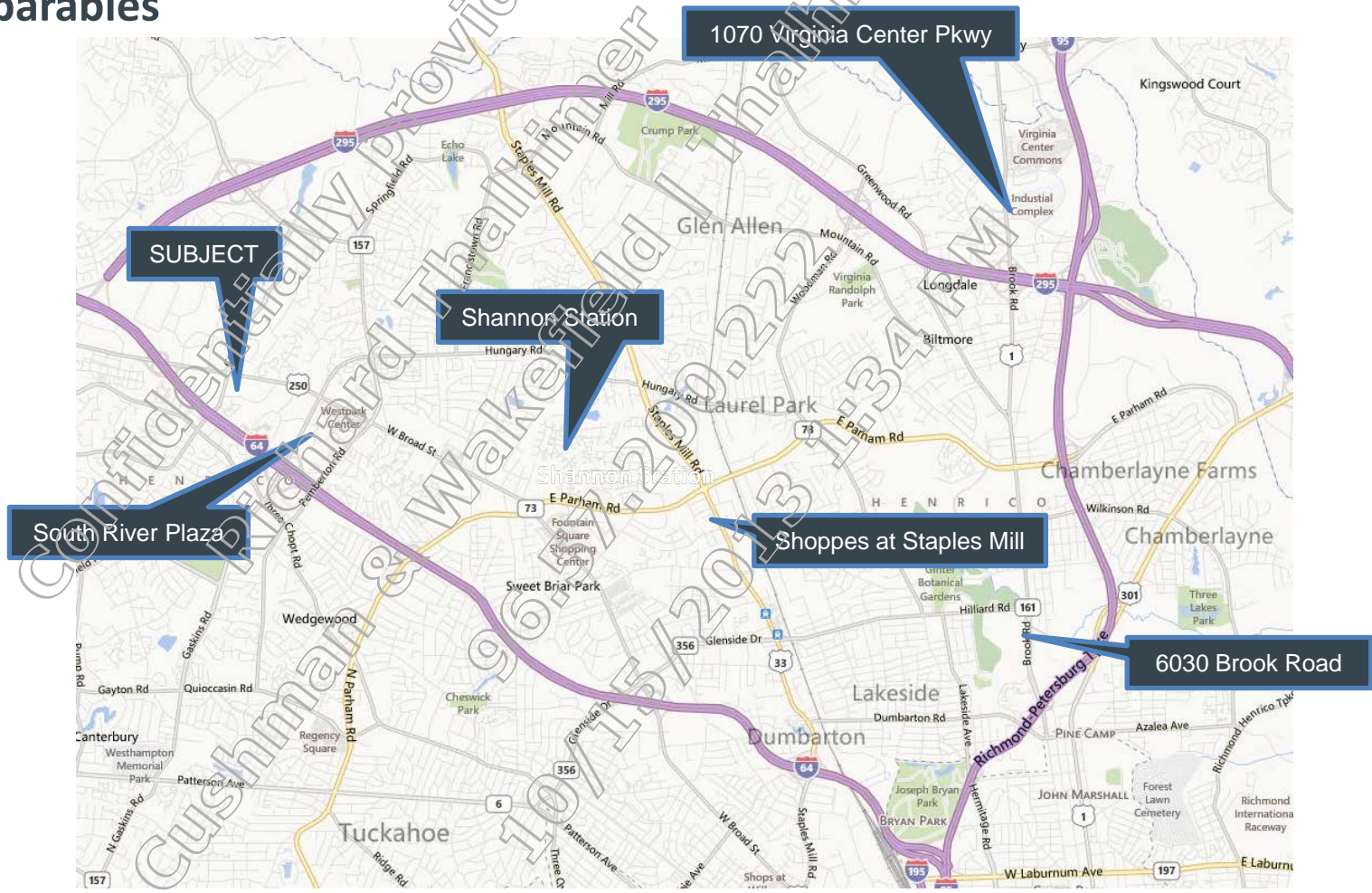
Source: TimesDispatch.com



Lease Comparables

Lease Comparables	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5
Property Name:	The Shoppes at Twin Oaks	1070 Virginia Center Pkwy	6030 Brook Road	South River Plaza	Shoppes at Staples Mill	Shannon Station
Address:	3601 Cox Rd	1070 Virginia Center Pkwy	6030 Brook Rd	3650 Mayland Ct	8300 Staples Mill Rd	8721 Shrader Rd
City, State:	Richmond, VA	Richmond, VA	Richmond, VA	Richmond, VA	Richmond, VA	Richmond, VA
Distance from Subject:	-	10.5 mi	10.7 mi	1.4 mi	5.2 mi	3.9 mi
Year Built/Renovated:	2006	2005	2006	2007	2004	2005
Space Available:	1,920-2,407	2,200	1,360	1,667	2,800	1,000-2,934
Quoted Rental Rate:	\$12.00-\$14.00	\$22.00	\$17.50	\$16.00	\$15.00	\$13.00-\$15.00
Reimbursement:	NNN	NNN	NNN	NNN	NNN	NNN

Lease Comparables



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