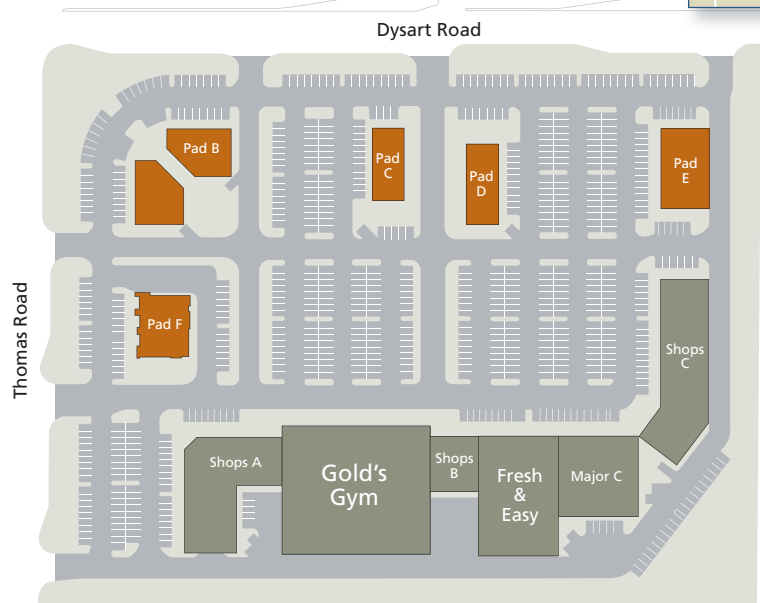
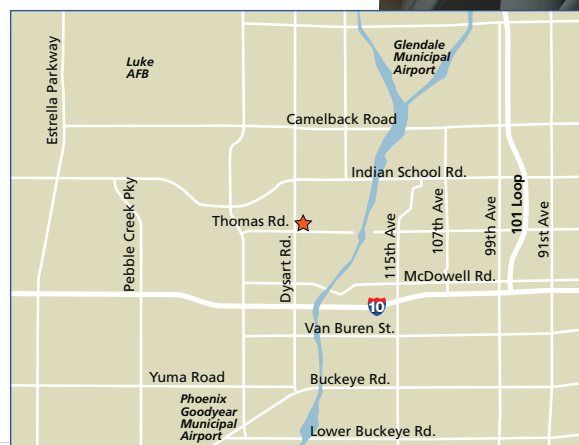


Dysart Commons

Avondale, Arizona NEC of Dysart Road and Thomas Road

Located in Palm Valley master-planned community, one of the fastest-growing submarkets in Phoenix, 14.13± acres purchased by NAC Development Company and partners in July 2005, funded with a land and construction loan from US Bank. This 112,253± sq. ft. shopping center broke ground in June 2006, and was completed in the 3rd quarter of 2007.

- Anchor: 30,000± sq. ft. Gold's Gym, Tesco, and Tuesday Morning
- 63,853± sq. ft. of additional retail space
- Four pads (for development or sale)
- 1.5 miles north of I-10, across from Estrella County Community College
- \$93,281 median household income in 1-mile radius
- Limited new development opportunity in Palm Valley



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The information contained herein is intended to form the basis of the subject property(s). The information has been carefully compiled from sources we consider reliable, and while it is not guaranteed as to the completeness or accuracy, we believe it is to be reasonably correct as of this date. A prospective investor/buyer and his/her representative should verify all information before entering into a binding agreement. Any financial projections are based upon our best knowledge and belief and should be viewed as conscientious estimates and not as guarantees unless so noted. The offering has been prepared exclusively by NAC Development Company, and is confidential. It is the property of NAC Development Company and any portion without written consent of NAC Development Company is prohibited. Any inquiries on this package or its contents from Brokers and Principals must go through Tim Deters and/or Edward Erganian at NAC Development Company.