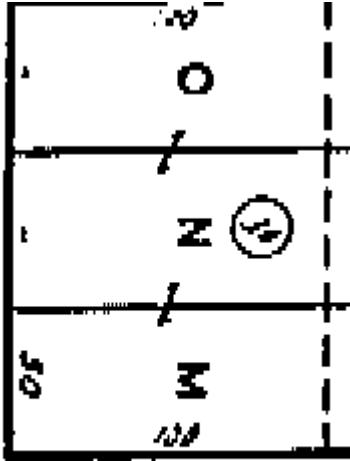




TUESDAY MORNING Single Tenant Retail

901 Santa Monica Boulevard, Santa Monica California



| | | | | | | | | | |
|-------------------|--|--|-----------------|--|---|-------------------|------------------------|--------------|-----------------|
| Tenant: | Tuesday Morning | Tuesday Morning Corporation is a closeout retailer of upscale home furnishings, gifts and related items in the United States. The Company operates 577 stores in 42 states. www.tuesdaysmorning.com | | | | | | | |
| Price: | \$4,266,667.67 | | | | | | | | |
| Lease: | Current Income: | \$174,000.00 NNN annually until January 14, 2008. | | | | | | | |
| | 1st Option to Extend: | First 5 year option rent is increased on January 15, 2008 to \$192,000 NNN until January 14, 2013. | | | | | | | |
| | 2nd Option to Extend: | If the Second 5 year option is exercised rent is 95% of Market Rate. | | | | | | | |
| Expenses: | Tenant pays current taxes & insurance & interior maintenance, parking lot. There are restrictions on how much and when tax increases made be passed onto Tenant due to a Sale of the Property. Buyer is advised to review lease for specific details. Landlord maintains structural components, roof, mechanical equipment furnished by Landlord, water, gas, or electrical lines or conduits permanently embedded in walls or floors. | | | | | | | | |
| Financing: | None. Seller will not carry any financing. | | | | | | | | |
| Size | Floors | Parking | Lot Size | Zoning | HVAC | Year Built | Loading | Baths | Ceilings |
| 12,500 | 1 + Mezz | 10 | 15,000 | C4 | Yes | 1976 | Rear | 2 | 18' |
| Occupancy | | Roof | | Type Construction | | | Handicap Access | | |
| 100% | | Flat material unknown | | Concrete block wood beams concrete floors. | | | Grade Level | | |
| Lot Size: | 15,000 SF. Corner with 100 frontage on Santa Monica x 150 depth on 9 th . APN#: 4282-011-034 | | | | | | | | |
| Agent: | Vince Muselli (310) 458-4100 EXT: 204 | | | | muselli@muselli.net www.muselli.net | | | | |

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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and Buyer should verify them. All income and expense information has been provided by the owner and has not been verified by Broker. At the time of purchase Buyer is advised to conduct an their own independent investigation to verify all information.