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Section I

Property details

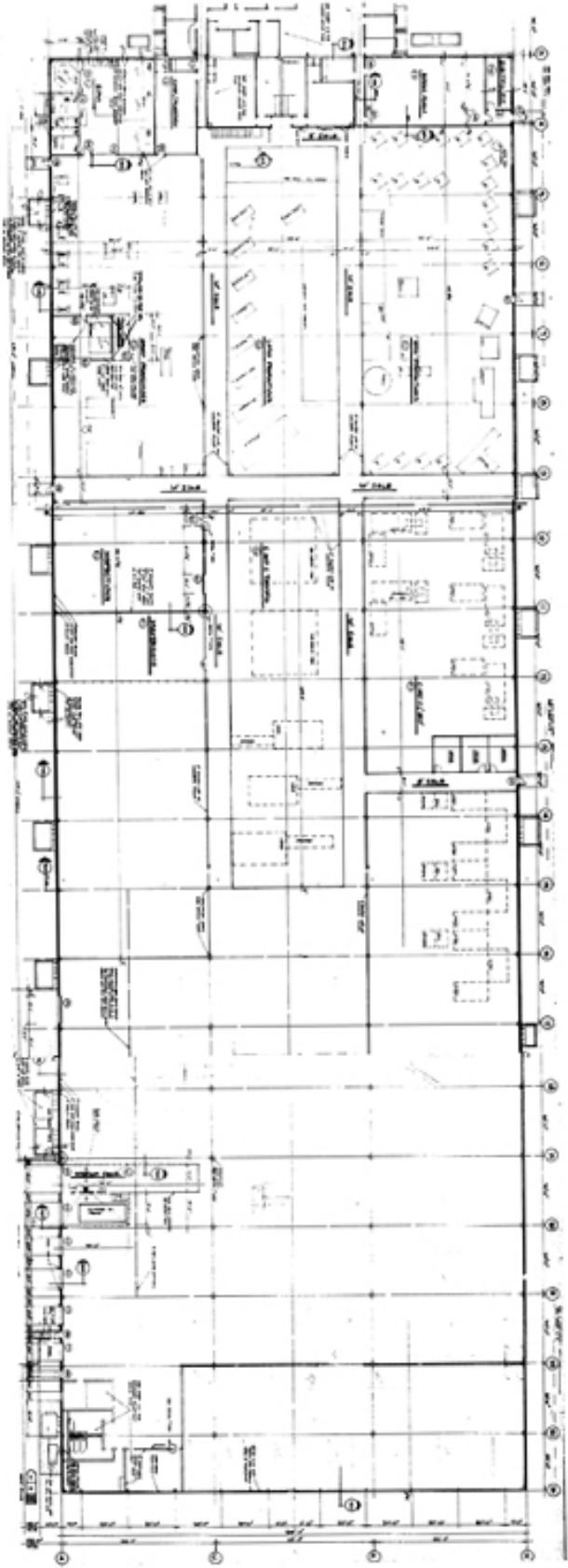
Improvements

Address	111 Kaydon Drive Mocksville, North Carolina
County	Davie County
Square Footage	± 130,000 total square feet
Office SF	±5,000 sf office space
Asking Price	\$2,850,000 (\$21.92psf)
Office space description	8 private offices, 23 cubes in bullpen, 1 conference room (seats 10)
Locker rooms	Men: 3 toilets, 2 urinals, 3 sinks, 2 showers Women: 3 toilets, 3 sinks, 2 showers
Acreage	±18.5 acres
Date of construction	1997
Dimensions	625' X 200'
Parking spaces	267 spaces (212 plant, 55 office)
Ceiling heights	18' eaves 26' center
Column spacing	30' x 67'
Construction type	Metal building, 25lb/sf live load, 70mph wind load
Walls	Insulated metal panels
Floors	8" reinforced concrete, 4,000psi, epoxy finish in plant area
Roof	Galvalum – 24 gauge, standing seam, 1 ½ " thread blocks
Truck loading facilities	1 exterior dock – 8'x10' 3 dock-high – 8'x8' 2 interior load drive-in doors – (1) 12'x20' (60'd) (1) 10'x20' (30'd)
Truck court	6" reinforced concrete
Fire protection	Wet system, .2 over 1,500sf, 58psi

Improvements continued

Power	Duke Energy is the electrical power supplier for this building. The building has a 4,000 amp, 480v 2-transformer service. 2 – 130' buss duct 255a/208v 1 – 90' 800a/480v 1 – 100' 800a/480v 1 – 160' 600a/480v 1 – 130' 600a/480v
Water	The Town of Mocksville is the water supplier for this building. 12" main line
Sewer	The Town of Mocksville is the sewer provider for this building. 4" main line
Gas	Piedmont Natural Gas is the gas supplier for this building.
Lighting	T-8
Air-conditioning	17 Gas powered units – 288 tons (Trane) 3 Air handling units – 21 ¼ tons (Trane) 3 Condensing units – 21 ¼ tons (Trane)
Heat	1 Package heat pump – 1 ½ tons (Trane) 4 Gas unit heaters (Trane - Model# GPN0020)
Compressed air	60hp
Cranes	One 5-ton crane with 12' hook height
Nearest interstate	Less than 4 miles from I-40; I-85 is approximately 16 miles; I-77 is approximately 20 miles.
Distance to airport	Piedmont Triad International Airport is approximately 45 miles away, Charlotte-Douglas International Airport is approximately 60 miles away.
Current zoning	Industrial

Floor plan



Property details

Photograph – Aerial and site plan



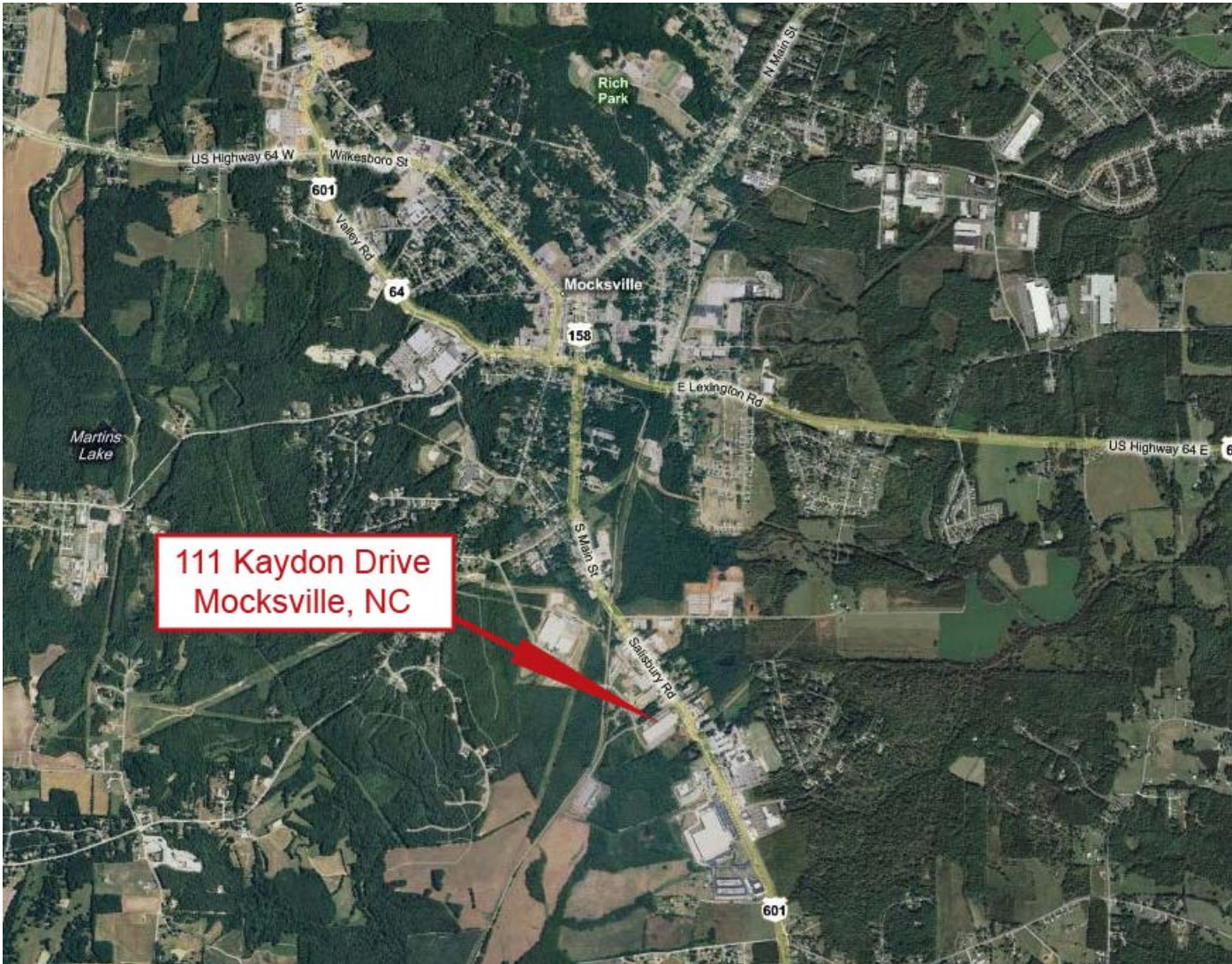
Property details

Bird's eye aerial



Property details

Location aerial



Property details

Photographs – Exterior



Property details

Photographs – Interior



Property details

Section II

Area overview

Map of central North Carolina



Area overview

Highlights

Mocksville

The Town of Mocksville is the largest municipality in Davie County and serves as the County seat. Mocksville was incorporated in 1839 and has a vast wealth of history. Citizens of this municipality enjoy a high quality of life in a diversified community. With a population of 4,178 and 4.5 Square miles the Town has a good mix of innovative industry and quality residential areas.

Mocksville is located in the western part of the Piedmont Triad - in the Heartland of North Carolina. It is served by Interstate 40, US Highways 61,158 and 601 and NC Highways 801 and 901. Mocksville has a comfortable climate with a yearly average temperature of 57.8 degrees and 42.5" of average yearly rainfall.

Davie County

Excellent workforce development programs, great local schools and 11 area colleges and universities have combined to produce a talented and highly motivated workforce of 21,000 hard-working citizens and a workforce population of 250,000 within a 30 minute commute.

Business and civic leaders have formed private and public partnerships that effectively address the challenges of growth. The result is a highly developed and well managed utility and -transportation infrastructure, fair and reasonable tax rate and a low cost of doing business.

Incentives

There are a variety of programs available to assist private businesses in Davie County. Eligibility to participate in these programs is typically based on a business's ability to make a positive impact on the local or regional economy.

While some of these programs are designed to provide government funded infrastructure improvements, there are also economic development grants that come in the form of low-interest loans to private businesses for investments that result in positive economic development.

Incentives are developed and evaluated based on the amount of the investment and the number of jobs created. The Davie County Economic Development Commission will be happy to speak with you about suitable incentive packages for local business investment.

Companies that meet certain requirements can take advantage of tax credits and other incentives including sales and use tax discounts, exemptions and refunds, discretionary programs, and other cost-saving programs.

Highlights continued

Davie County continued...

Location

Davie County is located within 800 miles of 60% of the US market, one half of the nation's population and one trillion dollars of industrial production.

- Located in central North Carolina close to Winston-Salem, Greensboro, Charlotte, and Raleigh, Davie County is bisected by I-40, with I-85 and I-77 only minutes away.
- Davie County is served by rail transportation networks through Southern and Norfolk Southern and is served by two international airports.
- The Charlotte-Douglas Airport, located in the financial hub of the southeast, is only 55 minutes away, with over 750 direct flights.
- The Piedmont Triad International Airport, situated in nearby Greensboro, is only 45 minutes away.

The Piedmont Triad Region

The 12-county Piedmont Triad Region of North Carolina – marketed by the Piedmont Triad Partnership – is a region of rich resources and vast potential.

The Piedmont Triad offers an excellent central east coast location, superior education and talent development systems, a rich and growing arts community, and a corporate community that has embraced and invested in the region. With a regional population exceeding 1.5 million, there is no better location for companies that manufacture or distribute goods. The region's central Mid-Atlantic location and unparalleled network of Interstate highways provide the Piedmont Triad with a competency in distribution and logistics that is unmatched in the eastern United States. Within three to five years, the Piedmont Triad Region will be recognized as the fastest growing and most business-friendly global logistics center on the U.S. East Coast.

The Piedmont Triad's strategic location, extensive transportation infrastructure and supply-chain support capabilities combine to make the 12-county region a preferred location for logistics and distribution operations. In addition to the ideal East Coast location at the intersection of several major interstates within the region, other logistics and transportation resources significantly facilitate operations in this field.

Highlights continued

The Piedmont Triad Region continued...

Transit Times via Interstates from the Piedmont Triad



Piedmont Triad International Airport makes air cargo service a central component of the region's supply-chain cluster. The FedEx Mid-Atlantic Hub opened at the airport in 2009, and will significantly increase the 160-million pounds of freight currently processed each year at the facility. At full capacity, the one-million square foot facility will be capable of sorting 24,000 packages per hour, and will be served by 20-25 aircraft each weekday. The FedEx Hub will also ease stress on high-technology life science operations, giving an edge to companies that express ship low-weight, high-value products.

Rail service is provided by Norfolk Southern, CSX Transportation and several short line companies. Norfolk Southern operates a north-south mainline that connects the Northeast and Midwest to Atlanta via Greensboro. The company runs an intermodal terminal in Greensboro and a bulk transfer terminal in Winston-Salem. CSX operates a rail-to-truck TRANSFLOSM transloading facility in Winston-Salem.

Third-party logistics companies, major distribution centers and warehouses, and a large concentration of trucking firms in the region also provide support. Nine percent of the region's workforce, more than 58,000 workers, is employed in the Logistics and Distribution industry.

The industry also benefits from relevant programs of study at the region's educational institutions. Four-year colleges and universities offer business and economics courses along with transportation and supply-chain management, global trade and international business. Community colleges offer programs that include global logistics technology, truck driver training, aviation management, and heavy equipment and transport technology. Our community colleges offer customized training through the North Carolina Department of Commerce's New and Expanding Industry Training programs. Services are made available to companies that create 12 or more new jobs in any one North Carolina community during a one-year period.



Real value in a changing world

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Materials contained in this Investment Offering are confidential, furnished solely for the purpose of considering the "As Is" acquisition of the BIC facility, located at 145 Southchase Boulevard, Fountain Inn, South Carolina (the "Property") described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Jones Lang LaSalle ("JLL") and Owner. No representations, expressed or implied are made as to the foregoing matters by Owner, Owner's property management/leasing agent, JLL or any of their officers, employees, affiliates and/or agents.