



LUBBOCK PRIVATE PLACEMENT DST

LUBBOCK, TEXAS



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ABOUT GANDER MOUNTAIN

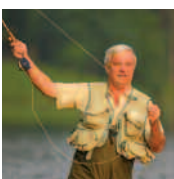
Great outdoor adventures begin at Gander Mountain! Gander Mountain Company operates the nation's largest retail network of stores for hunting, fishing, camping, and marine products and accessories. Established in 1960, Gander Mountain offers a large assortment of outdoor equipment, firearms, camping supplies, fishing and marine products, technical and rugged outdoor apparel, and technical and casual footwear, as well as gunsmith and archery services. Gander Mountain prides themselves on having passionate employees who are outdoor enthusiasts eager to share their expert knowledge with customers.

NATIONAL PRESENCE

There are 119 Gander Mountain outdoor lifestyle stores providing approximately 6.6 million square feet of retail space in 23 states.

THE PROPERTY

The property is located at 4006 W. Loop 289 in Lubbock, Texas 79407. Built in 2007, it is a 51,519 square foot retail property situated on a 5.055 acre site along a major thoroughfare, therefore receiving an exposure level well above competing properties. The store includes a large conference room where Gander Mountain conducts their popular seminars and training sessions which are open to the public. These seminars are on topics such as: fly fishing, hunter's education, CPR and boating safety, to name a few. The property is 100% occupied. It is leased by Gander Mountain through September 2022 with rent escalations every five years.



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Located in northwest Texas, Lubbock's nickname is the "Hub City" which comes from being the economic, education and health care hub of a multi-county region commonly called the South Plains. The South Plains is on track to produce about a third of the nation's cotton this year, which will support farm income in the area.

Lubbock is home to Texas Tech University, which is the area's largest employer. As of the fall of 2009, Texas Tech University had a student population of more than 30,000. A study conducted by a local professor determined that Texas Tech students, faculty and staff generate about \$1.5 billion in local revenue with approximately \$300 million from student shopping alone. Long term, the university will support expansion of services that will fuel growth above the U.S. national average.

DEMAND GENERATORS

Demand for retail space is typically driven by population growth and consumer spending.

The population within a five-mile radius of the property is approximately 170,000 people with an average household income of \$59,062.

The immediate area surrounding the Gander Mountain store is projected to experience moderate, positive growth relative to households, population, income levels and retail expenditures in the near future, as noted in the April 6, 2010 appraisal of the property.

NO LEVERAGE-ADDED SAFETY THROUGH ALL CASH OWNERSHIP

An investment in the Gander Mountain DST will consist of 100% equity ownership, without a mortgage encumbering the property. This conservative approach provides investors with an opportunity to enjoy a steady income stream, with the long term strategy of moving through the real estate cycle and selling the property during the most favorable market conditions. As most Americans are striving to “deleverage” in the midst of this economic transition, having no debt on this property means there will be no risk of having to refinance at an inopportune time.



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OFFERING HIGHLIGHTS

NAME: Lubbock Private Placement DST

MINIMUM INVESTMENT:

Minimum purchase for 1031 investors: \$ 100,000

Minimum purchase for cash investors: \$ 25,000

PROPERTY OFFERING PRICE: \$9,078,556

DEAL STRUCTURE HIGHLIGHTS:

- Delaware Statutory Trust
- No mortgage encumbering the property
- No refinance risk

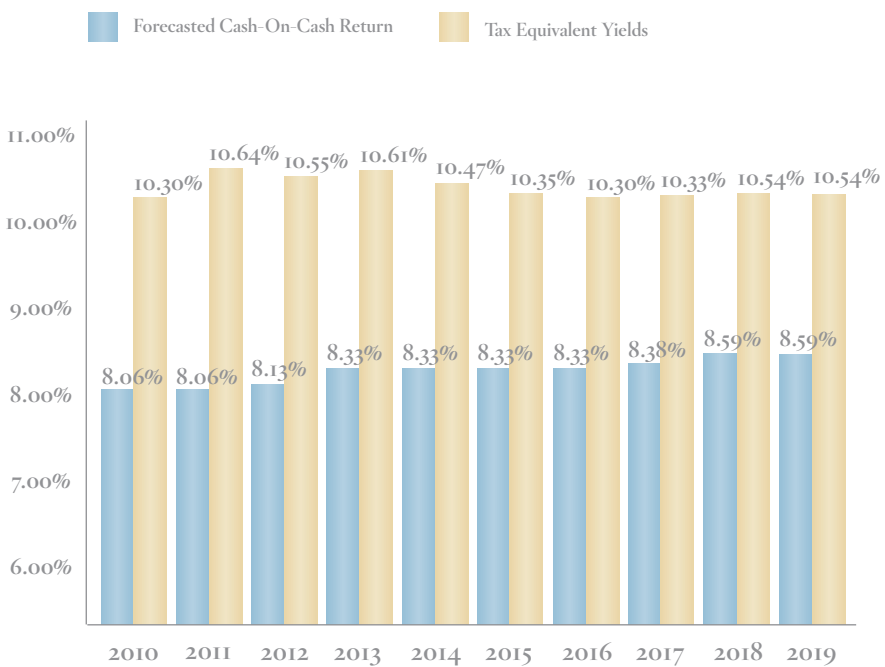
The Offering is designed for accredited investors seeking to participate in a proposed tax deferred exchange as well as accredited investors seeking a quality, multiple owner real estate investment.



LEASE TERMS

The initial term of the Lease is approximately 15 years, having commenced on September 18, 2007 and expiring on September 30, 2022. The Tenant may extend the Lease for 4 consecutive 5-year renewal terms.

FORECASTED CASH-ON-CASH RETURN ⁽¹⁾ (PAID MONTHLY)



(1) These forecasts are estimates which are based on certain assumptions and may vary. Please consult the Private Placement Memorandum for factors that may cause the actual results to differ.



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Inland 1031 Exchange Program

This material must be preceded or accompanied by a Private Placement Memorandum, which fully discloses the potential benefits and risks of the investment. There can be no assurance the investment objectives will be achieved. This investment is subject to risks including those real estate risks associated with the operation and leasing of retail properties. There is no guarantee investors will receive distributions or the return of their capital. Consult the Private Placement Memorandum for a discussion of risks.

This material is neither an offer to sell, nor the solicitation of an offer to buy any security, which can be made only by the Private Placement Memorandum, and sold only by broker/dealers authorized to do so. All potential investors must read the Private Placement Memorandum, and no person may invest without acknowledging receipt and complete review of the Private Placement Memorandum. Investments are suitable for accredited investors only.

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