

BIG Carriage Park, LLC – TIC Offeror | BIG Carriage Park Investors, LLC – LLC Unit Offeror  
330 Garfield Street, Santa Fe, New Mexico 87501

## Carriage Park

555, 625, & 650 N. CARRIAGE PARKWAY & 5730 E. CENTRAL AVENUE, WICHITA, KANSAS 67208

### TENANT-IN-COMMON INTERESTS

### AVAILABLE FOR 1031 EXCHANGE

MINIMUM UNIT PRICE: \$387,396 (3% INTEREST)

EQUITY: \$154,896

MORTGAGE: \$232,500

### LLC UNITS AVAILABLE

MINIMUM INVESTMENT - \$25,000



### PROJECT SUMMARY

- A mixed-use retail/office complex with four, multi-tenant buildings totaling 124,950 rentable square feet on 10.82 acres
- Property is occupied by 23 tenants comprised of medical, dental, insurance, and financial practices, a number of restaurants and various retail businesses, with gross rents exceeding \$883,553
- Located in an affluent neighborhood with close proximity to downtown Wichita and frontage on a heavily-traveled thoroughfare
- Offeror and affiliates to acquire any unsold interests for greater assurance of a timely closing
- Priced at a discount to replacement cost



BGK-INTEGRATED GROUP

Direct All Inquiries to:  
K-One Investment Company, Inc. - Managing Broker-Dealer  
1-866-668-2997  
1900 North Loop West - Suite 101, Houston, TX 77018



TICA

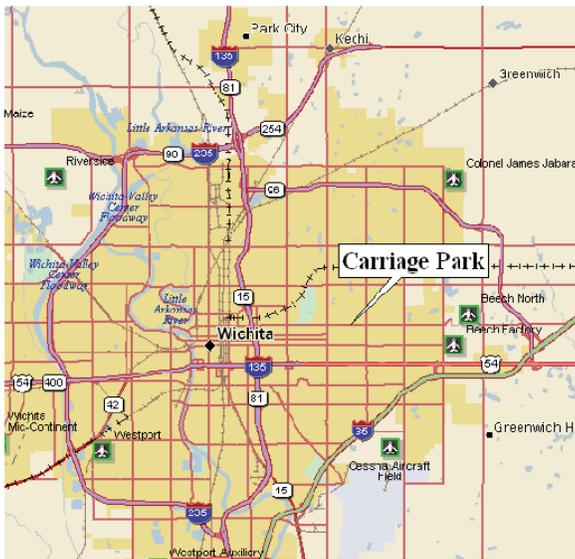
TENANT-IN-COMMON ASSOCIATION



## Property Description

The Property is a Class B, mixed-use facility with 124,950 square feet of rentable space in four separate buildings on four parcels of land comprising 10.82 acres. It is located in a 28-acre Community Unit Plan (CUP) known as Carriage Park, which includes seven other free-standing buildings unrelated to the Property. The Property is a destination-oriented service center with specialized retail, wholesale, and service tenants. It is situated in an affluent, eastside neighborhood with close proximity to downtown Wichita. The Property has frontage on East Central Avenue, a heavily-traveled east-west thoroughfare. It has ample parking, and is

conveniently located with regard to local industrial parks, office facilities, and residential communities. The Property is in close proximity to a McDonald's, a Taco Bell and a Blockbuster Video on adjoining parcels. As of December 1, 2007, the Property was 82.05% leased to 23 tenants. In addition, a portion of the site is leased for the operation of an antenna. Six major tenants (each with more than 6,000 square feet of space) include a large furniture showroom, specialized medical and dental practices, a commercial business services firm, a beauty supply store, and a restaurant. The Property offers abundant parking, with approximately 594 surface level spaces, including 14 handicapped spaces.



## Wichita Highlights

Wichita, with a population of 354,865, is the largest city in Kansas. As a regional center of business, healthcare and entertainment, it serves approximately one million people within a 100 mile radius. The City of Wichita's Planning Department projects that the population will grow to 412,460 by 2030. Durable manufacturing and retail trade sectors comprise a large proportion of the metropolitan employment base, although the largest employment sector is services. The area is known for its concentration of aircraft manufacturing, and the region currently produces approximately 70% of the general aviation aircraft in the country. The three largest employers in the MSA are Boeing, Cessna and Raytheon (Beechcraft). This manufacturing base helped to create an environment in which a number of well-known national companies were started, including the Coleman Company, Pizza Hut, White Castle, and Koch Industries (currently the second largest privately held company in the world). Recent revitalization in downtown Wichita, which serves as the region's entertainment, artistic, cultural and government center, has been an essential factor in increasing employment and economic growth.

## Market Overview

The Wichita MSA has 105 multi-tenant retail/office properties with a combined area of more than 6 million square feet. Wichita's economy is experiencing net employment growth, which has improved the office market. Since 2003, there was positive annual absorption of office and retail space. Market-wide vacancy has averaged 16.2% over the past year. Rental and vacancy rates for Class B, mixed-use space in the Property's northeastern submarket were slightly above those reported for the overall Wichita area. Rental rates had a range of \$9.35 – \$12.43 per square foot, while vacancy rates were between 10.4% – 15.5%. Growth in the Property submarket has primarily been related to retail development, which appears to be well supported by demographics and the primary traffic carriers within the neighborhood. Overall, lease rates are showing modest increases across the market, and growth is projected in the smaller retail centers. The market in retail space in the Wichita area is forecasted to grow by 1.3% over the next five years.





**PROPERTY, ACQUISITION & OFFERING INFORMATION**

**Property, Tenants & Leases:**

<i>Property Name/Address:</i>	Carriage Park, 555, 625, & 650 N. Carriage Parkway & 5730 E. Central Avenue, Wichita, Kansas 67208
<i>Market Location:</i>	Located in an affluent, East side neighborhood of metropolitan Wichita, near Interstates 135 and 35, State Road 96 and U.S. 54.
<i>Improvements:</i>	The Property is a Class B, mixed-use facility with 124,950 square feet of rentable space in four separate buildings on four parcels of land comprising 10.82 acres. Other improvements include signage, landscaping, and well-lit parking areas. There are approximately 594 surface level spaces, including 14 handicapped spaces.
<i>Building Condition:</i>	The Property is in overall good condition, with no significant defects noted or reported in the most recent Property Condition Report. Long-term major repair and replacement needs are projected to be within \$0.30 psf per year.
<i>Tenant/Rentals:</i>	The Property is occupied by 23 tenants and has a gross annualized rent roll of approximately \$883,553. In addition, a portion of the site is leased for the operation of an antenna. Most tenants pay annual rents that include operating expenses and real estate taxes which are allocated on a pro-rata basis among the tenants.
<i>Major Tenants:</i>	A core group of six tenants includes a large furniture showroom, specialized medical and dental practices, a commercial business services firm, a beauty supply store, and a restaurant. These six tenants each occupy spaces larger than 6,000 square feet and collectively occupy 42.13% of the Property's rentable area.

**Acquisition, Financing & Assumptions:**

<i>Purchase Price:</i>	\$12,654,937 (\$103 psf) for a 98% interest in the property (the TIC offeror or its affiliates will buy the remaining 2%, and the seller will retain interests not sold in the offering). Replacement cost for the building is estimated at \$175 psf.
<i>First Mortgage (in place):</i>	On or before the closing, the seller will obtain an \$7,750,000 mortgage at 6.55% per annum with interest-only payments for 3 years, and then payments of principal and interest for the remaining 7 years based on a 30-year amortization schedule. It has a fully-loaded loan to value ratio of 60.09%.
<i>Reserves:</i>	\$265,500 of lender-required leasing/TI reserves, a \$300,000 reserve as additional security for the obligations of the Tenants in Common under the Mortgage Loan, and a \$218,663 additional working capital reserve.
<i>Credit Facility:</i>	A \$200,000 line of credit arranged by the offeror for certain future leasing costs if needed.
<i>Anticipated Closing Date/Holding Period:</i>	Offering expected to close on or about January 15, 2008. The projected holding period is 7 – 10 years.
<i>TIC Acquisition Terms:</i>	Minimum purchase – 3% Interest for \$387,396: \$154,896 of equity and \$232,500 of debt.
<i>LLC Unit Investments:</i>	\$5,000 per Unit – minimum investment is 5 Units (\$25,000).
<i>Anticipated Yields &amp; Annualized Return through Sale:</i>	The initial yield is projected to grow from approximately 6.90% to over 8.00% in 10 years. Based on different sales dates and capitalization rate assumptions, the 7 year average projected annual return is estimated to be 7.16%, and the annualized 7 year yield on investment is projected at 17.08%.

**All financial data/projections herein are based on specific assumptions more fully described in the Memorandum and include forward looking statements. Projections do not include annual fees for maintaining single purpose entities that are the responsibility of each investor. There is no assurance, guaranty or certainty that the projected income, costs or other financial results will be achieved.**

## Offeror, Property Manager & BGK Group

Under a Confidential Private Placement Memorandum and Addendum dated December 11, 2007 (the "Memorandum"), BIG Carriage Park, LLC and BIG Carriage Park Investors, LLC are offering investors tenancy-in-common interests in the property, and limited liability company units in an entity that will own a tenant-in-common interest in the property. The offerors and the property management company are owned by BGK-Integrated Group LLC. Since November 2006, BIG's wholly-owned subsidiaries have conducted 10 offerings of tenancy in common and/or limited liability company interests involving over 1,348,791 square feet of office and light industrial properties in Alabama, New Mexico, Texas, Louisiana, Ohio, Kansas, Florida and West Virginia for an aggregate price (including investor equity and assumed debt) in excess of \$203,902,975. BGK owns, operates, and manages commercial real estate. Formed in 1991, BGK has acquired more than 300 properties nationwide, sponsored real estate projects involving over \$800,000,000 of equity from more than 2,500 investors, and obtained over \$2,500,000,000 in mortgage loans. BGK currently manages almost 18,000,000 square feet of space.



The Property is presently owned by a real estate limited partnership managed by affiliates of BGK. The TIC offeror will acquire at least a 2% interest in the property, and the current owner or its affiliates will retain unsold interests. On or before the closing, the property owner is expected to obtain an assumable \$7,750,000 mortgage loan at a 6.55% interest rate. Financial projections for the property are based on historic income and expense statements, and familiarity with property leases and tenants and the local market. The Property will continue to be operated by an experienced management team to provide a smooth transition in management with no "down time," or disruption of leasing/tenant relations. The TIC offeror has also arranged a \$200,000 credit facility for certain future leasing costs, if needed.

## Investment Objectives/Strategy

Our objective is to improve the Property's occupancy and cash flow levels, while seeking appreciation as the local economy expands. That expansion is projected to tighten the office and retail markets, with higher rents and lower leasing costs. Priced below replacement cost, and given its mixed-use nature and location adjacent to a major thoroughfare and surrounding businesses, the Property appears well positioned for growth. Management will seek to renew key tenant leases at market rents to improve future cash flow, while seeking new tenants as space becomes available. A property sale is projected in 7 – 10 years. The following table reflects a projected sale in the 7th year. All financial information therein is based on the assumptions set out in the Memorandum and includes forward looking statements. There is no guaranty or certainty that the projected results will be achieved.

ESTIMATED RETURNS ASSUMING A SALE IN 7th YEAR AT 7.5% CAPITALIZATION RATE								
Full Fiscal Years	1	2	3	4	5	6	7	Total
Property NOI	\$948,727	\$1,058,550	\$1,113,533	\$1,134,443	\$1,167,813	\$1,219,437	\$1,225,519	\$7,868,021
Distributable Proceeds	\$349,041	\$356,726	\$359,256	\$361,786	\$364,315	\$366,846	\$379,495	\$2,537,465
Estimated Distribution per 1% Interest	\$3,562	\$3,640	\$3,666	\$3,692	\$3,718	\$3,743	\$3,872	\$25,893
Estimated Returns From Distributions	6.90%	7.05%	7.10%	7.15%	7.20%	7.25%	7.50%	7.16%
Gross Sales Proceeds								\$16,340,253
Net Sales Proceeds								\$8,571,318
Net Proceeds per 1% Interest								\$87,462
Return of Capital per 1% Interest								\$51,632
Remaining Sale Proceeds								\$35,830
Cumulative Cash Flow Distributions per 1% Interest								\$25,893
Total Distributions/Sales Proceeds in Excess of Invested Equity per 1%								\$61,723
Total Projected Return Including Equity								219.54%
Annualized, 7-Year Yield on Investment								17.08%

This material does not constitute an offer or a solicitation to purchase securities and is authorized for use only when accompanied or preceded by a definitive private placement memorandum and any addenda thereto (the "Memorandum"). The summary information set forth herein is qualified in its entirety by the Memorandum. All potential investors must read the Memorandum and no person may invest without acknowledging receipt and complete review of the Memorandum, including the "risk factor" sections therein. All information contained herein is subject to change. There are no guarantees that the property will be acquired. All potential investors should seek advice and recommendations from legal counsel and tax professionals before making investment decision. Information presented herein should not be construed as advice and should not be relied upon in making an investment decision. Past performance is not indicative of future results, and there is no assurance that future projects will achieve comparable results.