

VERSATILE
RETAIL &
COMMERCIAL
SITE

Brokerage Services



ONE CHEVROLET DRIVE CHARLES TOWN, WV

CBRE



FOR MORE INFORMATION, PLEASE CONTACT:

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ONE CHEVROLET DRIVE | Affiliated Business Disclosure and Confidentiality Agreement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does

not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your

investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

Buyer acknowledges and agrees that upon closing, Seller shall sell and convey to Buyer and Buyer shall accept the Property in its "AS-IS, WHERE-IS" condition WITH ALL FAULTS, subject to any and all defects (latent and apparent). The terms and conditions of the paragraph shall expressly survive the Closing or earlier termination of an Agreement.

PROPERTY OVERVIEW



| | | | |
|----------------------------------|---|--------------------------------------|--|
| SHOWROOM: | 3,469 SF 50' x 71' | ELECTRICAL: | 1,000 amp, 240 volt, 3 phase, 4 wire |
| REPAIR SHOP: | 9,895 SF 108' x 92' | HEATING: | Repair Shop - 3 Modine Propane Unit Heaters, 2 Spent Oil Overhead Heaters Body Shop - 2 Spent Oil Overhead Heaters, 10 Electric Space Heaters |
| ROCK & TILE BUILDING: | 3,081 SF 60' x 56' | AIR CONDITIONING: | Showroom - 1 Unit Body Shop - 2 Units |
| BODY SHOP: | 16,000 SF 200' x 80' | LOADING DOCKS: | Body Shop - (3) 8' x 10' doors 1 dock seal |
| LAND AREA: | 6.95 AC | DRIVE INS: | Repair Shop - (2) 10' x 12' Body Shop - (5) 12' x 14' Tile Shop - (1) 10' x 12' |
| BUILDING CONSTRUCTION: | Masonry/Steel Exterior | PARKING: | Approximately 4 Acres |
| ROOF: | Metal | UTILITIES, SEWER & WATER: | Septic System - 12" Sleeve under RT 340 to City Sewer Available 4" Main at Meter - 2" & 1.5" lines |
| ZONING: | Commercial, Light Industrial, Residential | PROPERTY TAXES: | \$32,629 Annually |
| CEILING HEIGHT: | 12' - 19' | | |
| LIGHTING: | Flourescent | | |

EQUIPMENT OVERVIEW



- Champion 10 Hp Air Compressor 250 Gallon Tank
- AFC Spray Booth (14" x 28' x 14')
- Garmat USA Spray Booth (14" x 28' x 14')
- Ammco Lift, 9,000 lb capacity
- Rotary Lift
- Rotary Lift Rack, 12,000 lb capacity
- (4) GM Dealer Equipment Benwil, 7,000 lb capacity lifts
- GM Coats Tire Changer Machine
- Chief E-Z Line Body SQ & Alignment System with Chain Hook and Tooling, 6,500 lb capacity
- Champion 10HP Air Compressor 120 Gallon Tank
- Champion 7.5HP 120 Gallon Tank
- Ingersoll-Rand 10HP Air Compressor 100 Gallon Tank



PERMITTED USES

The purpose of this district is to guide high intensity growth into the designated growth area. Reference Section 5.8 of the Zoning Ordinance for more information.

PRINCIPLE PERMITTED USES

Light Industrial Uses²³
Commercial Uses
Medical/Dental/Optical Office, Small
Barber/Beauty Shop, Limited
Antique Shop
ATM
Bank Branch
Kennel (subject to the requirements for such use in Article 8)
Dry Cleaner
Florist
Restaurant, Limited
Restaurant, Fast Food, Limited
Veterinary Services
Video Rental Store
Country Inn
Dwelling, Single Family, Two Family, Duplex, Townhouse, Multi-Family
Mobile Home Parks
Home Occupation, Level 1, Level 2
Cottage Industry
Elementary or Secondary School
Hospital
Vocational and/or Training Facility for Adults
Church
Cultural Facility
Day Care Center, Small, Large
Essential Utility Equipment
Publicly Owned Facility
Public Safety Facility
Accessory Uses
Group Residential Facility
Nursing or Retirement Home
Model Home/Sales Office (subject to requirements for this use in Article 8)
Non-Profit Community Center

PRINCIPLE PERMITTED USES CONTINUED

Non/Not for Profit Commercial Uses¹²
 Preschool
 Wireless Telecommunications Facilities pursuant to Article 4B

STANDARDS²³

Industrial uses permitted in this district shall be of types that require daily water use of no more than 0.25 gallons per gross square feet of floor space.

Light industrial and commercial uses are subject to the standards for such uses in Article 8 of this Ordinance²³

OTHER REGULATIONS

All sections of this ordinance applying to the residential growth district with exception of Section 5.4(a) will apply to residential uses in this District.

All commercial uses must conform with the commercial design standards and yard requirements cited in Sections 5.6(d) 1-6 and 4.6(b). All industrial uses must conform with the Industrial Design Standards and yard requirements cited in Sections 5.6(d) 1-6 and 4.6(a). Either use must be in compliance the requirements for such use in Article 8. In addition, a site plan, if required, must demonstrate that traffic patterns created by Commercial or Light Industrial uses (1) will not use adjacent residential roads for through traffic and (2) will connect to principal and major arterial

highways as directly as feasible considering access restrictions.^{5,7,23}

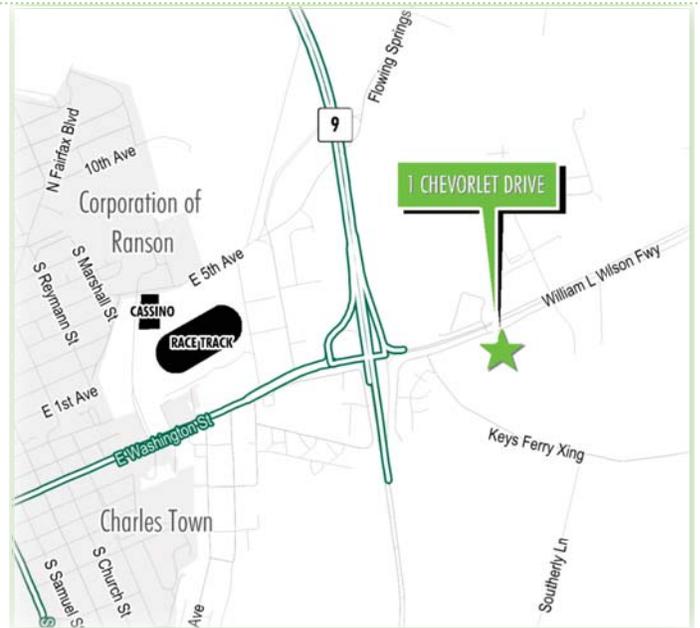
Restaurants where the primary mode of food distribution is by pick-up counter or drive in window and convenience stores (food stores not in excess of 10,000 square feet gross floor area) shall be subject to the Compatibility Assessment Meeting process pursuant to Article 7, Section 7.6 inclusive.²³

Proposed uses in this zone do not have to comply with the distance requirements in Sections 4.6 (a-b) if part of a master planned community. This provision shall only apply to the internal use of land under the same ownership.⁷

THE OPPORTUNITY

One Chevrolet Drive presents a unique opportunity for the purchase and development of this versatile asset at well below replacement cost. In addition, the sale provides a myriad of ancillary uses plus the ability to expand the existing building footprint.

This three building complex can be employed as a stand alone asset or in conjunction with additional development (site plan enclosed). The site can accommodate a variety of different commercial, light industrial and residential uses with abundant outside storage or parking capacity. Principal permitted zoning uses enclosed.



SITE DESCRIPTION

- Approximately 6.95 Total Acres
- Route 340 frontage @ Route 9 Charles Town Expressway
- Zoned Residential, Light Industrial, Commercial District
- Charles Town Water - 4" Main, 4" Meter, 2" & 1.5" service
- Allegheny Power and Electric
- Ample, Paved and Lit Outside Parking
- 12 miles from Interstate 81
- Sewer/Septic with 12" sleeve available under Route 340 for connection to public sewer



MARKET OVERVIEW

REGIONAL MARKET OVERVIEW

Jefferson County has grown rapidly, with an influx of workers from the surrounding major metropolitan areas seeking affordable housing within a reasonable commuting distance. As such, Jefferson County recognizes the need to develop business opportunities to provide local residents with gainful employment. This section provides a summary of the economic development activities in progress as well as completed projects.

- Strong interest has been shown in Jefferson County by a variety of businesses. A less than ideal economic climate continues to impact relocations to the area. New business openings that support the 5+ million tourists that visit the region continue to occur. A new Sheetz opened on US 340 and a Hampton Inn is nearing completion. River Riders, in Harpers Ferry, added a new zipline canopy tour to their offerings. This 3 hour adventure along the Potomac River features 7 varying length ziplines, a few ladder climbs and two bridges.

- Additional companies relocating to the area are broad in industry focus and serve various benefits to our existing businesses and residents. A Tractor Supply store is opening on US 340, while Shepherdstown Pharmacy and Luciano Parker Family Dentistry have opened in Shepherdstown and Charles Town, respectively. Two Rivers Tread has expanded staff and located in a larger building in Shepherdstown. Our small business sector is growing as well.



The last phase of Burr Business Park is now complete. 44 shovel ready sites ranging from 1 to 5 acres are for sale.

MAJOR EMPLOYERS

Current businesses in Jefferson County continue to succeed and expand. US Customs and Border Patrol has undertaken several expansions, adding more warehouses and instructional buildings with plans to add a dormitory and dining hall. Stasis Engineering is completing their permanent structure at Summit Point Automotive Research Center, and American Public University (APUS) completed their 40,000sf LEED certified academic office center. APUS continues to purchase additional available buildings for their growing staff of 418 people (up from 250 in 2010). 66% of employees are WV residents. Hollywood Casino (the county's largest employer) continues to enhance their visitor offerings with the addition of several restaurants, including a Final Cut Steakhouse, and a new entertainment area. As the area's largest employer they currently have 2,067 employees (up from 1700 in 2010) and are located diagonally across from subject site. 79% of employees are WV residents. WVUH-East has chosen a site for their new medical campus, which will be located in Charles Town on 40 acres.

- The Jefferson County Development Authority continues to offer a workforce and commercial property database online to encourage local hiring of residents and to promote available commercial sites throughout the county to prospects.

- The Development Authority continues to promote agricultural development through value added products. A Saturday Charles Town market is in place and a local food to school program is thriving.

- Regionally, the Eastern Panhandle Entrepreneurs Forum (in conjunction with Berkeley and Morgan County Economic Development Authorities) continues to offer monthly networking and educational opportunities to small business owners. They are an active partner in the regional four county economic development initiative (in conjunction with Berkeley, Morgan, and Hampshire counties), the Western Potomac Economic Partnership-WEST PEP.

- Jefferson County participated in the first annual Jefferson County Day at the Capitol.

- Arts, culture, and heritage are important growing sectors in Jefferson County. Harpers Ferry and Bolivar were designated as new Appalachian Trail Community's. A Canal Towns partnership has been formed to encourage visitors on the C&O Canal to visit the towns on their journey and stay overnight. Craftworks opened a new studio. The JCDA participated in the Breeders Classic and the Third annual Freedom's Run marathon as sponsors.



DEMOGRAPHICS

| | 1 Chevrolet Dr 1 mile radius | 1 Chevrolet Dr 3 mile radius | 1 Chevrolet Dr 5 mile radius | |
|----------------------------------|------------------------------------|---------------------------------|---------------------------------|-----------|
| POPULATION | 2011 Estimated Population | 6,272 | 18,815 | 28,384 |
| | 2016 Projected Population | 6,863 | 20,617 | 31,063 |
| | 2000 Census Population | 4,635 | 13,742 | 20,786 |
| | 1990 Census Population | 4,647 | 12,368 | 18,024 |
| | Growth 2000-2011 | 35.33% | 36.91% | 36.55% |
| | Growth 2011-2016 | 9.42% | 9.57% | 9.44% |
| | 2011 Estimated Median Age | 39.38 | 38.79 | 38.89 |
| | 2011 Estimated Average Age | 39.38 | 38.29 | 37.93 |
| HOUSEHOLDS | 2011 Estimated Households | 2,879 | 8,027 | 11,652 |
| | 2016 Projected Households | 3,186 | 8,887 | 12,884 |
| | 2000 Census Households | 2,046 | 5,658 | 8,246 |
| | 1990 Census Households | 1,939 | 4,784 | 6,737 |
| | Growth 2000-2011 | 40.67% | 41.86% | 41.30% |
| | Growth 2011-2016 | 10.66% | 10.72% | 10.57% |
| 2011 Est. Average Household Size | 2.25 | 2.36 | 2.43 | |
| INCOME | 2011 Est. Median Household Income | \$46,426 | \$48,080 | \$52,753 |
| | 2016 Prj. Median Household Income | \$48,551 | \$50,150 | \$54,932 |
| | 2000 Cen. Median Household Income | \$34,401 | \$36,953 | \$40,253 |
| | 1990 Cen. Median Household Income | \$26,379 | \$28,610 | \$30,022 |
| | 2011 Est. Average Household Income | \$60,888 | \$61,215 | \$65,233 |
| | 2011 Estimated Per Capita Income | \$26,533 | \$25,904 | \$26,850 |
| HOUSING | 2011 Estimated Housing Units | 3,075 | 8,492 | 12,465 |
| | 2011 Estimated Occupied Units | 2,879 | 8,027 | 11,652 |
| | 2011 Estimated Vacant Units | 197 | 464 | 813 |
| | 2011 Est. Owner Occupied Units | 1,676 | 5,349 | 8,400 |
| | 2011 Est. Renter Occupied Units | 1,203 | 2,678 | 3,252 |
| | 2011 Est. Median Housing Value | \$220,061 | \$199,941 | \$199,374 |
| | 2011 Est. Average Housing Value | \$269,652 | \$236,124 | \$236,788 |

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