

Hanley Brown Group Awarded 4 New Single Tenant NNN Listings in the Inland Empire Totaling \$14.5 Million

Hanley Brown Group Real Estate Advisors of Irvine announced that Hanley Brown Group has been awarded the exclusive listings to market a total of four single tenant NNN properties located in Riverside and San Bernardino counties, Calif. for an aggregate value of approximately \$14.5 million. The properties are a Walgreens in Murrieta, Pacific Dental in Riverside, and a Washington Mutual in Riverside and Apple Valley.

August 9, 2006 (FPRC) -- IRVINE, CA -- Hanley Brown Group Real Estate Advisors, one of the most dominant retail investment groups in the Western United States and a market leader in the exclusive representation of buyers and sellers in the sale of shopping centers, announced today that Hanley Brown Group has been awarded the exclusive listings to market a total of four single tenant NNN properties for an aggregate value of approximately \$14.5 million. The properties are located in Riverside and San Bernardino counties, Calif.

In Riverside County, Hanley Brown Group was awarded the listings for: a 10,000-square-foot Walgreens in Murrieta with a 25-year NNN lease plus options for \$7,095,000 at a cap rate of 5.50%; a 5,000-square-foot Pacific Dental in Riverside with a 30-year NNN ground lease plus options for \$1,600,000 at a cap rate of 5.00%; and a 3,900-square-foot Washington Mutual in Riverside with a 10-year NNN lease plus options for \$3,475,000 at a cap rate of 4.75%.

In San Bernardino County, Hanley Brown Group was awarded the listing for a 5,000-square-foot Washington Mutual in Apple Valley with a 10-year NNN lease plus options for \$2,311,000 at a cap rate of 5.00%.

“These single tenant NNN properties all offer prospective investors with an established credit tenant in a high growth location providing a long-term secure investment opportunity,” said Edward Hanley, president of Hanley Brown Group.

Built on a solid foundation of performance, integrity and dedication, Hanley Brown Group Real Estate Advisors is a boutique retail investment advisory firm with an \$850 million transaction track record that is comprised of innovative specialists delivering unparalleled service and superior results that consistently exceed client expectations.

Hanley Brown Group’s expertise, commitment and unwavering focus of putting the client’s needs first have continued to set the company apart in the industry. Hanley Brown Group works closely with individual investors, developers, and institutional property owners in every facet of the transaction to insure that the highest value is achieved.

Clients rely on Hanley Brown Group to be the most knowledgeable and trusted source for valuation services, market information and retail property acquisitions and dispositions.

For more information, visit the Company’s website at www.hanleybrown.com or call (949) 585-7610.

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