TRADED ON NYSE ("CWH")
WORLD-RENOWLED BRAND
LONG-TERM, NET LEASE
15.6 YRS REMAINING TERM
$1,168,200 NOI ($26.08 PSF)
THREE FIVE-YEAR EXTENSION OPTIONS

FORT MYERS, FLORIDA
CONFIDENTIAL OFFERING MEMORANDUM
MARKETING TEAM CONTACTS

JLL
Todd Torok
Senior Vice President
O: 312.228.3738
C: 847.691.8594
Todd.torok@am.jll.com

Lee & Associates
Ryan Barr
O: 760.448.2446
C: 858.349.3435
rbarr@lee-associates.com

Ryan Bennett
O: 760.448.2449
C: 760.519.0240
rbennett@lee-associates.com

Lee & Associates/Naples Ft Myers LLC
CQ1031882

DISCLAIMER
The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the property located on 4681 Waycross Road (the “Property”), located in Fort Myers, Florida. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Offering Memorandum does not choose to pursue such a transaction, this Offering Memorandum shall be returned to either Jones Lang LaSalle (“JLL”) or Lee & Associates (collectively, the “Marketing Team”).

Neither the owner, nor the Marketing Team, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only parties authorized to represent the owner of the Property JLL and Lee & Associates (Marketing Team), and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with the owner shall be obligated to pay any fees or commissions due any advisors, brokers or representatives, other than the Marketing Team, dealing with such party. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.
<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Executive Summary</td>
</tr>
<tr>
<td>11</td>
<td>Tenant Summary</td>
</tr>
<tr>
<td>17</td>
<td>Property Overview</td>
</tr>
<tr>
<td>25</td>
<td>Market Overview</td>
</tr>
<tr>
<td>31</td>
<td>Financial Summary</td>
</tr>
</tbody>
</table>
Introduction

Jones Lang LaSalle ("JLL") and Lee & Associates North San Diego County, Inc ("Lee & Associates") - collectively, the "Marketing Team" - have been exclusively retained to market for sale the fee-simple interest in 4681 Waycross Road located in Fort Myers, Florida. The Property, which sits on 19.13 acres, consists of two adjacent pre-fabricated metal buildings totaling approximately 44,800 square feet and is 100 percent leased to Emerald Coast RV Centers, LLC, an indirect wholly-owned subsidiary of Camping World, Inc., on a long-term, double-net lease through October 2032. Camping World is the largest and only national network of RV-centric retail locations in the United States and an iconic brand history dating back to 1966. The offering presents investors with the rare opportunity to acquire a fully-stabilized asset together with a stable cash flow stream secured by a long-term, double-net lease with the largest and most reputable retail recreational-vehicle brand in the nation.

INVESTMENT SUMMARY

<table>
<thead>
<tr>
<th>Price</th>
<th>$17,055,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOI¹</td>
<td>$1,168,200</td>
</tr>
<tr>
<td>Initial Cap Rate</td>
<td>6.85%</td>
</tr>
<tr>
<td>Address</td>
<td>4681 Waycross Road</td>
</tr>
<tr>
<td>Guarantor</td>
<td>FreedomRoads, LLC, a wholly-owned subsidiary of Camping World Holdings (&quot;CWH&quot;)</td>
</tr>
<tr>
<td>Building Size/Lot Size</td>
<td>44,800 SF / 19.136 AC</td>
</tr>
<tr>
<td>Ownership</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Year Built</td>
<td>2003</td>
</tr>
<tr>
<td>Initial Lease Execution</td>
<td>7/31/08</td>
</tr>
<tr>
<td>Lease Expiration²</td>
<td>15.58 Years (October 31, 2032)</td>
</tr>
<tr>
<td>Renewal Options</td>
<td>Three (3) five-year options</td>
</tr>
<tr>
<td>Rent Increases</td>
<td>The lesser of CPI Increase or 12% every five (5) years</td>
</tr>
<tr>
<td>Lease Type</td>
<td>Double Net</td>
</tr>
<tr>
<td>Landlord Responsibilities</td>
<td>Roof, Structure &amp; Repairs defined as Capital Expenses (as defined under GAAP)</td>
</tr>
</tbody>
</table>

¹) Seller will provide to Buyer a credit for rent differential at close of Escrow through October 31, 2018
²) From April 1, 2017

CONFIDENTIAL OFFERING MEMORANDUM + 6
The Offering

The Offering consists of two adjacent pre-fabricated metal buildings totaling approximately 44,800 square feet, constructed on a 19.13 acre, freeway-visible commercial parcel in Fort Myers, Florida. The Property is located adjacent to the interchange of Luckett Road and Interstate 75, a major national interstate highway running from Miami to the Upper Peninsula of Michigan, and benefits from over 1,100 feet of prime freeway visibility. The parcel also features a 20 foot by 40 foot, or 800 square-foot, monument sign providing added visibility to the estimated 73,000 and 76,000 average daily traffic count southbound and northbound, respectively, along Interstate 75.

Secured under a long-term, net lease to Emerald Coast RV Centers, LLC, an indirect wholly-owned subsidiary of CWGS Enterprises, LLC (Camping World Holdings, Inc.), the Offering presents potential investors with 15.6 years of remaining contractual cash flow, together with three (3) remaining five-year base rental adjustments providing guaranteed NOI growth through the remainder of the lease term. In addition, the tenant has negotiated for three (3) five-year extension options, potentially extending the tenant’s interest in the Property until 2047.

From the Property, Camping World has successfully operated its regional RV sales, service and collision business since its acquisition of Mark’s RV & Boat Sales, the former operator at this location, in 2008. Camping World operates the largest network of retail RV sales centers in the United States with over 120 locations in 36 states, including 14 locations in Florida, one of its largest target markets. Notably, the subject Property serves as Camping World’s southern-most retail sales and service center in Florida; the next-closest Camping World retail location is over 85 miles away.

The property has been well maintained during the course of ownership, with general maintenance and repair responsibilities handled by the Tenant. In addition, the property underwent an estimated 2.5 million dollar renovation in 2013, in conjunction with the tenant exercising its “Camping World Addition” lease option whereby the premises was expanded by approximately 13,000 square feet to include additional service bays as well as other tenant-specific improvements. Upon exercising the “Camping World Addition” option, the lease term was extended to a twenty-year lease expiring October 31, 2032.
Investment Highlights

Attractive Net Lease Structure

The Property is secured by an attractive net lease structure inclusive of tenant maintenance obligations for the property and all common areas (see included Lease Abstract for full detail). Concurrent with the “Camping World Addition”, the tenant’s lease term was extended to a twenty-year term and is set to expire October 31, 2032. There are three (3) remaining five-year base rental adjustments occurring November 2018, November 2023 & November 2028 whereby the base rental payment increases by a CPI Increase not to exceed twelve percent (12.0%). The attractive lease also features three (3) five-year options to renew at a CPI Increase not to exceed ten percent (10%) in each option, providing an investor with a long-term income stream and a hedge against inflation.

The “CPI Increase” during the primary term is defined by the percentage change in the CPI Index from the month which is sixty-two (62) months prior to the start of the applicable Adjustment Period, and the CPI Index published two (2) months prior to the start of the Adjustment Period multiplied by five (5).

Premier RV Retail Location Supported by Robust Underlying Demographics

Located in Fort Myers, Florida, the Subject Property benefits from unparalleled visibility along Interstate 75 and is located in close proximity to a number of competing RV sales and service centers serving the region – a testimony to the location’s success as a thriving RV-centric sales cluster. The location is further distinguished by the ideal demographic composition to support robust and continued demand for RV sales and services. Within a 30 mile radius of the Property, the surrounding population of nearly 940,000 has a median age of 48.3 and a median household income of $74,841 – historically reflective of the industry’s leading customer demographic.

Nationally-Recognized Camping World Brand

The Camping World brand is the largest and only national network of RV-centric retail locations in the United States. The parent, Camping World Holdings, is publically traded on the New York Stock Exchange (“CWH”). With 120 retail locations in 36 states and a booming e-commerce platform supporting record growth in total revenue over the past five years (21.3% 5-year CAGR), the brand benefits from unparalleled market position and scale compared to its competition. The iconic brand, with a history dating back 50 years to 1966, boasts a proprietary customer database of over 11 million unique contacts and 3.1 million active customers. In 2015, this network of loyal customers generated ±3.5 million unique transactions across a comprehensive portfolio of over 10,000 products and services offered through its retail locations and membership programs.
Financial Transparency Provided Through Initial Public Offering

The Property is leased by Emerald Coast RV Centers, LLC, with a corporate guarantee from FreedomRoads LLC, an indirect subsidiary of CWGS Enterprises, LLC (Camping World Holdings, Inc.), on a long-term, double-net lease. CWGS Enterprises, LLC filed a Form S-1 registration statement with the Securities and Exchange Commission on June 10, 2016 and went public October 6, 2016, providing potential investors with a highly transparent and detailed level of disclosure into the retailer’s financial performance and organizational structure not previously available to the public.

National Trends Support a Booming Market for RV Ownership

According to the Recreation Vehicle Industry Association (“RVIA”), RV ownership in the United States has reached record levels with more than nine million households now owning an RV – the highest level ever recorded – a 16 percent increase since 2001 and a 64 percent gain since 1980. Furthermore, population and demographic trends favor long-term RV market growth with over 8.5 percent of US households now owning RVs. Notably, buyers aged 35-54 represent the largest growing segment of RV owners over the past decade, according to a 2011 University of Michigan study of RV consumers commissioned by RVIA. Meanwhile, RV sales are expected to benefit as aging baby boomers continue to enter the age range in which RV ownership has been historically highest.
TENANT OVERVIEW
Camping World Inc.

Founded in 1966 in a single store in Bowling Green, Kentucky, Camping World has become the nation’s number one retailer of RVs, RV accessories and RV-related services, operating 120 retail locations nationwide, a state-of-the-art call center and an award-winning e-commerce website.

Over the last half century, Camping World has become the premier one-stop-shop for everything RVers need to enjoy living and traveling in their RVs, as well as a vital source of products and services to help RV owners maintain and protect their investment. Along with over 10,000 RV parts and accessories, the company offers a full selection of new and used RVs for sale; RV and tow vehicle service and maintenance; collision centers; RV Spa detail and refurbishment centers; technical advice from knowledgeable experts, and hard-to-find parts.

CAMPING WORLD CHAIRMAN AND CEO MARCUS LEMONIS WAS NAMED RV BUSINESS MAGAZINE’S NEWSMAKER OF THE YEAR IN 2007 FOR HAVING “MORE IMPACT ON THIS INDUSTRY THAN ANY OTHER SINGLE INDIVIDUAL OR COMPANY IN RECENT MEMORY AS AN AGENT OF CHANGE AND RETAIL CONSOLIDATION.”
The process used by Camping World of acquiring independent dealers rather than opening new retail locations has allowed them to expand the business as well as the customer base by taking on those acquisition location customers. Their expansion and growth can also be attributed to the surge of RV ownership which has reached record levels according to the Recreational Vehicle Industry Association (RVIA), with approximately 19.0 million households now owning an RV in the United States.

On Friday, October 7, 2016, CWGS Enterprises, LLC (Camping World Holdings, Inc.) launched an Initial Public Offering (IPO), raising $251 million with 11.4 million shares. The company logged $3.33 billion in revenue in 2015, up 25% from a year earlier, and recorded a 43% rise in profit to $178.5 million.
Understanding Camping World and Its Affiliates

CAMPING WORLD + GOOD SAM

In 1997, Camping World merged with Good Sam, the largest RV organization in the world, gaining access to its 911,000 members. Today, the Good Sam Club is the largest RV organization in the world, with over 1.7 million members.

The Good Sam Club offers its members the resources to make the most of the RV lifestyle, including significant savings on RV Insurance, roadside assistance, RV financing, RV extended warranties, travel medical insurance, health insurance, and a credit card rewards program for its members. In addition, Good Sam Club partners with Pilot and Flying J Travel Centers for fuel savings, MotorHome and Trailer Life magazine subscription services, and discounted rates in its network of RV parks and campgrounds throughout the country.

CAMPING WORLD + FREEDOMROADS, LLC

After having successfully co-located for several years at selected locations, Camping World, America’s largest retailer of RV and outdoor camping accessories, and FreedomRoads, a dynamic national network of well-established RV dealerships, joined together in 2011 to provide consumers with greater choice, convenience and value. Over the past five years, the Camping World Good Sam / FreedomRoads partnership has increased their active customer base from 2.6 million to 3.1 million, reflecting the popularity of the RV lifestyle.
TENANT OVERVIEW
Camping World Good Sam
Fort Myers, FL
±44,800 SF | 19.136 AC
PROPERTY DESCRIPTION TABLE

<table>
<thead>
<tr>
<th>Address</th>
<th>4681 Waycross Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Size</td>
<td>Sales/Warehouse Bldg - ±23,000 SF</td>
</tr>
<tr>
<td></td>
<td>Covered Service Center - ±21,800 SF</td>
</tr>
<tr>
<td>Lot Size</td>
<td>19.136 AC</td>
</tr>
<tr>
<td>Year Built</td>
<td>2003 / 2013 (Camping World Expansion)</td>
</tr>
<tr>
<td>Features</td>
<td>12 drive-thru service bays</td>
</tr>
<tr>
<td></td>
<td>2 roll-up doors (Sales/Whse bldg)</td>
</tr>
<tr>
<td></td>
<td>Fully fenced, paved and lighted parcel</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

Service Center
±21,800 SF
12 drive-thru service bays

Warehouse
±11,500 SF

Showroom/Sales
±11,500 S

Customer Parking

Overflow RV Storage Lot
Fully fenced and secured

Fully fenced and paved RV Sales/Show lot completed in 2013 with exterior lighting throughout
View of Property Looking North
View of Property Looking South
View of Property Looking East
View of Property Looking West
MARKET OVERVIEW
Fort Myers Overview

Established in 1886, Fort Myers is the county seat and historical hub of Lee County. Sitting on the Caloosahatchee River, the city is home to the historic winter residences of Thomas Edison and Henry Ford. Extensive renovation of Fort Myers’ historic, waterfront downtown is underway, with new restaurants, nightclubs, apartments and artistic venues offering energy, growth and vitality.

Located in Southwest Florida on the Gulf Coast, Fort Myers is the gateway to the Southwest Florida region and home to a thriving business community and a world-class quality of life. Although many view the region as a popular travel destination, its favorable tax climate that boasts no state personal income tax has attracted a diverse set of skilled professionals and organizations while consistently ranking as one of the nation’s job growth leaders. Chico’s, a $28 billion clothing retailer, and Gartner, a $163 billion international technology research and advisory firm, have both operated and maintained their presence in the Cape Coral-Fort Myers MSA since before 2000. In 2013, the largest U.S. car rental company by sales, Hertz, relocated their global headquarters to the Cape Coral-Fort Myers region to take advantage of the ±7 million tourists that travel there annually. These successful institutions are supported by an educated workforce as ten colleges and universities in the Cape Coral-Fort Myers MSA offer regional employers an abundant stock of talent to facilitate the growth of their businesses.
As Florida’s coastal hub for business growth, the Cape Coral-Fort Myers economy is deep-rooted in leading industries such as manufacturing, financial services and information technology. While the employment base has grown by more than 50 percent since 2000; the region is expected to grow by 45 percent in the construction industry, 14 percent in the education and health services industry, and 13 percent in the trade, transportation and utilities industry by 2022 according to the Florida Department of Economic Opportunity. With a total population growth that outpaced the national rate by more than double from 2010-2014, the area’s affordability has continued to attract new residents with a median house price that was 15 percent lower than the national average as of March 2016.

Although Fort Myers is tucked away in the Southwest pocket of Florida, its transportation infrastructure makes it easily accessible from anywhere in the United States. The Southwest Florida International Airport (RSW) is located just 15 miles south of downtown Fort Myers and served 7.9 million passengers in 2014, making it one of the top 50 U.S. airports for passenger traffic. As well, Interstate I-75 provides a direct connection to Miami, and stretches across the United States more than 1,600 miles to the Canadian border.
Strong Regional Demographics

Over the past decade the Cape Coral-Fort Myers area has been one of the fastest-growing metro areas in the United States – and that trend looks to continue. Lee County’s population grew by more than 50 percent between 2000 and 2010 and is now dominated by working-age people. In fact, the county’s 18-24 year old population – those available to enter the workforce – is growing about twice as fast as that of Florida and many times faster than the United States.
MARKET OVERVIEW

FORT MYERS YACHT BASIN
LEASE ABSTRACT

Tenant: Emerald Coast RV Centers, LLC

Address: 4681 Waycross Road, Fort Myers, FL

Tenant Square Footage: 44,800

Pro Rata Share: 100.00%

Initial Lease Agreement: 7/31/08

Improvement Completion Date: 11/1/13

Lease Expiration: 10/31/32

Remaining Lease Term: 15.58 Yrs (from April 1, 2017)

Lease Type: Double-Net

<table>
<thead>
<tr>
<th>BASE RENT SCHEDULE</th>
<th>RENT START</th>
<th>RENT END</th>
<th>RENT PSF</th>
<th>ANNUAL RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/1/13</td>
<td>10/31/18</td>
<td>$23.71</td>
<td></td>
<td>$1,062,000</td>
</tr>
<tr>
<td>11/1/18</td>
<td>10/31/23</td>
<td>$26.08</td>
<td></td>
<td>$1,168,200</td>
</tr>
<tr>
<td>11/1/23</td>
<td>10/31/28</td>
<td>$28.68</td>
<td></td>
<td>$1,285,020</td>
</tr>
<tr>
<td>11/1/28</td>
<td>10/31/32</td>
<td>$31.55</td>
<td></td>
<td>$1,413,522</td>
</tr>
</tbody>
</table>

*Rental adjustment during Primary Term modeled at 10.0 percent (10.0%); maximum allowable adjustment is 12.0 percent (12.0%)

Base Rent Adjustment: Starting on November 1, 2018, and effective on the first day of each five (5) year Adjustment Period thereafter, the annual base rent shall be increased by an amount equal to the Base Rent for the previous Adjustment Period multiplied by the "CPI Increase"; provided, however, in no event shall the increase for any Adjustment Period exceed twelve percent (12%). As used herein, the "CPI Increase" shall be equal to the product of (a) the percentage by which the CPI Index increased over the five year period starting with the CPI Index for the month which is sixty two (62) months prior to the start of the applicable Adjustment Period, and the CPI Index published two (2) months prior to the start of such new Adjustment Period multiplied by (b) five (5).

Utilities: Tenant shall fully and promptly pay for all utilities, including all water, gas, heat, light, power, telephone service, and other public utilities of every kind furnished to the Premises throughout the term hereof.

Real Estate Taxes: Tenant shall be responsible for all real property taxes and general assessments and special assessments which may be levied or assessed against the Demised Premises by any lawful authority for each calendar year or portion thereof commencing on the Rent Commencement Date and ending upon the termination date of this Lease. Real Estate Taxes are to be prorated for any partial Lease Year. Upon receipt of all tax bills and assessments attributed to any calendar year during the Term, Landlord shall furnish Tenant with a written statement of the actual amount of the Real Estate Taxes for such year or part thereof, together with legible copies of such tax bills and assessments, and Tenant shall pay such amount within thirty (30) days of such statement from Landlord, but no more than ten (10) days prior to the date Landlord is required to pay said Real Estate Taxes. Tenant shall be responsible for any state and local sales taxes imposed on the Rent payable hereunder by the State of Florida.
**FINANCIAL OVERVIEW**

**Insurance**
- Tenant hereby covenants and agrees to maintain and keep in full force during the Term of the Lease:
  - Comprehensive General Liability Insurance: $1,000,000 per person, $2,000,000 per occurrence, and $1,000,000 property damage
- Landlord agrees to carry all risk property insurance for full replacement value of the building

**Tenant Responsibilities**
- Tenant maintenance obligations shall include the parking areas, landscaped areas, sidewalks, driveways and pylon sign located on the Premises and all washrooms, lounges, trade fixtures and other equipment located inside the building.

**Landlord Responsibilities**
- Landlord shall be responsible for the repair and replacement of the structural elements and roof and repair and replacement work that would be treated as a capital expense under GAAP, including, without limitation, the roof, roof membrane roof covering (including interior ceiling if damaged by leakage), load-bearing walls and floor slabs and masonry walls and foundations.

**Assignment**
- Tenant may voluntarily assign of sublet any part of the Tenant's interest in this Lease or the Premises so long as Tenant continues to remain liable hereunder following such assignment or subletting. If Tenant seeks a release from Landlord of its obligations to the Lease, then Tenant shall provide Landlord with financial information with respect to the proposed assignee or sub-lessee and if such financial information is satisfactory to Landlord, Tenant shall be released from any and all obligations hereunder.

**Extension Option**
- Tenant granted up to three (3) additional periods of five (5) years each by providing written notice of exercise within ninety (90) days prior to expiration of the then existing Term. Effective on the first day of each extension term, Base Rent shall be increased by any amount equal to the Base Rent for the then expiring Lease Year multiplied by the CPI Increase; provided, however, the increase on any Adjustment Date shall not exceed ten percent (10%). The CPI Increase shall equal a fraction, (CPI Index for month that is sixty-two months prior to Adjustment Date / CPI Index for the month which is two months prior to Adjustment Date). `CPI Index` shall mean the Consumer Price Index for All Urban Consumers, All Items, USA Area, 1982-1984=100 (US City Average).

**Right of First Refusal**
- If at any time Landlord desires to sell all or any part of the Premises and receives a bona fide offer from any unrelated third party (the ‘Offer’) which it is willing to accept from any unrelated third party, then Landlord shall immediately give written notice thereof to Tenant including in the Offer Notice the terms and conditions of the Offer. Tenant shall have the right of first refusal for a period of thirty (30) days after receipt of the Offer Notice to agree to purchase the Premises or portion thereof covered by the Offer by executing a purchase agreement containing the price and terms and conditions of the Offer. In the event the Tenant does not exercise the Right of First Refusal within such time period, Landlord may proceed with the sale contemplated by the Offer.

**Guarantee**
- Guarantor: FreedomRoads, LLC, an indirect wholly-owned subsidiary of CWGS Enterprises, LLC (Camping World Holdings, Inc.)
  - Tenant agrees to obtain, provide and maintain in place through the Term the Continuing Guaranty by guarantor of Tenant’s performance of obligations under the Lease

**Hold Over**
- Any holding over after the expiration of this Lease without consent of the Landlord shall be construed to be a tenancy from month to month, on the terms and conditions herein specified so far as applicable
TRANSACTION GUIDELINES

The Camping World Fort Myers Offering is being distributed exclusively by JLL in conjunction with Lee & Associates (collectively "The Marketing Team"). The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Offer Price
- Financial Strength
- Level of discretion to invest funds
- Ability to close in a timely fashion
- Experience closing similar transactions
- Absence of contingencies
- Level of Property due diligence completed
- Thoroughness and conveyance of Property underwriting
- Time frame and amount of non-refundable earnest money deposit
- Strength of commitment from lender and terms of debt, if any

The Marketing Team will be available to assist prospective investors to answer any questions related to information contained in this Offering Memorandum.

Contacts

**JLL**

Todd Torok  
O: 312.228.3738  
C: 847.691.8594  
Todd.torok@am.jll.com

**Lee & Associates**

Ryan Barr  
O: 760.448.2446  
C: 858.349.3435  
rbarr@lee-associates.com

Ryan Bennett  
O: 760.448.2449  
C: 760.519.0240  
rbennett@lee-associates.com

Lee & Associates/Naples Ft. Myers LLC  
CQ1031882
Other key Transaction Guidelines include the following:

- All offers must be presented in writing and be net of all seller closing costs
- All offers must include the following:
  - The amount of earnest money deposit and time frame to non-refundable status
  - An outline of the proposed schedule for due diligence and closing
  - A list of any contingencies, including committee approvals, required to close transaction