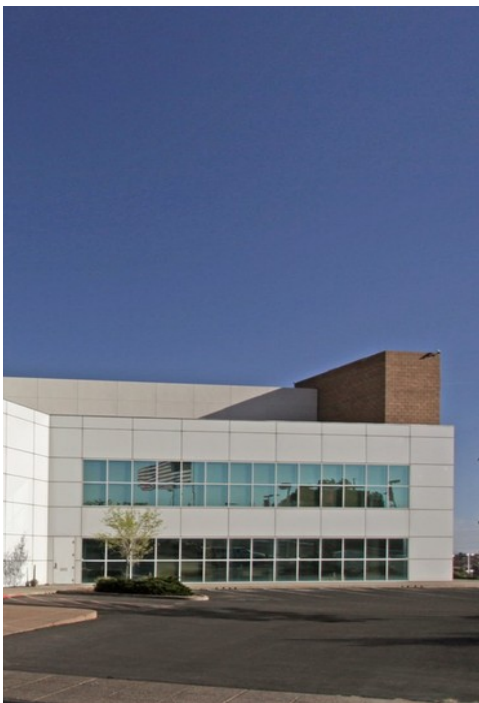


Executive Summary

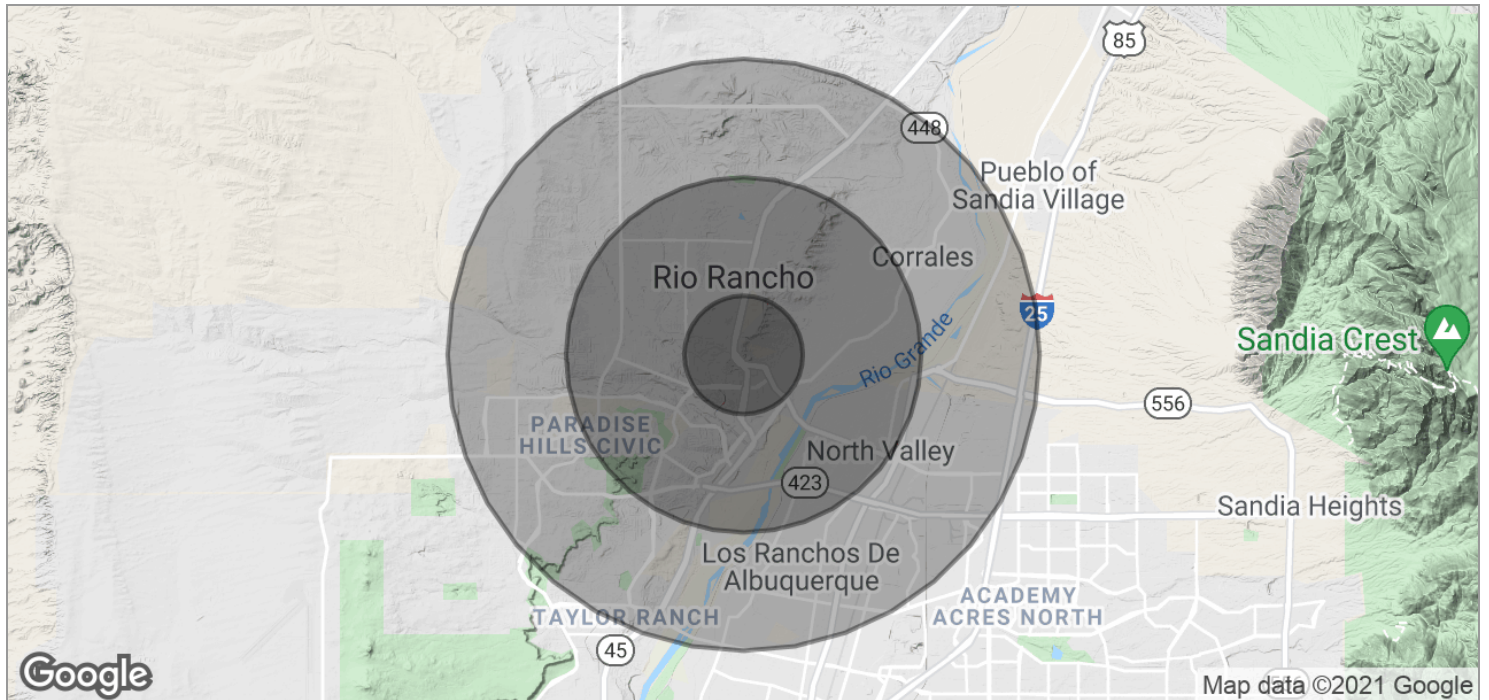
Location Maps



Additional Photos



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,778	67,767	151,373
MEDIAN AGE	35.1	38.3	38.2
MEDIAN AGE (MALE)	36.4	37.6	37.4
MEDIAN AGE (FEMALE)	34.5	39.1	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,996	26,803	58,636
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$70,488	\$76,360	\$77,277
AVERAGE HOUSE VALUE	\$262,735	\$249,578	\$251,609

THE SUMMIT BUILDING
2600 The American Rd., Rio Rancho, NM

CONFIDENTIALITY AGREEMENT

We understand that your organization (the "Company") is interested in pursuing the acquisition of the above referenced property (the "Acquisition") involving Owner (collectively the "Owner"). To assist you in your evaluation of a potential acquisition of that certain property currently managed or controlled by Owner, we will provide you with certain information concerning the acquisition. As a condition to furnishing you with such information, Company agrees to treat confidentially such information and any other information (collectively the "Evaluation Material") which Owner, its affiliates, partners, lenders, employees, agents, attorneys, accountants, advisors or references (collectively the "Representatives") furnish to your Company. The term Evaluation Material will also include any analysis, compilations, studies or other documents prepared by Company or Company's Representatives containing, or based in whole or in part on, any information furnished by Owner.

Company agrees that the Evaluation Material will be kept confidential by it and its Representatives and shall not, except as hereinafter provided, without the prior written consent of Owner, be disclosed by it or its Representatives other than for the purpose of evaluating the Acquisition. Moreover, Company further agrees to transmit Evaluation Material only to those of its Representatives who need such information for the purpose of evaluating the Acquisition and who shall (i) be advised by Company of this letter agreement (the "Agreement") and (ii) agree with Company to be bound by the provisions hereof. Company shall be responsible for any breach of this Agreement by its Representatives.

In the event that the acquisition is not effected after Company has been furnished with Evaluation Material, Company will promptly deliver to Owner the Evaluation Material and all copies thereof, except for the portion of compilations, studies or other documents prepared by Company or its Representatives, without retaining any copy thereof. That portion of the Evaluation Material which consists of analysis, compilations, studies or other documents prepared by Company or its Representatives will be held by it and kept confidential and subject to the terms of this agreement, or destroyed at the request of Owner. Such destruction will be confirmed by Owner.

The term Evaluation Material does not include information which (i) becomes generally available to the public other than as a result of disclosure by Company or its Representatives, (ii) was available to Company on a non-confidential basis prior to its disclosure to Company by Owner or its Representatives, or (iii) becomes available to Company on a non-confidential basis from a source other than Owner or its Representatives; provided, however, that such source is not bound by a confidentiality agreement with Owner or its Representative.

Although Company understands that Owner has endeavored to include in the Evaluation Material information known to it which it believes to be relevant for the purposes of Company's investigation, Company further understands that except as may otherwise be agreed in writing, Owner does not make any representation or warranty as to the accuracy or completeness of the Evaluation Material. Company agrees that neither Owner nor its Representatives shall have any liability to Company or any of its Representatives under this agreement for any cause whatsoever.

This agreement shall be governed and construed in accordance with the laws of the State of New Mexico, may not be changed, waived or terminated orally and shall be binding upon the parties and their successors or assigns.

the Company and Owner concerning the Acquisition will exist only when such agreement is in writing and duly executed by the parties thereto.

Buyer (and its broker or agent signing below) acknowledge that it will be registered with the Seller as a potential purchaser, and agrees to make any and all offers to purchase the property through BUYER'S BROKER OF RECORD, who, by this agreement, is authorized to present such offers to Seller as Broker of Record for the Buyer and to be paid a real estate commission of 2.5% by the Seller as Buyer's Broker of Record. Buyer represents that it is not exclusively represented by another broker, and Buyer agrees not to introduce another broker as its representative for the property.

AGREED TO AND ACCEPTED BY: *(Please Print Clearly)*

COMPANY: _____

Address: _____

City, ST, Zip: _____

Phone: _____

E-Mail: _____

Please provide email to receive important updates about this offering.

By: _____

Title: _____

Date: _____

Signature: _____

Buyer's Broker of Record *(If applicable)*

BROKER: _____

Phone: _____

E-Mail: _____

Please provide email to receive important updates about this offering.

By: _____

Title: _____

Date: _____

Signature: _____

Please return signed CA CA to: Joel.White@svn.com