

exclusive offering by dietz commercial/continental realty

Alliance Data Systems, Inc.  
220 Schrock Rd.

Columbus (Westerville), Ohio  
Single Tenant NNN Lease

ADS has been in occupancy since original construction-1991  
NYSE: "ADS" with revenues over \$2 billion



### offering summary

Purchase Price:	\$10,050,000
Net Operating Income:	\$879,923
Capitalization Rate:	8.75%
Terms:	Cash

### general information

Property: Alliance Data Systems, Inc.  
220 Schrock Rd.  
Westerville, Ohio 43081

Square Footage: 100,800 square feet

Age: 1991

Acreage: 9.869 acres

### tenant

Alliance Data was formed in 1996 as the result of a merger between the following two entities acquired by venture capital firm Welsh, Carson, Anderson and Stowe: JC Penney's transaction services business (BSI Business Services, Inc.) and The Limited's credit card bank operation, World Financial Network National Bank. Through both organic business growth and strategic acquisitions, the Company has evolved into a leading provider of loyalty marketing solutions derived from transaction-rich data, providing services for some of the most recognizable brands in North America.

[www.alliancedata.com](http://www.alliancedata.com)  
NYSE: ADS (7,400 employees)  
2009 Year-end Financial Results:  
Revenue \$2 billion EBIDA: \$590 Million Cash EPS: \$5.15

### investment highlights

- The Alliance Data Systems, Inc. ("ADS") office property affords investors the opportunity to acquire a single tenant 100,800 sf one-story, office building located in Columbus (Westerville), Ohio which in 2009 was named by CNN Money as the 15<sup>th</sup> best places to live in the United States. ADS has been in occupancy since the property's original construction in 1991.
- The Alliance Data Systems, Inc. property has 732 parking spaces which represents a 7.3/1,000 sf parking ration which makes this property unique and one of the primary reasons this tenant has stayed in occupancy since its original construction in 1991. In addition to the parking ratio which is almost twice what is required by code is the employment base that comes from this immediate area. Alliance Data Systems built a 200,000 square foot Class "A" office property in 2007 at Easton which is located less than 5 minutes from this call center showing their long term commitment to Columbus and this location.
- The ownership spent \$2.2 million in property improvements in 2006 including a new roof, painting, carpeting, resurfacing the parking lot and updating the HVAC systems so there is no outstanding capital required. In February 2010 ADS exercised an option to extend their lease through 2014.

### investment advisors

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