

Commercial Property Lease Summary

Property Overview

- Road-front commercial property built in the early 2000s
- 5,000 sq. ft. metal building
- Asphalt parking lot
- Two long-term tenants in place
- Gross lease structure for both tenants

Current Lease Income

Tenant	Current Rent	Annual Rent	Lease Status	Notes
Rent-A-Center	\$2,875.00/mo	\$34,500.00	2 renewal options remaining	Long-standing tenant
Latitude Dispensary	\$1,700.00/mo	\$20,400.00	3–4 years remaining	Most profitable location; renewal expected

Current Gross Monthly Income: \$4,575.00

Current Gross Annual Income: \$54,900.00

Lease Renewal Schedule

Latitude Dispensary

Option	Term	Monthly Rent	Annual Rent
2nd Option	1/1/2026 – 12/31/2030	\$1,625.00	\$19,500.00
3rd Option	1/1/2031 – 12/31/2035	\$1,787.50	\$21,450.00

Rent-A-Center

Option	Term	Monthly Rent	Annual Rent
1st 60-Month Option	9/1/2027 – 8/31/2032	\$3,018.75	\$36,225.00
2nd 60-Month Option	9/1/2032 – 8/31/2037	\$3,169.69	\$38,036.28