

NNN Lease Investment Opportunity

Purchase Price: \$1,200,000 | Prepared for Bank / Investor Review

CAPITALIZATION RATE

7.33%

Annual NNN Rent \$88,000 ÷ Purchase Price \$1,200,000

ACQUISITION DETAILS

Purchase Price	\$1,200,000
Down Payment (25%)	\$300,000
Loan Amount	\$900,000
Interest Rate	7.50%
Amortization	25 Years

INCOME & RETURNS

Annual Rent (NNN)	\$88,000
Cap Rate	7.33%
Annual Debt Service	\$79,811
Annual Cash Flow (Pre-Tax)	\$8,189
Cash-on-Cash Return	2.73%

LOAN AMORTIZATION SNAPSHOT

Monthly Principal & Interest Payment	\$6,651
Debt Service Coverage Ratio (DSCR)	1.10x
Loan-to-Value (LTV)	75%

NNN lease structure: tenant responsible for taxes, insurance, and maintenance — gross rent shown approximates Net Operating Income.