



Property: 3411 Windom Road, Brentwood, MD 20722

sq/ft	4,850
Rate	\$15.00

<u>Year</u>	<u>Start</u>	<u>Stop</u>	<u>Base Rent</u>	<u>Inc.</u>
1	6/1/23	3/31/24	\$60,625.00	
2	6/1/24	3/31/25	\$74,932.50	3%
3	4/1/25	3/31/26	\$77,180.48	3%
4	6/1/26	3/31/27	\$79,495.89	3%
5	6/1/27	3/31/28	\$81,880.77	3%
6	6/1/28	3/31/29	\$84,337.19	3%
7	6/1/29	3/31/30	\$86,867.30	3%
8	6/1/30	3/31/31	\$89,473.32	3%
9	6/1/31	3/31/32	\$92,157.52	3%
10	6/1/32	3/31/33	\$94,922.25	
Mo's 121 & 122	6/1/34	5/31/34	\$16,294.99	
5 YR OPTION @ MARKET			Base Term Tot: \$821,872.22	

NNN Estimates			
Taxes (current)	\$ 6,240.18	\$	1.29
Bldg. Ins.	\$ 1,500.00	\$	0.65
Management	\$ 7,500.00		6% of GPR / yr
	<u>\$15,240.18</u>	\$	<u>3.14</u>

Langdon D. Hample
 Email: langdon@congressionalcommercial.com
 Main: 301.942.4444
 Phone: 202.215.6095

\$97,769.92
\$8,147.49