



Location: 3607 Williamson Rd. NW, Roanoke, VA 24012

Investment Summary

List Price: \$1,571,428

NOI: \$110,000

Cap Rate: 7.0%

Price PSF: \$179.14

Rent PSF: \$12.54

Lease abstract

Tenant Name: Aaron's

Lease Guarantor: Corporate

Ownership Type: Fee Simple

SF Leased ±8,772 SF

Initial Term 5 Year

Rent Commencement Close of Escrow

Lease Expiration 5 Year after COE

Base Rent \$110,000

Rental Increases 2% Annually

Renewal Options Two, 5-Year Options (5% of Base Rent Increase)

Expense Structure: NN+ (Landlord Responsible for Roof & HVAC over \$2,500)