

2651 Highland Avenue

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income [1]	\$72,000	\$74,160	\$76,385	\$78,676	\$81,037	\$83,468	\$85,972	\$88,551	\$91,207	\$93,944
Operating Expenses:										
Total Operating Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income	\$72,000	\$74,160	\$76,385	\$78,676	\$81,037	\$83,468	\$85,972	\$88,551	\$91,207	\$93,944
Purchase Price	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
Implied Cap Rate	9.6%	9.9%	10.2%	10.5%	10.8%	11.1%	11.5%	11.8%	12.2%	12.5%

[1] Rental income is based on the executed lease agreement that commenced in March 2025 with a NNN provision  
Note: Investors should utilize their own insurance expense estimates. Real estate taxes are based on 2023/24 tax bill. Investors should reassess real estate taxes based on their values.