

Cap Rate Table

Lease Year	Annual Rent	NOI	Cap Rate
Year 1	\$60,956.90	\$50,856.90	8.00%
Year 2	\$62,480.82	\$52,380.82	8.25%
Year 3	\$64,042.84	\$53,942.84	8.49%
Year 4	\$65,643.91	\$55,543.91	8.75%
Year 5	\$67,285.01	\$57,185.01	9.00%