

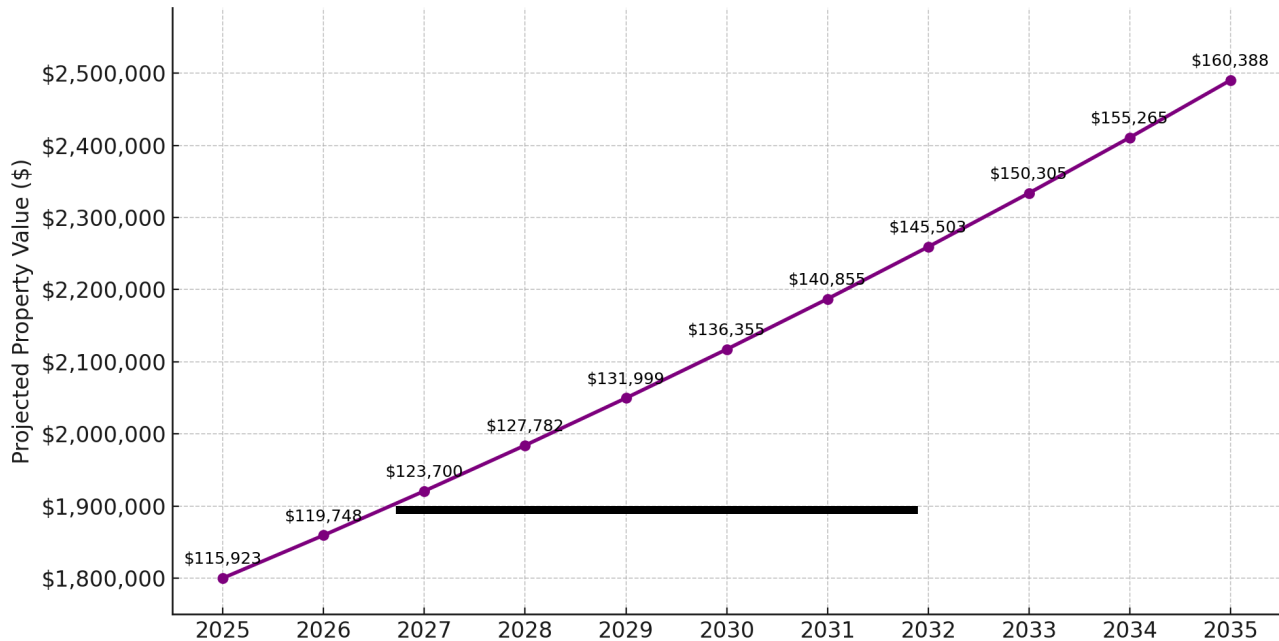


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10-Year Property Value Projection at 6.44% Cap Rate (Annotated with Projected NOI at 3.3% Growth)



This 10-year projection illustrates how steady, inflation-aligned increases in Net Operating Income (NOI)—just 3.3% annually—can drive consistent value appreciation for the property under a fixed 6.44% cap rate. With reliable, long-term tenants already in place and minimal landlord expenses due to Escalation of leases, this investment offers a stable income stream with clear upside potential.

The graph reflects a conservative growth model, not speculation—ideal for investors focused on long-term security, capital preservation, and reliable yield.



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